

Date
2026-06-17

Inspected & Prepared By
Sumant

Diagnosis Report

Report ID · E928661C
www.foxscan.in



Prepared For
Urbanroof

FOXSCAN

The independent diagnostic layer for building seepage.

FoxScan establishes the truth about **where** and **why** a building leaks — before any repair decision is made. We are a structural-intelligence practice, not a contractor: every finding is evidence-led, measured, and free of commercial incentive.

Across India, seepage is too often diagnosed by the same party that profits from the repair. The visible damage gets treated, the real source is missed, and the leak returns the next monsoon. FoxScan removes that conflict of interest — a neutral, documented diagnosis the homeowner, society or buyer can trust, and re-verify.

OUR PRINCIPLE

“Diagnosis precedes every structural decision.”

WHAT EVERY FOXSCAN REPORT ESTABLISHES

PROBLEM IDENTIFIED	A clear, jargon-free description of what is wrong and precisely where.
ROOT CAUSE	Where the seepage originates — not merely where the surface damage is visible.
SEVERITY SCORE	A visual rating — Low / Medium / High / Critical — anyone can understand.
RECOMMENDED APPROACH	The treatment protocol and product set for the confirmed cause.
NEXT ACTION	A concrete step to take within the recommended window.



OBJECTIVE

This report documents a thermal-imaging and physical seepage inspection of the property named on the cover, carried out on 2026-06-17. It identifies the impacted areas, their probable source, the severity of each, and the recommended remediation — so the right repair is done once, in the right place.

TOOLS & METHOD

Thermal imaging

Paired thermal + visible photographs at each location reveal moisture behind finishes that the eye cannot see.

Physical inspection

On-site assessment of both the affected (impact) side and the probable source side of every finding.

AI-assisted analysis

Cross-references the thermal pattern, visible damage and source-side condition into a single connected finding.

Severity & protocol

A rating on the FoxScan scale and a treatment protocol mapped to the confirmed cause.

SCOPE OF WORK

1 impacted area were inspected and documented. The scope covers non-destructive thermal and visual assessment, source-side investigation, severity rating and a recommended treatment approach. It does not include destructive opening-up, concealed structural assessment beyond what is visually and thermally evident, or laboratory testing, unless separately commissioned.

What's inside

01	Client & Site Information	Who, where and the conditions on site
02	Summary	The whole report at a glance — severity, areas & plain findings
03	Impact vs Source	Visible damage set against its probable origin
04	Key Checklist Observations	The adverse findings behind the diagnosis
05	Observation Summary	The diagnosis, visualised
06	Treatment Protocol	The recommended plan, costs & step-by-step per area
07	Preventive Maintenance	Do's & don'ts to keep it dry
08	Limitations, Data & Legal	Scope, method and disclaimer



PART ONE

The Overview

Who, where, and what the inspection found — in plain language, with every number visualised.

Client & Site

Plain-language Summary

Severity & Areas

CLIENT & PROPERTY

CUSTOMER Abhishek

CONTACT 23657464849

ADDRESS Urbanroof

PROPERTY TYPE Residential

INSPECTION

DATE 2026-06-17

ENGINEER Sumant

REPORT NO. E928661C

GENERATED 17 June 2026

SCAN CONTEXT

BUILDING TYPE

flat

PROPERTY AGE

5-15

TOTAL FLOORS

g_6_10

SOURCE AREAS

['external']

PREV REPAIR HISTORY

never

This page is written for the client. It says — in plain language — what was found, how serious it is, and what to do. The evidence and step-by-step protocols behind each point follow in the sections ahead.

1

IMPACTED AREAS
inspected & documented

High

OVERALL SEVERITY
highest finding on site

1

URGENT FINDINGS
High or Critical

SEVERITY MIX



● High · 1

OVERALL SEVERITY



WHAT THE INSPECTION FOUND

The inspection of the residential flat at Urbanroof, conducted on 17 June 2026, has identified one area of severe waterproofing failure affecting the staircase passage. The external wall of this passage is actively seeping moisture into the building fabric, as confirmed by thermal imaging that recorded a temperature differential of 3.6–6.4°C between the affected wall mass and surrounding surfaces, indicating sub-surface moisture retention rather than surface staining. The root cause is degradation of the protective facade coating on the weather-facing external wall, which has reached the end of its service life after 5–15 years and no longer provides adequate water-shedding capability. The property has not undergone any prior waterproofing repairs, leaving the staircase passage particularly vulnerable to wind-driven rain penetration. The recommended remedial strategy focuses on restoring the external facade through crack repair, plaster restoration, and application of a water-repellent protective coating system to arrest moisture ingress at source.

BUILDING-LEVEL SYNTHESIS

1 area

1 to confirm on site

A single impacted area was inspected; the finding is contained to one location.

PRIORITY AREA

Stair Case Passage Area · High

CONFIRM BEFORE TREATING

Stair Case Passage Area

One row per area: the problem in plain terms, its severity, and the recommended action. The full evidence is in **Impact vs Source** and the step-by-step treatment in **Recommendations**.



AREA 1 · EXTERNAL

Stair Case Passage Area

THE PROBLEM

Rainwater enters through the cracked and weathered external facade plaster of the staircase passage wall seen in the Group C source photos, where the failed paint film and...

2-step treatment

● High severity

RECOMMENDED ACTION

Address the external-wall crack filling

2



PART TWO

The Findings

Each impacted area, with its visible damage set against the probable source — the evidence behind the diagnosis.

Impact vs Source

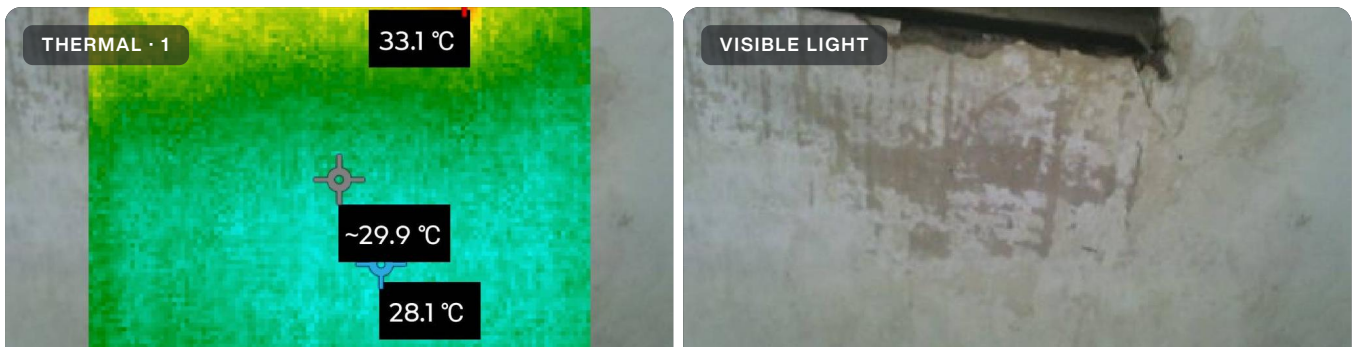
Checklist Observations

Observation Summary

AREA 1 — EXTERNAL

Stair Case Passage Area

● High severity



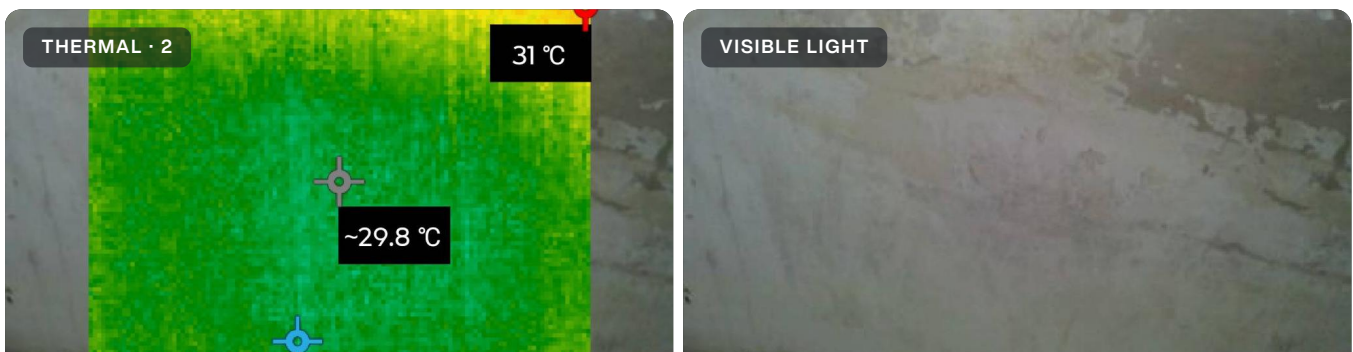
Hotspot 33.1°C

Coldspot 28.1°C

Differential ΔT 10.1°C

Captured 17 Jun 2026

The cooler band (blue-green) traces moisture held behind the surface, where evaporation lowers the temperature. A 10.1°C differential against the surrounding wall confirms active sub-surface dampness not visible to the naked eye.



Hotspot 32.8°C

Coldspot 27.8°C

Differential ΔT 9.8°C

Captured 17 Jun 2026

IMPACT · VISIBLE DAMAGE



The two Group B site photos show the staircase passage wall face carrying patchy dampness with discoloured, peeling paint and softened plaster over a spread (rather than pinpoint) area. Brownish damp tide-marks and early efflorescence/salt blooming are visible on the affected stretch, with corner zones reading darker. The extent is a moderate continuous patch across the wall face. Overall the damage reads as moderate and active — moisture is currently present in the surface rather than a fully dried historic stain.

SOURCE · PROBABLE ORIGIN

Origin: these is the external wall



The three Group C source-side photos focus on the external wall — the weather-facing facade plaster of the staircase passage. The evidence shows deteriorated/cracked external plaster and tired surface paint that no longer sheds water, allowing rain to be absorbed into the masonry. There are no signs of a discrete plumbing or trap source; the ingress is across the porous facade face. The external wall is therefore confirmed as the source surface.

INTEGRATED FINDING

Rainwater enters through the cracked and weathered external facade plaster of the staircase passage wall seen in the Group C source photos, where the failed paint film and open plaster cracks let moisture soak into the masonry. It then migrates through the wall thickness, which is confirmed by the broad, high- ΔT (9.8–11.2°C) cool field across the wall in the Group A thermal frames. This sub-surface moisture finally surfaces on the impact face as the peeling paint, damp patches and efflorescence documented in the Group B photos. Severity is moderate because the damage is active and spreading but still confined to surface plaster without structural cracking; left untreated the salts and damp will keep delaminating plaster and can reach adjacent finishes. The source is the penetrating external facade wall; the stained interior wall face is only the symptom.

Only the checkpoints that returned an adverse finding are listed — the evidence the diagnosis is built on. Routine "good / satisfactory" checks are omitted for clarity.

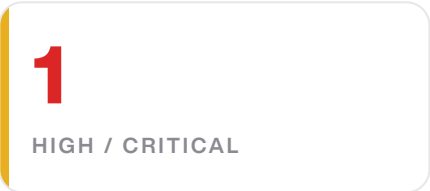
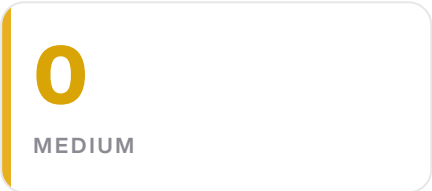
AREA 1 — STAIR CASE PASSAGE AREA

CHECKPOINT	OBSERVATION
Surface Texture Damage Textured Sand Faced Plaster	Poor
Existing Type Of Paint Manufacturer	Cement paint deteriorated

SEVERITY MIX



● High · 1



3



PART THREE

The Plan

The recommended treatment plan, the step-by-step protocol for each area, the maintenance that protects it, and the terms of this report.

Treatment Protocol

Preventive Maintenance

Legal & Limitations

AREA 1 — STAIR CASE PASSAGE AREA

External-wall crack filling

Priority · High

AI-suggested PROVISIONAL — CONFIRM ON SITE

- 1

Fill the external-wall cracks & re-plaster

Open out the cracks in a V-groove, fill with polymer crack filler, and re-plaster the affected patches flush so the face is sound before the waterproof coat.

PRODUCT

PMM Crack Filler
- 2

Renew the external waterproof coating

Clean the facade, fill hairline cracks, and apply a fresh exterior waterproof coating so wind-driven rain cannot penetrate the porous surface.

PRODUCT

Dr. Fixit Raincoat

WHY WE DON'T TREAT THE DAMAGED SURFACE

Do not waterproof, re-plaster or only repaint the damaged surface. That treats the symptom; the leak returns until the source is fixed.

A diagnosis holds longest when the building is maintained. These habits protect the treated areas and reduce the chance of new seepage.

Do's

- ✓ Keep external walls, terraces and balconies clean and free of moss, algae and debris.
- ✓ Clear rainwater outlets, gutters and weep holes before and during the monsoon.
- ✓ Re-seal external cracks, window and door sills, and pipe penetrations as they appear.
- ✓ Maintain a fall on terraces and balconies so water drains away from the structure.
- ✓ Re-inspect treated areas after the first monsoon to confirm the repair has held.

Don'ts

- ✗ Do not repaint over active damp — the surface will fail again within a season.
- ✗ Do not treat only the visible interior stain while the external source remains open.
- ✗ Do not block or tile over weep holes and designed drainage paths.
- ✗ Do not let planters, AC drains or pipes discharge against external walls.
- ✗ Do not defer a High or Critical finding beyond the recommended action window.

GENERAL GUIDANCE

The staircase passage external wall requires high-priority intervention and should be scheduled for treatment within the next 30 days, well ahead of the monsoon season, to prevent further moisture accumulation and structural deterioration. The remedial works must begin on the external facade with raking out and filling of plaster cracks using Dr. Fixit Crack X Paste, restoration of blown plaster sections, and application of Dr. Fixit Raincoat (Basecoat + Topcoats) to create a durable water-repellent barrier that prevents rain ingress. The internal damaged surface should not be redecorated until the wall has fully dried out following external treatment, typically requiring 4–6 weeks of dry weather; premature internal repainting will result in blistering and failure. A follow-up thermal inspection is recommended 8–10 weeks after completion of external works to confirm that moisture levels have normalized and the wall has achieved equilibrium. Given the property's age and lack of prior maintenance history, a general facade condition survey of other external walls is advisable to identify any similar early-stage degradation before the next monsoon cycle.

LIMITATIONS

This report is a non-destructive thermal and visual diagnosis based on conditions observable on the inspection date. It does not constitute a structural-stability certificate. Concealed defects, intermittent leaks not active at the time of inspection, and conditions behind inaccessible finishes may not be captured.

DATA & METHOD

Findings are derived from paired thermal/visible imagery and on-site observation, interpreted with AI-assisted analysis and reviewed against FoxScan's diagnostic framework. Severity is expressed on the FoxScan scale (Low / Medium / High / Critical). Indicative costs and timelines are estimates for planning only.

LEGAL

FoxScan is an independent diagnostic provider with no commercial relationship to contractors, material suppliers or waterproofing companies. This report is prepared for the named client and property only and may not be relied upon by third parties without written consent.

FOXSCAN TECHNOLOGIES

"Diagnosis precedes every structural decision."



FoxScan · Know First. Act Right.

NEXT STEPS

Act on the diagnosis, before the next monsoon.

Treat the highest-severity source first. When the work is complete, FoxScan can re-inspect to confirm the repair held — giving you a documented before-and-after record.

REPORT

E928661C

PREPARED

17 June 2026

Know First. Act Right.

FOXSCAN