



Guide for the homeowner

Tips, tricks and basic knowledge
Moisture damage all around



Wet basement?

Mold?

Damp walls?

Efflorescence?

You notice that the plaster or paint in the basement or ground floor keeps peeling off and you don't really know why.

Mold growth in corners or behind furniture?

The assumption that penetrating moisture could be responsible for this is correct in many cases, but not always the only possibility.

Here are a few damage pictures:

Surface moisture



You can clearly see that the masonry is soaked over the entire surface. A defective or non-existent external seal is the problem here. The solution would be either an excavation with subsequent sealing or an area closure from the inside without prior excavation. With the excavation variant, a horizontal barrier usually has to be installed, which is not necessary with the area barrier.

rising damp



Here you can see the moisture penetration in the lower area, up to a height of around 80 cm. A subsequent one horizontal barrier would be the solution.

Pressurized water (built-up water penetrates)



You can clearly see the crack in the masonry or concrete and water penetrates directly and forms puddles. Here you have to work with a pore-clogging material such as resins in order to create a permanent seal.

Mold formation (should be treated quickly)



Mold can usually be found in the corners, in window pockets or behind cupboards. One precise search for causes is the be-all and end-all here. In this case, a large number of measurements are necessary.

Salt peter formation (completely harmless to health)



Salt peter formation is always a sign of permanent moisture entry. Salts and minerals are transported and remain on the surface when the water evaporates. This doesn't happen with condensation!

There are a variety of causes that can lead to mold or salt peter formation.

Particularly in the case of mold formation, it is often not capillary moisture at all, but rather condensation. Recognizing and determining this is the task of the specialist who invites you to an inspection or consultation appointment.

Of course, you can also hire an independent expert. However, this **always** involves additional costs because this type of expert earns their living exclusively by preparing reports.

A freelance appraiser will never introduce you to his company or even present you with documents or contracts!

So if a “free” expert comes to you, even though you have called a draining company directly, you should already know that the “free” thing is usually a lie.

It cannot be guaranteed that the experts sent by companies are specifically trained in moisture damage and sometimes have more experience. However, this is often not used because only the conclusion of a contract brings in money. The training for the seller usually outweighs the “advice”.

Construction damage is often explained away or misjudged in order to receive an order.

You can use the pictures shown to compare what it looks like to you and what it could be like.

When renovating, it is important that the building material to be treated and the material to be introduced remain or are open to diffusion.

An exception is of course a pressurized water barrier, where **you have to work with resins**. Resin should therefore only be used for pressurized water barriers. The easiest way to recognize pressurized water damage is, as already mentioned, by the formation of puddles.

Attention: For buildings with a base plate, a subsequent horizontal barrier is **never** necessary!

Measuring device

The measuring devices are an important indication of good advice and a professional search for the cause. There is **no** measuring device that shows the moisture penetration values in percent (except for wood moisture measurement). Therefore, the measured values that the expert determines are only meaningful if comparative measurements are taken on dry wall areas (the same wall). Take an ear sample and send it to the laboratory. However, this is not necessary to detect defects.

Most measuring devices work using the dielectric measuring method. To put it simply: the more water in the building material, the higher the conductivity.

These devices have either a ball as a measuring tip or two needle-like measuring tips. With the ball, a measurement takes place up to approximately 4 cm around the ball. With two needles, however, the measurement is only carried out between the two measuring tips using the resistance method.



Ball head measuring device (e.g. Trotec T650)

Needle measuring device (e.g. Trotec T500)

However, these measurements can be influenced, for example by salts in the plaster or building materials, which can also occur from the ground up. It can therefore only be determined how moist the surface or the plaster is and not how moist the wall inside is. But this is extremely important.

The plaster moisture or the surface moisture can also be caused by poor or incorrect ventilation and thus condensation. A subsequent horizontal barrier would not bring about any change.

A different measuring method must be used for core moisture measurement.

A microwave measuring device measures approximately 20-30cm deep into the wall and **is not** influenced by the salt load. The microwave measuring device is suitable for all materials.



Microwave measuring device (e.g. Trotec T600)

In addition, the expert should also have a measuring device to determine the surface and room temperature and to measure air humidity in order to be able to determine the dew point. This is important for detecting thermal bridges.

The infrared thermohygrometer shown can be used to determine the air temperature, the relative and absolute humidity, the dew point temperature and the surface temperature.



Infrared thermohygrometer (e.g. Trotec T250)

after searching for the cause...

Once the cause has been determined, all building-related data that is important for preparing an offer should be noted. During the consultation, the structural conditions should be clarified. For example, when preparing the offer, it is important whether the house was built on a foundation or a floor slab, whether an external seal was installed and whether a drainage system was installed around the house. This is also the case. The year the house was built is important.

The exact calculation should not be done on site so that errors do not creep in and your time is not wasted.

You need a proper offer with everything listed in detail so that you can decide with peace of mind.

You should never sign anything immediately!

Discounts that only exist today or in the next 3 days are freely invented and only serve to put pressure on you to do something thoughtless. You have all the time in the world to get one or two other opinions. Your decision ultimately forms the basis of your property.

A super special discount is possible at any time if you add the percentage in advance. So always be on the lookout if the discount goes beyond 10 percent, because no one can do that without having adjusted the initial price beforehand.

You can find a detailed overview of the various materials and processes on our homepage at www.bausan-trockenlegung.de under the sub-section "Methods in comparison".

All information is of course without guarantee and refers to empirical values.

Free damage analysis directly on site

Make an appointment at:

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Mobile: 0179/7322539

Email: info@bausan-trockenlaenge.de

Homepage: www.bausan-trockenlegung.de



important key points for comparing providers

company			
Proceedings			
used material			
Is the material pore-clogging?			
<u>guaranteed</u> durability			
Follow-up treatment required? (renovation plaster/sludge)			
total price			
price per meters/square meter			
Price per year according to the guaranteed durability			
expertise of experts			
Miscellaneous			
Personal gut feeling/ Did that convince me?			
Overall result			