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NEW QUESTION: 1

A professional dampness report should include:

- A. Only photographs
- B. Only recommendations
- C. The surveyor's qualifications, methodology, limitations, and date of inspection
- D. Only visual observations

Answer: (SHOW ANSWER)

NEW QUESTION: 2

External liquid-applied membranes to prevent penetrating damp should:

- A. Be specified only for areas of defect, with proper preparation and following manufacturer guidance for substrate conditions
- B. Never be used
- C. Be applied without preparation
- D. Be painted on all masonry

Answer: A (LEAVE A REPLY)

NEW QUESTION: 3

Common sources of penetrating damp include:

- A. Interior condensation only
- B. New buildings only
- C. Rising damp only
- D. Defective guttering, broken downpipes, failed mortar joints, and cracked masonry

Answer: D (LEAVE A REPLY)

NEW QUESTION: 4

Characteristic features of rising damp include:

- A. Random patches at all levels
- B. Only on the ceiling
- C. Only during summer months
- D. Tide marks with salt deposits increasing upward from ground level

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 5

Rising damp and penetrating damp are differentiated during diagnosis primarily by:

- A. Appearance only
- B. Building age
- C. Location pattern (rising damp shows tide marks from ground; penetrating damp linked to external defects and rainfall) and diagnostic testing
- D. The surveyor's guess

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 6

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

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

Answer: A ([LEAVE A REPLY](#))

NEW QUESTION: 7

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

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

Answer: A ([LEAVE A REPLY](#))

NEW QUESTION: 8

When diagnosing condensation, identifying the dew point temperature is important because:

- A. It is not relevant
- B. It determines if rising damp exists
- C. Surfaces below dew point will form condensation; understanding this helps identify which surfaces are at risk
- D. It only applies to windows

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 9

Alternative methods for rising damp control (when chemical DPC is not possible) include:

- A.** Electro-osmotic systems, capillary break treatments, and external ground-level modifications
- B.** Removing walls
- C.** Nothing; chemical DPC is the only option
- D.** Only painting

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 10

Cavity wall insulation can trap moisture if:

- A.** It is installed during summer
- B.** It is too thick
- C.** It is not installed correctly or if the cavity ventilation is blocked
- D.** It is grey in colour

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 11

When a surveyor is engaged to investigate damp in a property, the scope of the investigation should be documented to:

- A.** Mislead the client
- B.** Hide limitations
- C.** Clarify what was inspected, what was not inspected, and the basis of conclusions
- D.** Avoid professional responsibility

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 12

BS 5250:2021 recommends ventilation rates in kitchens to control moisture from cooking:

- A.** Ventilation only in winter
- B.** No ventilation needed
- C.** Opening windows occasionally
- D.** Continuous extraction ventilation throughout the day with higher rates during moisture generation (cooking)

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 13

The most effective approach to treat penetrating damp is to:

- A.** Apply internal waterproof paint only
- B.** Apply cladding only

- C. Accept the damp
- D. Identify and repair the external source of moisture ingress

Answer: (SHOW ANSWER)

NEW QUESTION: 14

After chemical DPC installation, salt contamination requires management because:

- A. No management needed
- B. Salts disappear naturally
- C. Hygroscopic salts can reabsorb atmospheric moisture, requiring specialized remedial plaster and potentially salt removal
- D. Salts are harmless

Answer: C (LEAVE A REPLY)

NEW QUESTION: 15

Mechanical ventilation systems (such as heat recovery ventilation) help control condensation by:

- A. Providing continuous fresh air supply while retaining heat, maintaining adequate air change rates
- B. Increasing moisture
- C. Reducing heating
- D. Eliminating all air movement

Answer: A (LEAVE A REPLY)

NEW QUESTION: 16

The calcium carbide (speedy) test is valuable for rising damp diagnosis because:

- A. It provides an accurate gravimetric moisture measurement unaffected by salts
- B. It measures electrical resistance
- C. It identifies the type of damp
- D. It measures temperature only

Answer: A (LEAVE A REPLY)

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NEW QUESTION: 17

After chemical DPC installation, the surveyor should ensure continuity with:

- A. A damp proof membrane (DPM) at floor level
- B. The roof only
- C. Only the walls
- D. Nothing

Answer: A ([LEAVE A REPLY](#))

NEW QUESTION: 18

Occupants can reduce condensation by:

- A. Sealing all openings
- B. Never ventilating
- C. Increasing humidity
- D. Reducing moisture generation (drying clothes outside), improving ventilation, and maintaining adequate heating

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 19

A property survey identifies potential asbestos-containing materials in old insulation boards. The surveyor should:

- A. Note location, advise client not to disturb, recommend specialist surveying if alteration is planned
- B. Remove the asbestos immediately
- C. Ignore it
- D. Assume it is not dangerous

Answer: A ([LEAVE A REPLY](#))

NEW QUESTION: 20

Regarding health and safety for chemical DPC application, the COSHH hierarchy of controls indicates the primary measure should be:

- A. Assuming no hazard exists
- B. Engineering controls such as proper ventilation and extraction systems during application
- C. Using only manual application
- D. Providing operatives with protective gloves only

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 21

In a listed building, the surveyor's recommendations must balance:

- A. Only modern solutions
- B. Accepting all damp
- C. Ignoring conservation status

D. Damp remediation requirements with conservation constraints; proposing appropriate solutions respecting historic fabric

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 22

Replastering after DPC installation should use:

- A.** No plaster
- B.** Concrete
- C.** Standard lime mortar immediately
- D.** Specialized low-salt plaster after sufficient drying and salt removal, with compatible finishes

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 23

Photographic evidence in a dampness report should:

- A.** Only show perfect conditions
- B.** Show typical areas of damp, close-ups of specific defects, and reference photographs for context
- C.** Never be included
- D.** Be purely decorative

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 24

BS 8102:2022 specifically addresses waterproofing for:

- A.** Below-ground structures
- B.** Pitched roofs
- C.** Windows and doors
- D.** External walls

Answer: **A** ([LEAVE A REPLY](#))

NEW QUESTION: 25

Asbestos awareness is important for surveyors because:

- A.** Only electricians need to know about asbestos
- B.** Asbestos poses no health risk
- C.** Asbestos may be present in older buildings and requires specialist handling if disturbed
- D.** It is not relevant to damp surveying

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 26

To differentiate penetrating damp from rising damp, the surveyor should note:

- A.** Penetrating damp causes tide marks; rising damp does not

B. Rising damp appears as tide marks from ground level; penetrating damp patches vary with external defects and rainfall exposure

C. Rising damp occurs above 1000mm; penetrating damp below 500mm

D. They look identical

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 27

A surveyor observes damp on a ground floor at 450mm height with clear white salt tide mark extending to

700mm. No external defects are visible. Calcium carbide test shows 24% moisture. The diagnosis is:

A. Rising damp confirmed by height, pattern, and moisture content

B. Condensation

C. Penetrating damp only

D. Leaking internal pipes

Answer: ([SHOW ANSWER](#)**)**

NEW QUESTION: 28

Under COSHH regulations, before using hazardous substances on site, the employer must:

A. Simply provide the product

B. Only provide PPE

C. Assume no risk

D. Assess the risk and implement control measures

Answer: ([SHOW ANSWER](#)**)**

NEW QUESTION: 29

When diagnosing penetrating damp, the surveyor should assess:

A. Rainfall patterns, wind-driven rain exposure, and defects in the external envelope

B. Ground conditions only

C. Interior finishes only

D. Building age only

Answer: ([SHOW ANSWER](#)**)**

NEW QUESTION: 30

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

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 31

A basement property shows seepage through walls below water table level. The surveyor must specify waterproofing per BS 8102:2022. Type A protection involves:

- A. External drained cavity system allowing water to enter but collecting and draining it safely
- B. Accepting water ingress
- C. Only internal treatment
- D. Sealed barrier membrane

Answer: ([SHOW ANSWER](#))

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NEW QUESTION: 32

Traditional cavity wall construction typically consists of:

- A. Only external render
- B. Two leaves of brickwork with an air gap between them
- C. Internal plasterboard only
- D. Single solid brick wall

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 33

The Health and Safety at Work etc. Act 1974 places responsibility for workplace safety primarily on:

- A. Individual employees only
- B. The Health and Safety Executive only
- C. The employer
- D. Building owners

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 34

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.** Repeat chemical DPC injection
- C.** Accept permanent damp
- D.** Recommend immediate reconstruction

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 35

The surveyor should investigate the external envelope when diagnosing penetrating damp to:

- A.** Ignore it
- B.** Always recommend cavity wall insulation
- C.** Record aesthetic features only
- D.** Identify and record defects causing the damp ingress

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 36

Professional ethics for surveyors require:

- A.** Recommending unnecessary treatments
- B.** Honest assessment, disclosure of conflicts of interest, adherence to standards, and putting client interests first
- C.** No ethical obligations
- D.** Only considering personal profit

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 37

BS 5250:2021 section on kitchen ventilation requires:

- A.** No ventilation
- B.** Ventilation only in winter
- C.** Opening windows only
- D.** Continuous or background ventilation with additional extract during cooking (minimum rates specified)

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 38

When carrying out investigations into rising damp, which of the following represents good health and safety practice?

- A. Heavy protective equipment always required
- B. Appropriate PPE including gloves, eye protection, and respiratory protection where required
- C. No protective equipment needed
- D. Protective equipment is optional

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 39

When applying chemical DPC solutions, the primary control measure under COSHH should be:

- A. Assuming no hazard
- B. Relying solely on PPE
- C. Using manual handling only
- D. Using engineering controls such as extraction and ventilation

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 40

During a basement waterproofing survey, the surveyor identifies the building is partially below water table with evidence of seepage through walls. To comply with BS 8102:2022, what is the appropriate next step?

- A. Recommend only internal decoration
- B. Install only internal gutter system
- C. Specify protection Type A (external drained cavity), Type B (integral concrete), or Type C (internal managed water ingress) depending on circumstances
- D. Accept water ingress

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 41

A property has rising damp. The surveyor identifies that previous treatment involved only internal moisture- blocking paint without chemical DPC installation. The reason this was ineffective is:

- A. Paint prevented evaporation, potentially increasing internal damp
- B. Paint was correct approach
- C. Rising damp cannot be treated
- D. Paint does not address the moisture source (ground moisture); treating the source with DPC is required

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 42

Penetrating damp often appears:

- A. Only during summer
- B. Uniformly across entire walls
- C. As patches linked to specific external defects such as failed pointing or cracks
- D. Only at skirting level

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 43

In a crawl space with poor ventilation, the surveyor notes elevated moisture levels (above 80% RH) and visible mould growth. BS 5250:2021 recommends:

- A. Installing heating only
- B. Adequate ventilation to manage relative humidity and prevent condensation
- C. Accepting mould growth
- D. Sealing all openings

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 44

Building Regulations Approved Document C requires protection against moisture from:

- A. Only the ground
- B. Only windows
- C. The ground and from the atmosphere (weather)
- D. Only the roof

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 45

To diagnose condensation, the surveyor should assess:

- A. Moisture generation sources, ventilation adequacy, heating levels, and surface temperatures
- B. Building age only
- C. Damp pattern only
- D. Paint colour only

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 46

When assessing timber decay (particularly dry rot - *Serpula lacrymans*) in relation to dampness, the surveyor must understand that:

- A. Damp and decay are unrelated
- B. Fungal decay stops growth when treated with biocide alone
- C. Dry rot causes damp

D. Damp above 20% moisture content creates conditions for fungal growth; treating damp is essential for timber remediation

Answer: ([SHOW ANSWER](#))

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NEW QUESTION: 47

A property shows damp with characteristic black mould appearing in winter only, no salt deposits, high relative humidity (70%+), and visible condensation on windows. The cause is most likely:

- A.** Rising damp
- B.** Condensation from occupancy, inadequate ventilation, and poor heating
- C.** Structural failure
- D.** Penetrating damp

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 48

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

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 49

Black mould identification in buildings should note that:

- A.** All mould is identical
- B.** Mould is purely cosmetic
- C.** Appearance varies; confirmation requires testing; health risks exist particularly for vulnerable occupants

D. Mould has no health implications

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 50

To diagnose condensation as opposed to rising or penetrating damp, the surveyor should observe:

A. Damp only after rainfall

B. Moisture at all heights

C. Surface condensation without salt deposits, appearing in cold corners and on windows

D. Tide marks at ground level

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 51

A comprehensive dampness survey report should include:

A. Moisture meter readings only

B. Only photographs

C. Only recommendations

D. Building identification, history, construction details, diagnostic findings with locations marked on plans, and recommended actions

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 52

A flat roof cold deck specification requires ventilation to prevent condensation. BS 5250:2021 recommends minimum ventilation openings at:

A. 5,000mm²/m at eaves; 2,500mm²/m at ridge

B. 25,000mm²/m at eaves; 5,000mm²/m at ridge

C. 10,000mm²/m at eaves; 10,000mm²/m at ridge

D. No ventilation; sealed completely

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 53

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

A. Sound insulation

B. Thermal insulation only

C. Aesthetic protection only

D. Protection against moisture from the ground and from the atmosphere

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 54

Physical damp proof courses (such as slate or engineering bricks) are typically installed:

- A. Never installed
- B. After rising damp appears
- C. During new construction or major renovation by removing defective courses and inserting new impermeable material
- D. Only on roofs

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 55

Condensation typically appears as:

- A. Tide marks with salt deposits
- B. Brown staining on brickwork
- C. Black mould on walls, ceilings, windows, and cold surfaces
- D. Damp patches linked to external defects

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 56

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

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

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 57

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

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

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 58

When using moisture detection equipment in damp surveys, the surveyor must:

- A. Assume all readings are accurate
- B. Ignore equipment manufacturer guidance
- C. Use the equipment correctly and interpret results accurately considering environmental factors

D. Never calibrate the equipment

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 59

Hazardous substances used in damp treatment can enter the body through:

A. Skin contact only

B. Ingestion only

C. Inhalation only

D. Inhalation, ingestion, skin absorption, and through eyes/open wounds

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 60

When comparing diagnostic methods for rising damp, the calcium carbide test is particularly valuable because:

A. It identifies damp type

B. It provides accurate moisture measurement unaffected by hygroscopic salts, unlike resistance meters

C. It is cheapest only

D. It is fastest

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 61

A surveyor's responsibility regarding health and safety includes:

A. Only recording defects

B. Ignoring hazards

C. No health and safety role

D. Identifying hazards, assessing risks, advising on control measures, and adhering to regulations (COSHH, HSW Act)

Answer: D ([LEAVE A REPLY](#))

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NEW QUESTION: 62

To control condensation, the primary measure is to:

- A. Apply paint only
- B. Reduce relative humidity by improving ventilation, increasing heating, and reducing moisture generation
- C. Seal all openings
- D. Eliminate all moisture generation

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 63

A surveyor uses a moisture meter on a masonry sample and records readings of 15% from a resistance meter.

However, a calcium carbide test on the same sample shows 28% gravimetric moisture.

The discrepancy is most likely due to:

- A. Incorrect calibration only
- B. Different measurement areas
- C. High hygroscopic salt content artificially lowering resistance meter reading due to increased conductivity
- D. Equipment malfunction

Answer: C ([LEAVE A REPLY](#))

NEW QUESTION: 64

An electro-osmotic system for rising damp control operates by:

- A. Installing physical barriers
- B. Injecting chemicals
- C. Applying external render
- D. Applying small electrical potentials to reverse capillary moisture rise

Answer: D ([LEAVE A REPLY](#))

NEW QUESTION: 65

Internal treatments for penetrating damp (when external repairs are not possible) should:

- A. Be considered only if external repairs cannot be made, with appropriate membranes installed behind affected linings
- B. Never be used
- C. Be used alone without external investigation
- D. Always be the first option

Answer: A ([LEAVE A REPLY](#))

NEW QUESTION: 66

The scope and limitations of the survey should be stated in the report because:

- A. It is optional
- B. It clarifies what was and was not investigated, allowing clients to understand the basis of conclusions

- C. It is not important
- D. Surveyors do not need to disclose limitations

Answer: B ([LEAVE A REPLY](#))

NEW QUESTION: 67

A damp proof course (DPC) in traditional construction serves to:

- A. Prevent moisture rising from the ground through capillary action
- B. Provide structural strength only
- C. Provide insulation only
- D. Support the roof only

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 68

In solid masonry buildings without a DPC, rising damp occurs due to:

- A. Condensation only
- B. Ventilation failure
- C. Rainfall only
- D. Capillary action drawing moisture upward from the ground

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 69

Chemical damp proof courses are installed by:

- A. Applying external render only
- B. Applying paint to walls
- C. Removing all masonry
- D. Drilling holes and injecting a chemical liquid that polymerizes to form a moisture barrier

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 70

In properties where occupants have limited financial resources for full damp remediation, the surveyor's approach should include:

- A. Prioritized repairs (source elimination first), interim measures, and realistic timescales for comprehensive treatment
- B. Only recommending expensive treatments
- C. No recommendations
- D. Recommending abandonment

Answer: A ([LEAVE A REPLY](#))

NEW QUESTION: 71

Cavity wall insulation problems related to penetrating damp can be minimized by ensuring:

- A. No inspection is done

- B. Insulation is in direct contact with external leaves
- C. Cavity ties are clear, insulation is correctly installed without bridging the cavity, and external envelope is sound
- D. Cavity insulation fills the entire cavity

Answer: ([SHOW ANSWER](#))

NEW QUESTION: 72

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

Answer: ([SHOW ANSWER](#))

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