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PCA Certificated Surveyor of Dampness in Buildings Sample Questions (Q81-

Q86):

NEW QUESTION # 81

A surveyor encounters a property where the client reports "moisture everywhere" after recent heavy rainfall.

Upon inspection, moisture appears at multiple levels: ground floor shows tide marks at 400mm with salts (rising damp indicator); first floor shows scattered patches linked to a failed roof flashing (penetrating damp); and bathrooms show black mould on cold walls (condensation). The surveyor should:

- A. Diagnose only one type of damp
- B. Recommend treating all as condensation
- C. Recommend treating all as rising damp
- D. Provide comprehensive diagnosis identifying all three sources, prioritizing repairs, and explaining different treatment approaches for each

Answer: D

NEW QUESTION # 82

A surveyor reports on penetrating damp in a cavity wall property. The report should include:

- A. Only recommendations without investigation details
- B. Location of damp internally, corresponding external defects photographed, assessment of cavity integrity, insulation condition, and recommended repair prioritization
- C. Only aesthetic observations
- D. Only moisture meter readings

Answer: B

NEW QUESTION # 83

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

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

Answer: C

NEW QUESTION # 84

According to Building Regulations Approved Document C, what is the primary requirement for buildings below ground level?

- A. Sound insulation
- B. Protection against moisture from the ground and from the atmosphere
- C. Aesthetic protection only
- D. Thermal insulation only

Answer: B

NEW QUESTION # 85

A property has been treated with chemical DPC 6 months ago. The owner reports internal walls are still damp with visible mould. The surveyor investigates and finds: high salt content still present in plaster, inadequate heating in the property, and poor ventilation. The most appropriate recommendation is:

- A. Address salt contamination through selective removal/remedial plastering, improve heating and ventilation to manage residual moisture
- B. Recommend immediate reconstruction
- C. Accept permanent damp

- Answer: A**

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