

Here are conversations with business A starting with the oldest ending with the newest

Hi <name of surveyor>,

Thank you so much for your visit the other day, I appreciate you taking the time.

I explained to you when you visited that on recommendation money had been spent in 1995 to resolve damp with a damp course but the damp had reoccurred by 2001 and it was indicated that the that the damp course had failed and a new damp course was required, more money was spent, but the damp reoccurred by 2010 and you now indicate in a similar way that the solution is a new damp course. The old damp course 30 year guarantees were too all intents and purposes worthless. In addition, each damp specialist who visits provides a different diagnosis.

I explained that, in view of past experience, I was very keen to very fully understand any new diagnosis and recommendation before going ahead to have money spent a third time; there having been 3 diagnosis to fix 3 occurrences of damp observed in the space of 15 years. You indicated you were keen to support me in gaining this understanding by answering any further questions I may have after your visit.

In view of this, if you don't mind I have a few questions / reminders, I'd like to get clear.

In the living room, what exactly is causing the concentrated line of damp assuming there are no pipes in the wall, which as almost certainly the case. It's it possible to find out before starting work? [The Plastering that has been carried out previously has only been done to 700-800mm resulting in Hygroscopic salt forming above the new plaster.](#)

Is it possible that this could be caused by falling damp being stopped at the damp course? If not why not? If so how could this be investigated further? [Possibly the physical test from a calcium carbide kit will confirm this \(test available at £100 +vat\)](#)

Is there any significant damp below this line? How much? [Yes moisture reading where noted to the plaster](#)

How far above ground level is the original damp course and what absolute distance will there be between the damp course you install (above the original damp course) and the level of the flooring? [Our damp course will be injected 150mm above external ground level](#)

Why is it necessary to re-plaster so far above where damp was previously observed after installing a new damp course? [Because the Hygroscopic salts will form a band above the new plaster and the result will be dampness in a horizontal line above the new plaster much like the issue is now.](#)

Had the old damp course failed? Why do you think it failed after approximately only 9 years. [Reading on the moisture meter indicate it has failed however a calcium carbide test is the only full proof test to confirm this.](#)

Is it possible the damp could be related to some kind of failure in the mortar any where? If not why not, if so, how could this be investigated further? [As discussed on site the readings on the moisture meter would show a diffent profile if the issue was a penetrating dampness problem. Penetrating dampness can be remedied by an external water repellent applied.](#)

When the new damp course is implemented, will the mortar be repointing? What are the reasons? [The holes we drill for the new damp course will be re-pointed yes](#)

Ought anything to be said about the bins on the kitchen wall, either in respect of current damp or in respect of future damp? What is causing the damp in the kitchen and why? [The dampness in the kitchen was a combination of condensation and rising dampness. Condensation from lack of ventilation and high humidity from cooking etc](#)

Kind Regards

<name of surveyor>

Hi Surveyor,

I really do appreciate you taking the time to respond.

Some of what you say I don't understand and some is being contradicted (I am not saying they are right, I am just trying to understand) by others.

Perhaps I would better understand in a phone conversation when I can talk through the points in front of me.

When would be a good time for you?

Very kind regards,

Andrew.

Hi Surveyor,

I didn't hear back from you below about when is best to contact. I shall try to give you a ring sometime, anytime.

I've now had quotes, advice, etc etc from quite a number of different professionals and it's proving very difficult to make a clear informed decision. Given past repeat failures I'm disinclined to make a decision without a clear and convincing diagnosis which stands out from so many of the multiple contradictory diagnosis.

In particular:

One particular explanation which I have found quite convincing is that the distinct "line" of more intensive damp seen in the living room is at the exact same height as the line of cross ways bricks, these bricks having become damaged and over time become porous and traveling right through the wall unlike the sideways bricks, which though possibly damaged have another inner row of bricks to protect. I understand that once the bricks become porous they will continue to take on water through the wall. Previous repeat occasions of specialised replastering will have covered this up for a time.

Additionally:

I wonder if you would be interested in either re-explaining or re-visiting your report that there is 'no' penetrating damp.

I can see no holes in the outside walls. What kind of damp course was provided the previous two times?

We have also been quoted for a kind of damp course where sheets of a kind of plastic membrane is attached to the inside of the wall. Do you know what the advantages of disadvantages of this method might be?

Just to be clear. Is the matter, of diagnosing and recommending treatment for damp, an exact science or is it always going to be a matter of opinion and am I wasting my time attempting to distinguish between the very varied and mixed diagnosis and solutions.

Kind regards,

Andrew Hardy.

Hi Andrew

Thanks for your email.

I think the key here is to keep it simple and look at the facts

1. The dampness to the wall is up to a certain height (approx 1m)
2. The re-plastering internally that has been carried out before is only to approx 700-800mm
3. There is some minor external faults ie spaled brickwork.

Therefore as discussed on site, I think that the dampness noted is a combination of:

- 1/ salt contaminated plaster (which will absorb humidity from the property)
- 2/ rising dampness from the failed previous damp proof course injection
- 3/ A slim possibility there will be some penetrating dampness to that isolated area from the porous brickwork.

Our recommendations would be to install a new dpc and re-plaster the walls to a height 1.3m

As a precaution we could coat the external wall with a water repellent called Thermotek. This is a product that absorbs into the brickwork and once cured will stop any penetrating dampness i.e rainwater (This product come with a 10 year guarantee and is bba approved)

Like all trades you will find different companies with have different opinions and methods. However I can only advise you from my experience and qualifications as a Damp and Timber surveyor.

Kind Regards

<surveyors name>