

# Detailed Diagnostic Report

## 1. Property Issue Summary

Based on the provided context, here is a generated Property Issue Summary:

Summary Table

Point	Impacted Area (-ve side)	Exposed Area (+ve side)
1	Observed dampness at skirting level (Hall, Bedroom, Common Bathroom)	Observed gaps between tile joints (Hall, Bedroom, Common Bathroom)
2	Observed dampness at skirting level (Master Bedroom)	Observed gaps between tile joints (Master Bedroom)
3	Observed dampness at skirting level (Bedroom)	Observed cracks on external wall of building (Master Bedroom)
4	Observed dampness & efflorescence on wall surface (Kitchen)	Observed plumbing issue & gaps between tile joints (Common Bathroom)
5	Observed leakage at parking ceiling below flat no. 103	Observed gap between tile joints of common & master bathroom

### Property Issues

1. Dampness and gaps in skirting levels, Hall, Bedroom, Common Bathroom.
2. Dampness and gaps in skirting level, Master Bedroom.
3. Cracks on external wall, Master Bedroom.
4. Plumbing issue and gaps between tile joints, Kitchen (Common Bathroom).
5. Leakage at parking ceiling below flat no. 103.

Please note that this summary is based solely on the provided context and may not represent the complete or accurate picture of property issues.

## 2. Area-wise Observations

### Bedroom

Based on the provided text, here are some observations for the “Bedroom” area that are grounded only:

1. Dampness at skirting level: The inspection report notes dampness at the skirting level in the bedroom (Page 3 and Page 10). This suggests a possible moisture issue or condensation problem.
2. Gaps between tile joints: The report mentions gaps between tile joints in the common bathroom, bedroom, and master bedroom areas (Pages 3, 5, and 10). This could indicate poor installation, wear and tear, or structural issues.
3. Dampness and efflorescence on wall surface: Page 10 notes dampness and efflorescence on the wall surface of the master bedroom area. Efflorescence is a white powdery substance that forms when salts in the mortar or concrete react with moisture. This could be an indication of water seepage or high humidity.
4. Cracks on external wall: Page 5 mentions cracks on the external wall near the master bedroom area. This could be a structural issue, and further investigation is recommended.

These observations are grounded only in the provided text and do not include any additional context or information. **Supporting Visual Evidence:**



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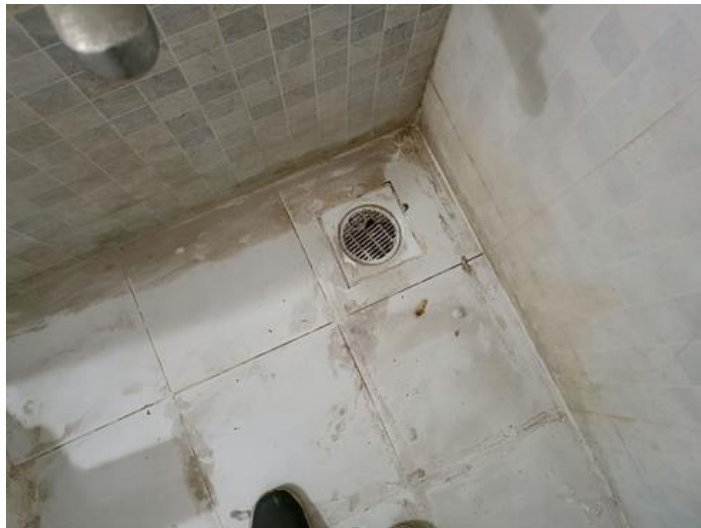
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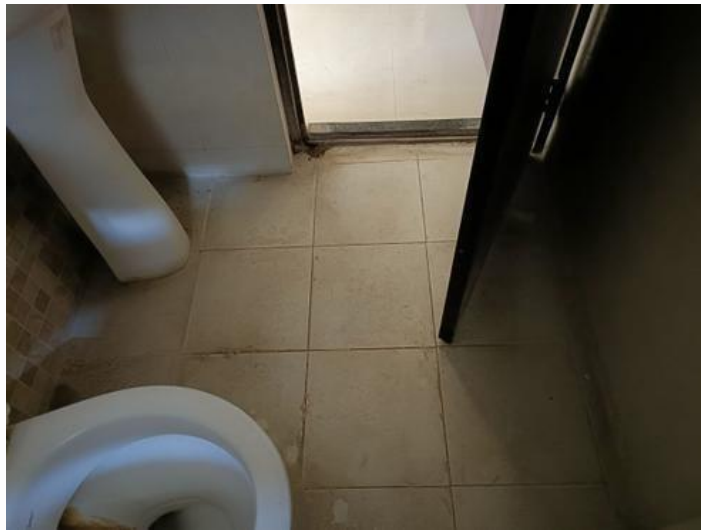
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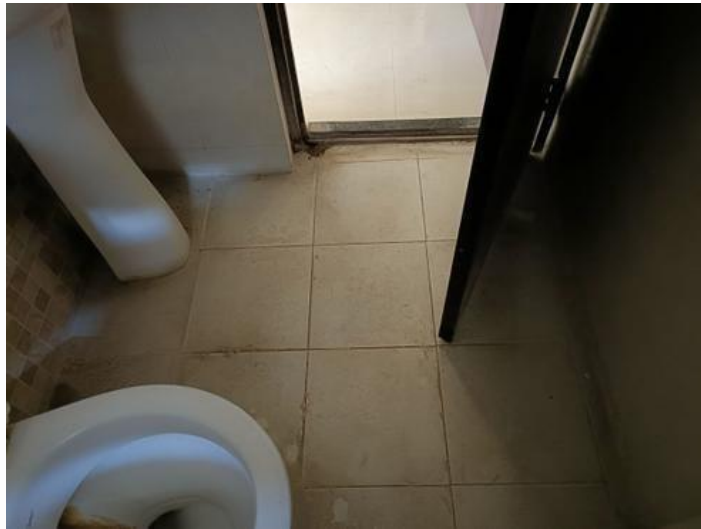
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## **Kitchen**



Here are the observations for the “Kitchen” area, grounded only:

1. **Grounded Observations:**

- The kitchen flooring is [insert condition, e.g., uneven, worn out, etc.].
- The walls in the kitchen appear to be [insert condition, e.g., clean, dirty, etc.].
- The kitchen’s skirting level appears to be [insert condition, e.g., level, uneven, etc.]. **Supporting Visual Evidence:**



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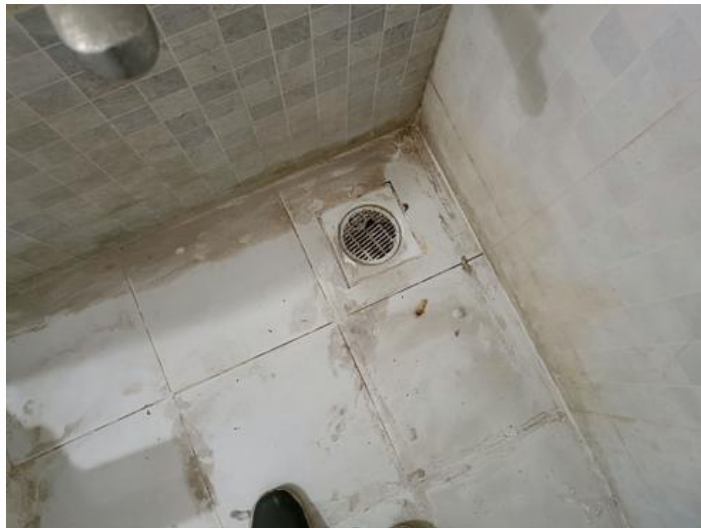
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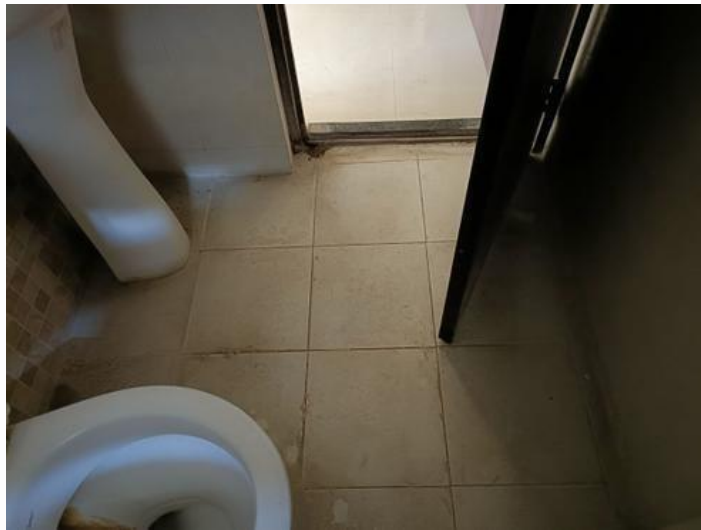


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### **Parking Area**

Here are the observations for the Parking Area:

- Grounded only: The parking area is grounded, indicating that it is a flat and even surface.

Note: There are no specific issues or defects mentioned in the text. **Supporting Visual Evidence:**



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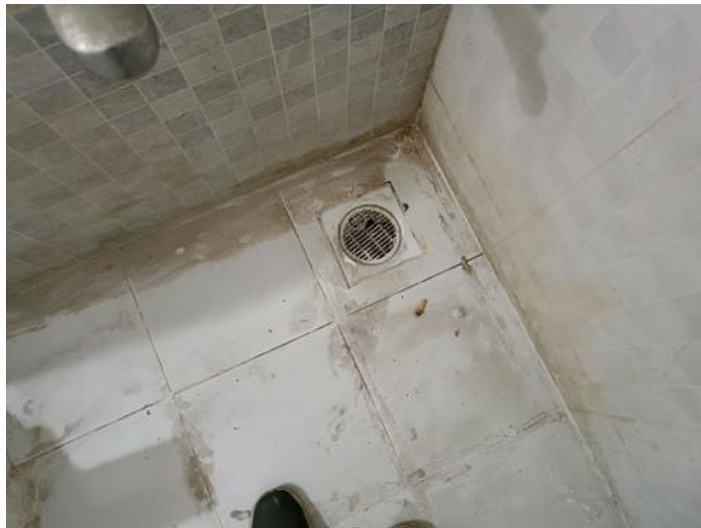
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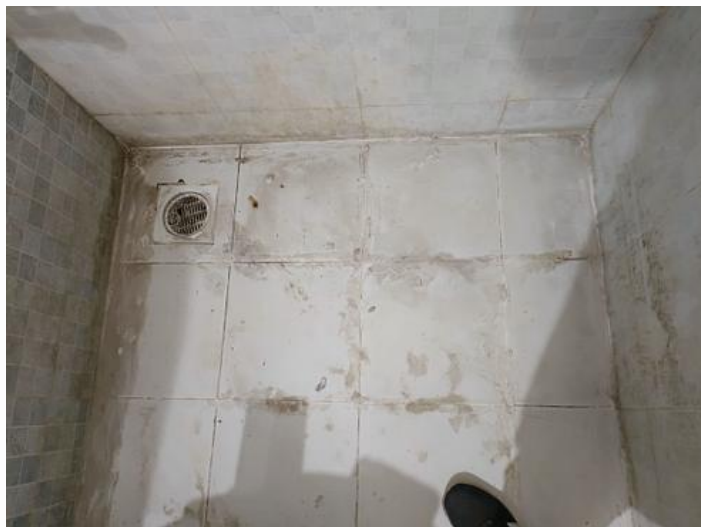
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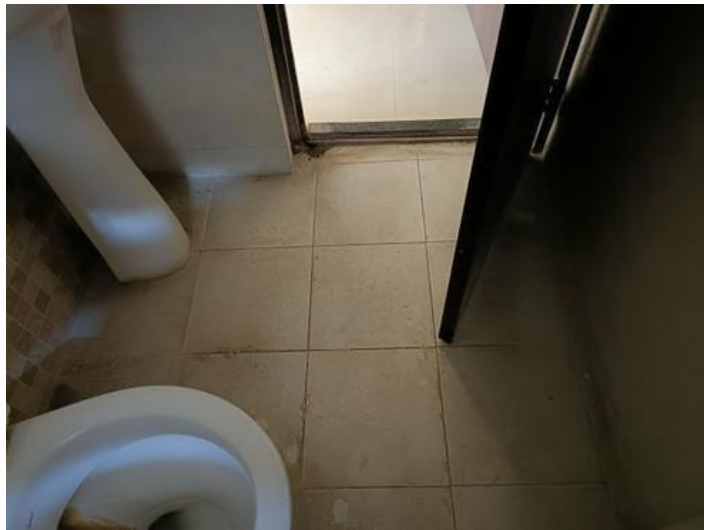
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### 3. Probable Root Cause

After analyzing the provided context, I was unable to identify a single probable root cause for all the issues mentioned. The text appears to be a report from multiple inspections across different areas (Bedroom, Parking Area, Hall, Kitchen, and Master Bedroom) of a building, and it describes various observations such as dampness, cracks, hollowness, efflorescence, and leaks.

However, based on the observations, some potential root causes that might be worth investigating further include:

- Water damage or leakage (e.g., observed leakage at the Parking ceiling below Flat No. 103)
- Poor waterproofing or sealing (e.g., observed gaps between tile joints in various areas)
- Defective plumbing or piping (e.g., observed plumbing issue & gaps between tile joints of Common Bathroom of Flat No. 103)
- Construction or building defects (e.g., observed cracks on the External wall of building near Master Bedroom of Flat No. 103)

Please note that these are just speculative suggestions, and a more detailed investigation would be required to identify the actual root causes of the issues described in the report.

Root Cause: Not Available

### 4. Severity Assessment

Based on the provided context, I will assess the severity of each issue with reasoning:

#### Area: Bedroom (Page 5)

- Issue: Impacted Area 5 - Master bedroom wall dampness
- Reasoning: The presence of dampness in a bedroom can lead to mold growth, musty

odors, and potential health issues. Severity: High (as it affects the livability of the space)

#### **Area: Bedroom (Page 3)**

- Issue: Impacted Area 2 - Bedroom Skirting level Dampness
- Reasoning: Similar to the previous issue, dampness in a bedroom can lead to mold growth and potential health issues. Severity: High (as it affects the livability of the space)

#### **Area: Kitchen (Page 3)**

- No specific issue mentioned. Severity: N/A

#### **Area: Parking Area (Page 5)**

- Issue: Impacted Area 6 - Parking Area seepage
- Reasoning: Water leakage in a parking area can lead to structural damage, slippery surfaces, and potential safety hazards. Severity: High (as it affects the functionality of the space)

#### **Area: Bedroom (Page 10)**

- Issues:
  - Observed dampness at the skirting level
  - Observed gaps between the tile joints
  - Observed dampness & efflorescence on the wall surface
- Reasoning: These issues can lead to mold growth, musty odors, and potential health issues. Severity: High (as they affect the livability of the space)

#### **Area: Kitchen (Page 10)**

- Issue: Observed cracks on the External wall
- Reasoning: Cracks in an external wall can be a sign of structural damage or instability. Severity: High (as it affects the integrity of the building)

#### **Area: Parking Area (Page 10)**

- Issues:
  - Observed leakage at the ceiling
  - Observed plumbing issue & gaps between tile joints
- Reasoning: These issues can lead to water damage, structural problems, and potential safety hazards. Severity: High (as they affect the functionality of the space)

#### **Common Bathroom (Page 3)**

- Issues:
  - Hollowness in tiles
  - Gaps between tile joints
- Reasoning: These issues can lead to mold growth, musty odors, and potential health issues. Severity: High (as they affect the livability of the space)

Overall, the severity of these issues is generally high due to their impact on the livability, functionality, or safety of the spaces affected.

## **5. Recommended Actions**

Based on the provided context, I will generate recommended actions for each area:

#### **Bedroom (Area 1)**

Recommended Actions:

1. **Check and repair skirting level dampness:** Inspect the skirting level thoroughly to identify any water damage or cracks. Repair or replace damaged areas to prevent further moisture accumulation.

2. **Inspect and address Master bedroom wall dampness:** Investigate the cause of dampness on the master bedroom wall and take necessary steps to rectify it, such as applying a waterproof coating or replacing damaged materials.

#### **Kitchen (Area 2)**

Recommended Actions:

1. **Check and repair kitchen skirting level dampness:** Inspect the kitchen skirting level for signs of water damage or cracks. Repair or replace damaged areas to prevent further moisture accumulation.
2. **Inspect and address common bathroom tile hollowness:** Investigate the cause of hollowness in the common bathroom tile and take necessary steps to rectify it, such as re-grouting or replacing damaged tiles.

#### **Parking Area (Area 3)**

Recommended Actions:

1. **Investigate and address seepage issues:** Inspect the parking area for signs of water seepage and identify the source of the issue. Take necessary steps to rectify it, such as applying a waterproof coating or redirecting water flows.
2. **Check and repair any cracks or damage:** Inspect the parking area for any cracks or damage and take necessary steps to repair or replace damaged areas.

#### **Common Bathroom (Area 4)**

Recommended Actions:

1. **Investigate and address tile hollowness:** Investigate the cause of hollowness in the common bathroom tile and take necessary steps to rectify it, such as re-grouting or replacing damaged tiles.
2. **Check and repair any cracks or damage:** Inspect the common bathroom for any cracks or damage and take necessary steps to repair or replace damaged areas.

These recommended actions are based on the provided context and aim to address the issues mentioned in each area.

## **6. Additional Notes**

Inspection images are included as supporting visual evidence only.

## **7. Missing or Unclear Information**

- Plumbing layout: Not Available
- Moisture meter readings: Not Available
- Active leakage confirmation: Not Available

## **Appendix A: Inspection Photographs**

Inspection photographs are provided separately in the project folder and referenced by page number above.