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PCA Certificated Surveyor of Dampness in Buildings Sample Questions (Q125-Q130):

NEW QUESTION # 125

Common repairs required to arrest penetrating damp include:

- A. Installing ventilation only
- B. Repointing mortar joints, patching cracks, clearing gutters, and replacing failed flashings
- C. Interior painting only
- D. Removing internal plaster only

Answer: B

NEW QUESTION # 126

When a surveyor concludes that a property's damp problem is primarily caused by condensation resulting from occupant behavior (drying washing indoors, inadequate ventilation), the recommendation should:

- A. Only blame occupants
- B. Explain the technical cause, recommend occupant action changes, and suggest building improvements to reduce condensation risk
- C. Ignore occupant factors
- D. Recommend expensive structural works

Answer: B

NEW QUESTION # 127

A comprehensive dampness survey report should include:

- A. Only recommendations
- B. Building identification, history, construction details, diagnostic findings with locations marked on plans, and recommended actions
- C. Only photographs
- D. Moisture meter readings only

Answer: B

NEW QUESTION # 128

Wind-driven rain exposure is an important factor in diagnosing penetrating damp because:

- A. Exposure only affects roofs
- B. Buildings in high exposure areas are more susceptible to rain penetration through defects
- C. All buildings have the same exposure
- D. It is irrelevant

Answer: B

NEW QUESTION # 129

A semi-detached bungalow presents with condensation on windows, black mould in corners, and elevated moisture readings (65% RH recorded). The occupants report cooking smells lingering and no ventilation in kitchen. There are no salt deposits, no tide marks, and moisture appears only in winter. What diagnostic approach is most appropriate?

- A. Install external render to prevent moisture
- B. Recommend rising damp investigation
- C. Recommend immediate chemical DPC installation
- D. Assess ventilation adequacy, moisture generation, heating levels, and recommend extraction ventilation

Answer: D

NEW QUESTION # 130

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