



## Case study: Damp survey:



MC Leak Detection has attended the property to carry out a damp survey

## Findings

The property owner recently noticed damp staining in several rooms throughout the property. The affected areas do not visibly look consistent with an escape of water. Thermal imaging and acoustic testing suggested the issue is not related to a plumbing issue. The affected areas all contain high moisture content.



## **Findings**

We took samples of the affected walls in the utility & kitchen to determine the source of moisture. The salts tests in each affected room resulted positive for nitrates. These results are consistent with the moisture being historical and from the earth below. The property is over 100 years old and likley has damp rising from the ground up the walls.





## **Recommendations**

MC Leak Detection has concluded, the damp to the lower walls reported by the insured, is related to a pre-existing rising damp issue throughout the ground floor. We found no evidence of an escape of water or plumbing issue relating to the damage.

We suggest the following further works at the property.

- **A PCA accredited damp specialist should attend to carry out a survey, to advise the property owner on the best course of action to remedy the damp issue throughout the ground floor.**