

Detailed Diagnostic Report

1. Property Issue Summary

2. Area-wise Observations

Hall

Based on the inspection reports, here are some observations for Hall:

- Dampness was observed at the skirting level.
- Gaps were observed between the tile joints.

Note: These observations are based only on the text provided and do not include any visual aids or photographs.

Supporting Visual Evidence





Bedroom

Here are the observations for the Bedroom:

- Dampness was observed at the skirting level.
- Gaps were observed between the tile joints.

Note: These observations are based on the provided text and do not include any images or photos.

Supporting Visual Evidence





Kitchen

Here are the observations for Kitchen:

- Observed dampness at the skirting level.
- Observed gaps between the tile joints.

Note: These observations are based on the provided text and do not include any photos or images.

Supporting Visual Evidence





Common Bathroom

Here are the observations for the Common Bathroom:

1. Observed dampness at the skirting level.
2. Observed gaps between the tile joints.
3. Observed hollowness in the tiles.
4. Observed plumbing issue and gaps between the tile joints.
5. Observed mild dampness at the ceiling of the Common Bathroom.
6. Observed gap between tile joints of Common Bathroom.

Note: These observations are based on the text provided, which appears to be from an inspection report.

Supporting Visual Evidence



Parking Area

Here are the observations for the “Parking Area”:

Page 3: Inspection Report

- Dampness is observed in the parking area.
- The impact of this issue on the surrounding areas/rooms is not specified.

Page 5: Inspection Report

- Seepage is observed in the parking area.

Supporting Visual Evidence



3. Probable Root Cause

Based on the provided text, I will generate a probable root cause for the observed issues.

Root Cause: Poor Waterproofing and Sealing of Tiles and Joints

Probable Explanation:

The inspection reports indicate several observations related to dampness, leakage, and gaps

between tile joints. These issues suggest that there may be poor waterproofing and sealing of tiles and joints, which is allowing water to penetrate and accumulate in the affected areas.

Possible contributing factors include:

1. Inadequate grouting or caulking around plumbing fixtures and joints.
2. Cracks in the external walls or structural members, allowing water to enter the building.
3. Defective waterproofing membranes or coatings on the tiles or substrate.
4. Poor installation or maintenance of tile systems, leading to gaps and compromised sealing.

This root cause is supported by the observations of:

- Gaps between tile joints
- Observed dampness at the skirting level
- Leakage at the parking ceiling
- Plumbing issue & gaps between the tile joints

Please note that this analysis is based on the provided text only, and further investigation would be necessary to confirm the root cause.

4. Severity Assessment

Based on the provided context, I assess the severity of the issues reported as follows:

- **GLOBAL (Page 5): Medium**
 - The report mentions impacted areas in multiple locations (Master bedroom bathroom, Master bedroom wall dampness, External wall crack and Duct), but there is no specific indication of urgency or criticality.
- **Bedroom (Page 5): Medium**
 - Similar to the GLOBAL report, this section also mentions impacted areas in the Master bedroom, but without any clear indication of severity.
- **Parking Area (Page 5): Low**
 - The issue reported as “seepage” is relatively minor and does not indicate a critical problem.
- **GLOBAL (Page 3): High**
 - The report mentions multiple impacted areas (Hall Skirting level Dampness, Bedroom Skirting level Dampness) and suggests potential issues with the common bathroom tile. This combination of problems in different areas of the site suggests a higher severity rating.
- **Hall (Page 3), Bedroom (Page 3): High**
 - These reports also mention impacted areas in multiple locations, including skirting levels and bathroom tiles, which indicates a higher level of severity.

Overall, I would rate the severity of these issues as:

- Low: Parking Area (Page 5)
- Medium: GLOBAL (Page 5), Bedroom (Page 5)
- High: GLOBAL (Page 3), Hall (Page 3), Bedroom (Page 3)

5. Recommended Actions

Based on the provided inspection reports, I have generated recommended actions for a conservative approach:

Global Recommendations

1. **Conduct a thorough investigation:** Inspect all areas of the building to identify potential issues and prioritize repairs.
2. **Prioritize repairs:** Focus on addressing moderate to severe conditions, such as cracks in RCC columns and beams, rust marks, and corrosion/spalling of concrete/exposed reinforcement.

3. **Monitor expansion joints:** Check the condition of expansion joints regularly to prevent water intrusion and structural damage.
4. **Maintain exterior walls:** Ensure that the exterior walls are free from vegetation growth, dish antennas, and bird droppings, which can cause damage or attract pests.
5. **Check and maintain plumbing:** Inspect and repair or replace any cracked or leaking pipes to prevent further damage.

Specific Recommendations

1. **WC External Wall:** Repair or replace any damaged tiles, grout, or Nahani trap joints to prevent water intrusion and structural damage.
2. **Master Bedroom Bathroom:** Address the dampness issue on the master bedroom wall by applying a waterproof coating or replacing the affected area.
3. **Parking Area:** Investigate the seepage issue in the parking area and take necessary measures to repair or replace any damaged surfaces.

Additional Recommendations

1. **Regular Maintenance:** Schedule regular inspections and maintenance to prevent minor issues from becoming major problems.
2. **Document Findings:** Keep accurate records of inspections, repairs, and maintenance to track the building's condition over time.

Please note that these recommendations are based on a conservative approach and may not guarantee complete elimination of potential issues. It is essential to conduct thorough investigations and prioritize repairs to ensure the building remains safe and structurally sound.

6. Missing or Unclear Information

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