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PCA Certificated Surveyor of Dampness in Buildings Sample Questions (Q149-Q154):

NEW QUESTION # 149

A surveyor finds damp affecting ground floor with moisture readings showing 26% (calcium carbide). No salt tide marks are visible. The walls are dry above 600mm. Temperature in the affected area is cold (12°C). The diagnosis is most likely:

- A. Condensation only
- B. Structural failure
- C. Penetrating damp only
- D. Rising damp (moisture level consistent with capillary rise from ground)

Answer: D

NEW QUESTION # 150

When treating penetrating damp in cavity walls, the surveyor should consider:

- A. Only internal treatments
- B. Cavity integrity, insulation condition, external envelope condition, and cavity drainage provisions
- C. Only external repairs
- D. Removing the cavity

Answer: B

NEW QUESTION # 151

When moisture meter readings are inconsistent across multiple measurements in the same wall section, the surveyor should:

- A. Report only one reading
- B. Report only the highest reading
- C. Investigate causes of variation (salts, temperature, material differences), document findings, and note limitations in interpretation
- D. Average the readings uncritically

Answer: C

NEW QUESTION # 152

During external inspection of a building for penetrating damp, the surveyor identifies: poor pointing on south- west elevation (high rainfall exposure), cracked brickwork in one section, blocked gutters, and failed downpipe junction. Internally, damp appears scattered over multiple areas. What is the surveyor's primary finding and recommendation?

- A. No defects identified
- B. Structural failure
- C. Rising damp affecting all walls equally
- D. Multiple external defects creating localized penetrating damp; prioritize repairs to mortar joints, cracks, guttering, and downpipes

Answer: D

NEW QUESTION # 153

When reporting on timber decay potentially related to dampness, the surveyor should:

- A. Assess both moisture condition and timber decay severity; note if moisture exceeds 18-20% (fungal risk)
- B. Only diagnose damp
- C. Only recommend timber replacement
- D. Ignore moisture in timber assessment

Answer: A

NEW QUESTION # 154

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