



# RYZE Development Construction

## Property Damage Assessment Report

### Client Details

Management Company: [REDACTED] **STRATA CO** Contact Person: [REDACTED] Contact Number/E-Mail: [REDACTED]

### Property Information

Address [REDACTED]

Room: Bathroom, Kitchen, Laundry, Living Room Bedroom (1,2,3) Other: **Hallway**

### Inspection Details

Date: 20/11/2025 Time: 12:35 PM

### Observation

Localized deterioration to lower internal wall adjacent to door frame. Paint delamination and plaster breakdown evident at skirting level, with staining and material loss consistent with prolonged moisture exposure. Damage is concentrated near floor level and corner junction, with no visible impact damage or mechanical marks.

### Cause Analysis Assessment

The pattern and location strongly indicate moisture ingress rather than impact or misuse. Likely contributors include:

- Rising damp or capillary moisture migration
- Minor water ingress from external wall or door threshold
- Long-term exposure to humidity without adequate ventilation

The damage progression suggests gradual degradation over time, not a sudden event.

### Priority

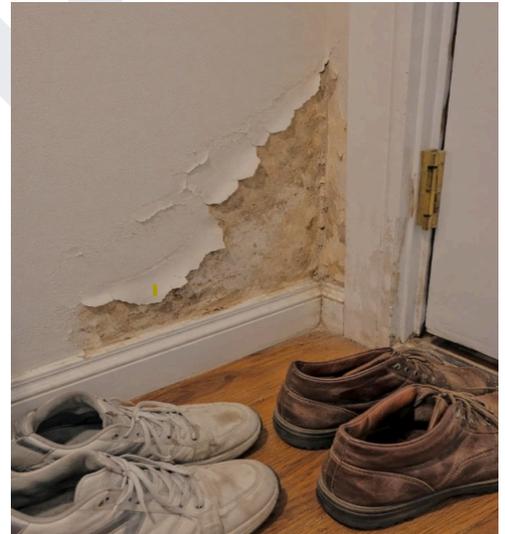
Priority: **MINOR** / **MAJOR** / **CRITICAL**

While not immediately dangerous, continued moisture exposure will:

- **Further degrade plaster and finishes**
- **Encourage mould growth**
- **Potentially affect timber elements and door framing**

Repairs are prioritised based on risk, compliance, and asset preservation.

### PHOTOS / EVIDENCE



## **Judgment**

Human Induced Damage/ **Natural Deterioration**

The damage is assessed as **natural deterioration resulting from prolonged moisture exposure**, likely occurring over an extended period. There is no evidence to suggest accidental or deliberate human action contributed to the condition.

## **How to Proceed?**

Moisture-related deterioration of this nature is progressive. If left unresolved, it can extend beyond the visible area, affecting adjacent wall sections, internal framing, finishes, and potentially floor or door components. Over time, this can lead to increased repair scope, higher costs, and potential compliance or habitability concerns. Early intervention is strongly recommended to limit further degradation and reduce long-term expense

## **Remedial Services – Ryze Development Construction**

Ryze Development Construction is equipped to manage this issue in full, including moisture source identification, rectification, and reinstatement works. Our team provides end-to-end remediation to restore affected areas and prevent recurrence, ensuring the asset is protected and compliant.

A detailed repair scope and quotation can be provided upon request.

**Date:** 19/11/2025

**Consultant:** Daniel Parsa 

**Signature:**

*Daniel Parsa*