

WEFIX4U DEFECT SUPPORT REPORT

Sample format for communication with MCST, building management, landlord or relevant parties

SAMPLE REPORT - FOR ILLUSTRATION ONLY

Report Reference	DSR-SAMPLE-001
Assessment Date	8 June 2026
Property Address	Residential Unit, Singapore (address withheld for privacy)
Prepared For	Homeowner / Relevant Management Party
Prepared By	WEFIX4U - A Service Brand under Acqua Vida (S) Pte Ltd
Specific Defect Item	Ceiling finish detachment / loose overhead material

1. PURPOSE OF REPORT

At the request of the homeowner, WEFIX4U attended the property to visually observe a specific reported defect involving deterioration and detachment of ceiling finishing material. This Defect Support Report is prepared to document the visible condition observed at the time of attendance and to support clear communication with the relevant parties.

SERVICE SCOPE

Each WEFIX4U Defect Support Report covers one specific visible defect item only. The service is intended for documentation and communication support. It is not a structural survey, engineering assessment, concealed-defect investigation or determination of legal liability.

2. EXECUTIVE SUMMARY

A substantial area of ceiling finishing material was observed to have detached, exposing the underlying ceiling substrate. The detached material appeared to comprise multiple finishing layers rather than only a superficial outer paint coating. Loose overhead material may present a potential safety concern if further sections become dislodged. Further investigation by the relevant management party and/or its appointed contractor or building consultant is recommended to determine the underlying cause, extent of affected areas and appropriate rectification approach.

VISUAL FINDINGS

Specific defect item: Ceiling finish detachment / loose overhead material

3. OBSERVED CONDITION

Based on the accessible and visible condition observed during the site attendance, the following findings were recorded:

1	A significant section of ceiling finishing material had detached, leaving the underlying ceiling surface visibly exposed.
2	The detached material appeared to comprise multiple finishing layers, including paint coating, skim coat and plastering material.
3	The condition extended beyond isolated surface paint peeling and showed noticeable thickness and layered composition.
4	The affected boundary indicated loss of adhesion between applied finishing material and the underlying ceiling surface.
5	Further assessment is recommended to determine the underlying cause, full extent and appropriate rectification method.

4. SUPPORTING OBSERVATIONS

The visible condition observed extends beyond ordinary decorative paint deterioration. The detached material appeared to involve several finishing layers, and the underlying ceiling substrate was visible at the affected area.

Based solely on visual observation, the condition is consistent with a loss of adhesion within the ceiling finishing build-up. This report does not determine the technical root cause. Factors such as substrate condition, moisture, workmanship, material compatibility or other building-related conditions would require further investigation by an appropriately appointed specialist.

NEUTRALITY NOTE

WEFIX4U does not determine who caused the defect, who is legally responsible, or who should bear rectification cost. The purpose of this report is to document the visible condition and provide practical support for further discussion and investigation.

SAFETY CONCERN & RECOMMENDED NEXT STEPS

Prompt attention is recommended where loose overhead material is present

5. SAFETY CONCERN

Loose or detached ceiling material located overhead may present a potential safety concern. If additional sections lose adhesion, falling debris could cause injury to occupants or damage to property below.

Where loose material is suspected, occupants should avoid unnecessary disturbance of the affected area and consider restricting access directly below it until the condition has been assessed and made safe by an appropriate party.

POTENTIAL SAFETY CONCERN

The report identifies a potential risk associated with further detachment of loose overhead material. Prompt assessment is strongly recommended. This statement is based on visual observation only and is not a structural safety certification.

6. RECOMMENDED NEXT STEPS

1	Share this report and photographs with the relevant management party, landlord or other stakeholder for review.
2	Arrange further assessment by the management-appointed contractor, building consultant or other appropriate specialist.
3	Check whether additional loose or weakly bonded material exists beyond the visibly affected area and identify the underlying cause before permanent rectification.
4	Agree the appropriate rectification scope and maintenance responsibility after the relevant technical assessment and stakeholder review.

7. COMMUNICATION SUPPORT NOTE

This report may be used by the homeowner to support communication with MCST, building management, landlord, property agent or other relevant parties. It is intended to provide a clear visual record of the specific defect observed and practical recommendations for the next stage of investigation.

CONCLUSION & IMPORTANT LIMITATIONS

Summary of the visible condition observed at the time of attendance

8. CONCLUSION

The site attendance identified substantial detachment of ceiling finishing material from the affected ceiling area. The visible condition extended beyond superficial paint peeling and involved multiple finishing layers, with the underlying ceiling substrate exposed.

The condition may present a potential safety concern due to the possibility of further loose material becoming dislodged. Further assessment is recommended to determine the underlying cause, full extent of affected areas and appropriate rectification method.

WEFIX4U respectfully recommends that the relevant parties review the findings together with the photographic evidence and arrange appropriate follow-up assessment without unnecessary delay.

9. IMPORTANT NOTES & LIMITATIONS

- This report is based on visual observation of accessible areas at the time of attendance.
- No destructive testing, moisture mapping, structural testing, laboratory testing or concealed-area investigation was carried out unless expressly stated.
- The report covers one specific visible defect item only and should not be interpreted as a full property condition survey.
- Observations may be affected by access restrictions, finishes, concealed components, lighting conditions and the condition present on the assessment date.
- The report does not determine legal liability, contractual responsibility, maintenance responsibility or who should pay for rectification.
- Any reference to possible causes is observational and should be verified by the relevant qualified specialist where technical diagnosis is required.
- Safety-related recommendations are precautionary and do not constitute a structural or engineering certification.

SAMPLE PRIVACY NOTE

This sample is based on the type of documentation prepared for an actual completed case. Property and client details have been withheld for privacy. The photographs are included only to demonstrate the sample report format.

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ANNEXURE A - PHOTOGRAPHIC EVIDENCE

Sample photographs supporting the visual findings

Photograph A1

Affected Ceiling Area

The photograph shows a section of ceiling where finishing material has detached, exposing the underlying ceiling surface. The image provides visual context for the extent and location of the observed condition.



Photograph A2

Detached Ceiling Material

The photograph shows a sample of detached ceiling material removed from the affected area. The visible thickness and layered composition support the observation that the condition extends beyond superficial paint peeling.



Photographic Summary

- The affected ceiling area shows detachment of finishing material from the underlying surface.
- The detached material appears to comprise multiple finishing layers rather than only outer paint.
- Loose overhead material may present a potential safety concern if further detachment occurs.
- The photographs should be read together with the written observations and limitations in this report.

END OF SAMPLE REPORT