LATENT

Building Defect Investigation & Remediation



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UK LATENT BUILDING DEFECT EXPERTS

EXPERT INVESTIGATION. EFFECTIVE REMEDIATION.

Latent building defect investigation, diagnosis and remediation across residential and commercial property, from first inspection through to validated resolution.

01

Investigate

Advanced diagnostic techniques used to establish the true cause of building defects.

02

Diagnose

Clear, evidence-based analysis identifying defects, liabilities and appropriate solutions.

03

Remediate

Practical and cost-effective remediation delivered to professional standards.

04

Protect

Helping clients manage risk, protect assets and prevent recurring defects.

INSURERS | LOSS ADJUSTERS | ASSET MANAGERS | FREEHOLDERS | PROPERTY MANAGERS

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DRIEAZ

WHAT WE DO

INVESTIGATION, DIAGNOSIS AND REMEDIATION ACROSS THE BUILDING ENVELOPE.

From water ingress and roofing failure to structural defect and waterproofing, we investigate the true cause, report the evidence, and deliver the remediation required to resolve it.

01

Latent Defect Investigation

Identifying construction defects that remain hidden until they surface years after completion.

02

Bulding Defect Investigation

Root-cause investigation across building fabric and structure.

03

Water Ingress & Leak Investigation

Locating the source and path of hidden water ingress and leaks.

04

Roofing Defects

Investigation of roof, interface and waterproofing failures.

05

Waterproofing Defects

Failed membranes, tanking and below-ground waterproofing.

06

Balcony & Terrace Investigation

Podium, balcony and terrace waterproofing defects.

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STOP
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OUR PROCESS

A STRUCTURED APPROACH TO EVERY PROJECT.

We follow a proven process that ensures defects are thoroughly investigated, accurately diagnosed and effectively resolved.

01

Initial Review

Understand the defect, site history and available information to define the scope of investigation.

02

Non-Intrusive Investigation

Apply appropriate diagnostic techniques to investigate without unnecessary disturbance.

03

Intrusive Investigation

Targeted opening-up and inspection where required to confirm findings and establish the root cause.

04

Reporting & Recommendations

Clear defect analysis, supporting evidence, remediation options and cost guidance.

05

Remediation & Validation

Deliver remediation, manage drying where required and validate that the underlying defect has been effectively resolved.

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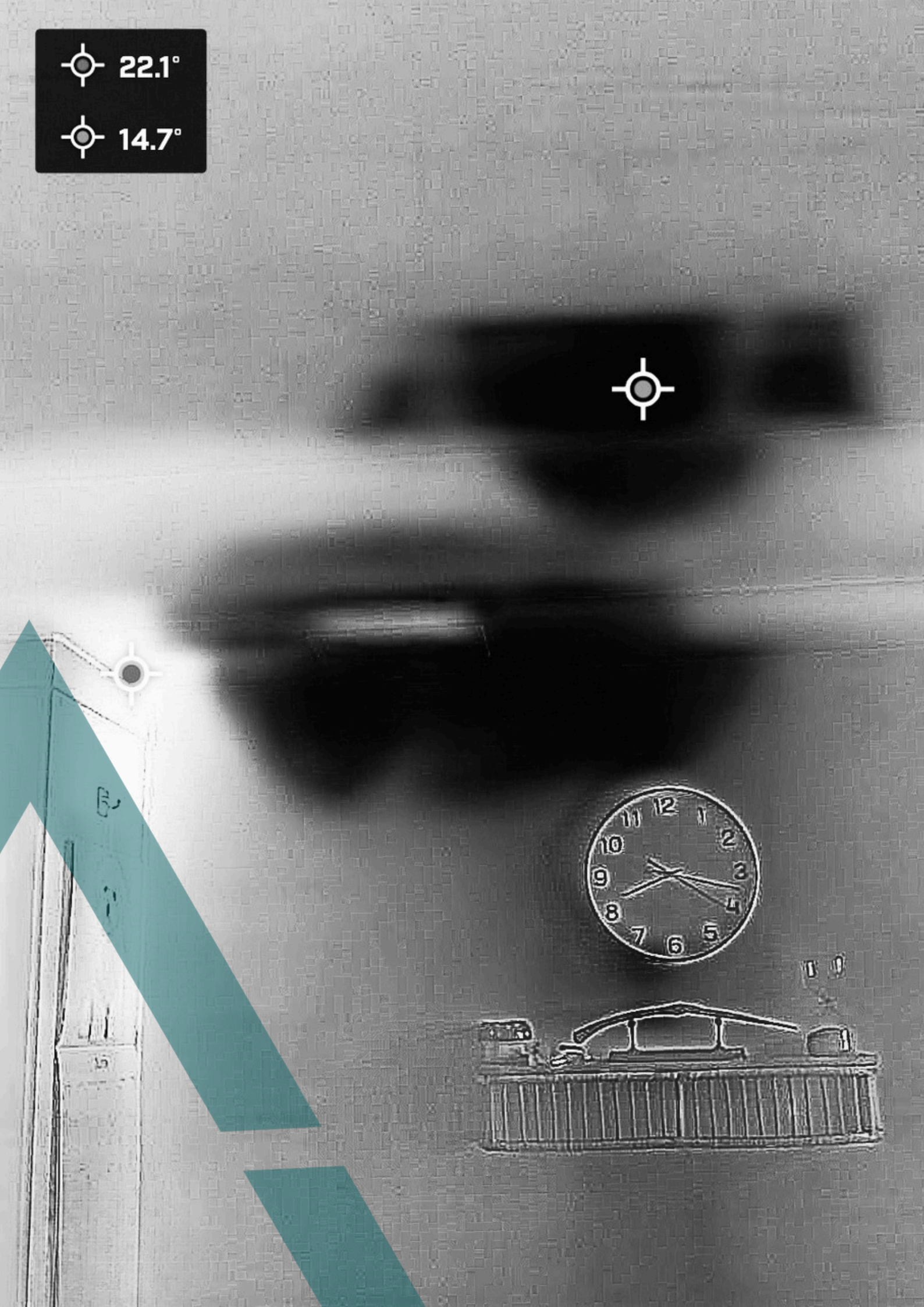
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THE LATENT MODEL

A HYBRID APPROACH TO BUILDING DEFECTS.

LATENT combines technical defect investigation with practical remediation capability, bridging the gap between consultant and contractor. This hybrid model allows defects to be investigated, evidenced and resolved through one integrated partner.

✓ Hybrid investigation and delivery	✓ Evidence-based investigation
✓ Clear technical reporting	✓ Commercial remediation solutions
✓ Reduced handovers between consultants and contractors	✓ Validation following remediation

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CASE STUDY

DEFECTIVE CAVITY TRAY ABOVE BIFOLD DOORS.

Recurrent water ingress around a rear bifold-door opening was diagnosed through targeted removal of the external stonework, exposing a poorly formed DPM cavity tray that was retaining water within the cavity. Following insurer authorisation, the defective detail was replaced with a purpose-built Type E interlocking refurbishment cavity tray system, the supported stonework was reinstated and the water-damaged internal reveals were fully remediated.

Initial symptoms

Water staining and moisture damage were present to the internal reveals and adjoining rear elevation finishes around the bifold doors. The pattern was consistent with moisture entering the cavity above the opening and migrating towards the head and reveals rather than a simple failure of the door perimeter seal itself.

Investigation

Targeted intrusive opening-up was undertaken directly above the bifold-door opening. Selected sections of the external stone facing were carefully removed to expose the concealed cavity construction and the existing DPM tray detail. This allowed the water-management arrangement to be inspected in situ rather than inferred from the internal symptoms. The opening-up confirmed that the defect sat within the concealed cavity tray zone.

Remediation

The stonework above the bifold opening was locally opened up and the masonry was temporarily propped to maintain stability while the defective DPM detail was removed. A Type E refurbishment cavity tray system was installed across the opening using the purpose-built interlocking remedial components to create a continuous water-management detail. The stone facing was then reinstated, localised defective pointing above the keystone was repaired, and the water-damaged internal reveals and associated finishes were made good and redecorated.



WHO WE WORK WITH

TRUSTED BY THE PEOPLE RESPONSIBLE FOR THE BUILDING.

We work with the parties who carry the risk and the liability, investigating evidence and delivering remediation that stands up to scrutiny.

INSURERS | LOSS ADJUSTERS | ASSET MANAGERS | FREEHOLDERS | PROPERTY MANAGERS

INSIGHTS

TECHNICAL INSIGHT FOR PROPERTY AND INSURANCE PROFESSIONALS.

Evidence-based expertise on building pathology, investigation methodology and remediation, written for the people responsible for the asset.

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