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PCA Certificated Surveyor of Dampness in Buildings Sample Questions (Q47-Q52):

NEW QUESTION # 47

According to COSH regulations, the hierarchy of control measures begins with:

- A. Administrative controls
- B. Engineering controls
- C. Providing PPE
- D. **Elimination of the hazard**

Answer: D

NEW QUESTION # 48

When environmental factors (external temperature, solar gain, rainfall timing) affect damp diagnosis, the surveyor should:

- A. Assume standard conditions always
- B. Only measure indoors
- C. Ignore environmental factors
- D. **Record environmental conditions at inspection; note how conditions may affect findings and interpretation**

Answer: D

NEW QUESTION # 49

A surveyor observes damp on a ground floor at 450mm height with clear white salt tide mark extending to 700mm. No external defects are visible. Calcium carbide test shows 24% moisture. The diagnosis is:

- A. Penetrating damp only
- B. Leaking internal pipes
- C. **Rising damp confirmed by height, pattern, and moisture content**
- D. Condensation

Answer: C

NEW QUESTION # 50

Buildings most vulnerable to condensation problems typically have:

- A. Excellent ventilation and heating
- B. No occupants
- C. **Poor ventilation, high moisture generation, and inadequate heating/poor thermal insulation**
- D. Cavity insulation only

Answer: C

NEW QUESTION # 51

During survey of a property with damp, the surveyor observes Serpula lacrymans (dry rot) affecting structural timber in the basement. The timber has elevated moisture content. The appropriate approach is:

- A. Treat dry rot without addressing moisture
- B. Treat dry rot only with chemical biocides
- C. **Address the moisture source as priority (likely rising damp or condensation), then manage timber decay remediation**
- D. Accept the structural damage

Answer: C

NEW QUESTION # 52

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