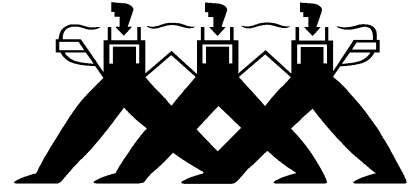


How to test

Help Line – 01626 331351



WALLS

Analysis continued

2. Penetrating dampness can occur at any height from the ground – look for external defects and high readings around the defect, gradually declining away from the affected area. Typically caused by poor mortar joints ('pointing'), leaking gutters, blocked drains, downpipes or overflow pipes, pipes or wires penetrating the wall, plants or creepers attached to the wall, gate posts, abutting garden walls and faulty hollow render.
3. Condensation is usually indicated by mould, generally black or green in colour with low meter readings spread evenly across the wall.
4. Cold spots can give rings or patches of mould: these are often caused by isolated small outside defects in solid walls or by dirty wall ties or gaps in cavity insulation in cavity walls.
5. Chimney breast staining, sometimes spread into adjacent alcoves, is caused by 'salts', resins and chemicals being slowly washed through the walls as the result of moisture in the chimney. The moisture can come from open pots, poor flashings, poor chimney stack pointing, leaking back boilers or condensation. Condensation in chimney voids can be caused by lack of ventilation in the flues, breasts or in covered pots.

FLOORS

Timber

1. Check timber floors and skirting boards with the meter and read the timber scale. Check the air bricks, size, position (above ground?) and number.
2. Any readings over 12% are a cause for concern: above 18% timber is vulnerable to decay by wood rotting fungi.
3. If necessary take readings through the carpet and underlay.
4. Jump up and down to assess the stability of the floor.
5. Look for insect holes – insects prefer damp timber.

Solid

1. Check solid floors and skirting boards with the meter and read the timber and masonry scales. Check the edge of the floors, where they join the walls. This joint is often damp due to poor finishing.
2. Any readings over 1.5% in a solid floor are a cause for concern: there may not be a waterproof membrane beneath the concrete or screed or there may be a water leak.
3. If necessary an overnight test can be carried out by sticking down a patch of clear plastic with insulation tape: moisture under the plastic next day indicates a dampness problem.
4. Water leaks are very common in kitchens and bathrooms and can spread through concrete and screeds up the walls, giving rising damp symptoms.
5. Check the outside ground level, which should be below the inside floor level. The damp proof course should be a minimum of 6 inches (150mm) above outside ground level.