HomeCheckAI

DEFECT REPORT

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Contents

Report Information

Prepared for: Example Report

Order Number: ORDER-MJ0GIZQ1-2DVIZ

Date of Report: 10 December 2025

Report Reference: #ORDER-MJ0GIZQ1-2DVIZ

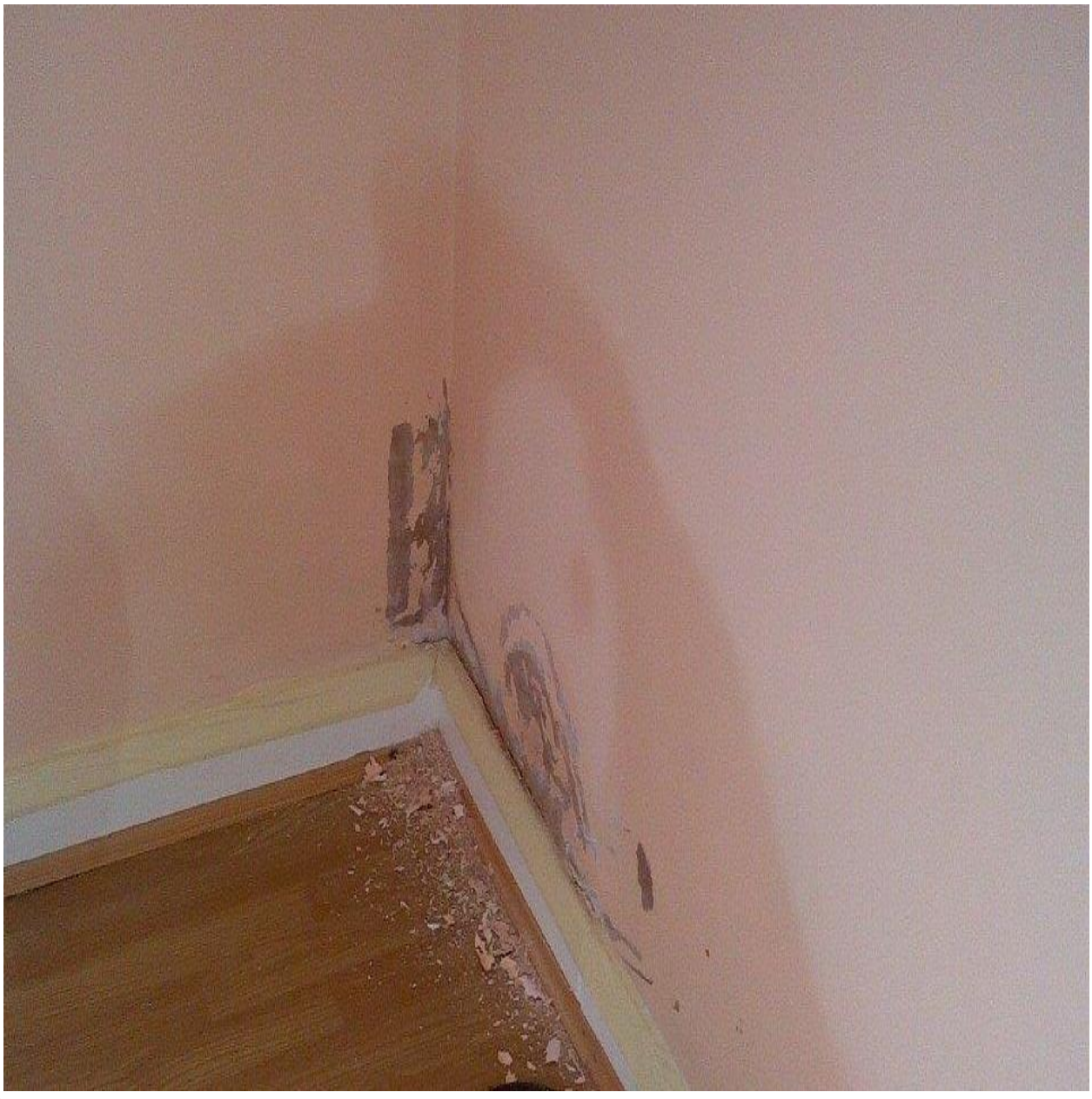
PHOTOGRAPH OF DEFECT

Report Details

Customer Name: Example Report

Order Number: ORDER-MJ0GIZQ1-2DVIZ

Date of Report: 10 December 2025



Photograph of reported defect

OVERALL DEFECT DIAGNOSIS

MEDIUM RISK
Moderate issue requiring attention within weeks

1. Identified Defect

Rising damp affecting ground floor wall

2. Root Cause Analysis

Primary Cause:

Rising damp occurs when moisture from the ground is drawn up through walls by capillary action, typically due to a compromised or non-existent damp-proof course (DPC). This process is exacerbated in older properties where the DPC may have degraded or been bridged by surrounding materials.

Contributing Factors:

- Inadequate ventilation: Poor air circulation allows moisture to accumulate, creating conditions favourable for mould growth
- Thermal bridging: Cold spots on walls or ceilings can cause condensation when warm, moist air comes into contact with cold surfaces
- Water ingress: Leaks from roofs, gutters, plumbing, or rising damp can introduce moisture into building materials
- High humidity levels: Relative humidity above 60% provides sufficient moisture for mould spores to germinate and thrive
- Insufficient heating or insulation: Inadequate temperature control and thermal insulation can lead to condensation formation
- Building design: Features such as single-glazed windows, uninsulated walls, or poor vapour barriers can contribute to moisture problems
- Lifestyle factors: Activities such as cooking, showering, and drying clothes indoors without adequate ventilation increase moisture levels

REPAIR ADVICE

The following repair recommendations are based on the identified defect and root cause analysis. Professional assessment is recommended to confirm the most appropriate repair methodology for your specific situation.

1. Recommended Professional Repair

ESTIMATED COST:

£1,500 - £2,500

ESTIMATED TIME:

3-4 weeks including drying time

Repair Methodology:

1. Remove damaged plaster to expose the affected area.
2. Install or repair the damp-proof course (DPC) using a chemical injection method.
3. Allow the wall to dry completely, which may take several weeks.
4. Re-plaster the wall with a salt-resistant plaster to prevent salt deposition.
5. Repaint the wall once fully dried using a breathable paint.

Benefits of Professional Repair:

- Guaranteed workmanship and materials
- Compliance with building regulations
- Professional assessment of underlying causes
- Warranty on completed work
- Insurance compliance where applicable
- Proper disposal of materials and waste

2. Alternative Repair Options

DIY repair is not recommended for this issue

PREVENTATIVE MAINTENANCE

Preventative maintenance is essential to avoid recurrence of this defect and to maintain your property in good condition. The following recommendations are specific to this defect type and should be implemented as part of your regular property maintenance schedule.

Immediate Actions:

- Monitor the affected area regularly for any changes or deterioration
- Address any contributing factors identified in the root cause analysis
- Ensure adequate ventilation in the affected area
- Take photographs to document current condition for future reference

Long-term Maintenance Recommendations:

- Regularly inspect external walls for signs of bridging of the DPC by garden beds or pathways.
- Ensure gutters and downpipes are clear and in good condition to prevent water ingress.
- Consider installing a French drain to direct water away from the building foundation.

Recommended Maintenance Schedule:

Weekly:	Visual inspection of the affected area
Monthly:	Check for any signs of deterioration or changes
Quarterly:	Professional assessment if condition changes
Annually:	Comprehensive property inspection by qualified professional

Benefits of Preventative Maintenance:

Regular maintenance helps prevent defect recurrence, maintains property value, reduces long-term repair costs, and ensures early detection of any related issues.

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