

What is wrong	Possible causes
<ol style="list-style-type: none"> 1. Subsidence and damage to drainage 2. Roof tiles/slates slipped or broken 3. Flat roof – blistering and bubbles in roof material 4. Gutters and downpipes overflowing/leaking 	<ol style="list-style-type: none"> 1. Tree roots and proximity 2. Nails have become corroded 3. Age 4. Blocked with debris and leaves Insufficient drop in gutter Insufficient number of downpipes Downpipe ruptured
<p>External Walls</p> <ol style="list-style-type: none"> 5. Cracks and hairlines 6. Cement rendering cracked 7. Rot in ground floor timber 8. Dampness at low level externally 9. Dampness at higher levels in streaks or blots 10. Dampness at odd intervals on cold surfaces or areas away from main air flow 	<ol style="list-style-type: none"> 5. Subsidence, settlement and shrinkage Steel lintels corroded over doors/walls 6. Rendering not keyed to internal masonry or structural movement 7. Insufficient ventilation 8. Bridged, defective or no damp proof course 9. Penetrating dampness 10. Condensation
<p>Doors and Windows</p> <ol style="list-style-type: none"> 11. Glass cracked in steel framed windows 12. Windows/doors difficult to open/close 13. Rot in woodwork 14. Vertical sliding sash windows do not stay open 15. Woodwork paint flaking or lifting 16. Resin on paint surface 	<ol style="list-style-type: none"> 11. Corrosion in frames 12. Paint build up causes timber to swell 13. Water ingress – paintwork or putty breaking down 14. Broken cords or inadequate counterweights due to paint build up 15. Poor decoration quality or damp in timber 16. Seepage of resin from knots in woodwork leaking through paintwork
<p>Waste pipes and drains</p> <ol style="list-style-type: none"> 17. Discharged water slow to run out of bath/sink/shower 18. Water from trap in the U-bend disappears under sink fittings or bed smell occurs 19. Drainage gully or manholes overflowing 	<ol style="list-style-type: none"> 17. Blockage in waste trap or outlet pipe Not enough gradient to waste pipe 18. Volume of existing waste water causing vacuum in pipe and water seal to fail 19. Grating blocked Blockage in drain or interceptor trap between house drain and public sewer

Walls and Ceilings

- 20. Damp Wall

- 21. Damp patch at top of chimney breast

- 22. Cracked or loose plasterwork

- 23. Cracked or sagging ceiling

Internal Roof Space

- 24. Holes in timber or powdery woodwork
- 25. Damp or rotted timber
- 26. Damp chimney stack or dampness on underside of slates
- 27. Roof bowed/sagging

Floors

- 28. Holes in floorboards
- 29. Creaking/loose floorboards
- 30. Damp floorboards

Internal services

- 31. Smell of gas
- 32. Electric cables get warm or hot
- 33. Plugs of socket outlets get hot, fuses frequently blow
- 34. Dripping tap
- 35. Overflow pipe dripping
- 36. Banging or knocking noise from pipework

- 37. Knocking sound from heating boiler
- 38. Top of radiator cooler than bottom

- 20. Plumbing leak
Condensation, rising damp or penetrating damp
- 21. Defective flashing or brickwork
Unventilated flue
- 22. Shrinkage in new materials as they dry out
Old age: plaster losing keying with brickwork/masonry
Potential structural fault
- 23. Overloading
In older houses, plaster losing connection to lathes above

- 24. Woodworm
- 25. Roof leaking or flashing defective
- 26. Condensation
Plumbing leak
- 27. Timber poorly jointed or overlapped or insufficient size.
Slates are replaced with tiles

- 28. Woodworm
- 29. Loose or missing nails or split boards
- 30. Rising Damp

- 31. Gas leak
- 32. Cables not the correct size
- 33. Loose wires, over-loaded circuit, breakdown of cable insulation
- 34. Tap washer
- 35. Faulty or dirty ball-valve mechanism
- 36. High water pressure or air lock
Poor support to pipes or insufficient thermal movement
- 37. Lime scale
- 38. Air in pipework