

The Dangerous Damp

Course Guide

Course Objective:

Despite our best efforts to keep it out, water has found its way inside the building. This course examines the question of what to do next. Since abandoning the building to its eventual collapse, is not usually an option. The material examines design and construction methods of systems designed to withstand water penetration. An understanding of these systems gives us a starting point for finding sources of intrusion, and a discussion of how to best repair them and prevent further damage.

Learning Objectives:

At the end of this course, home inspection professionals will:

1. Define terminology and principles governing site design to prevent groundwater from infiltrating buildings to prevent moisture and mold problems and secure the welfare of occupants.
2. Identify basic design and construction systems for effectively controlling moisture infiltration into built environments and why controlling moisture is important for user health purposes and building safety.
3. Recognize best maintenance and weatherproofing practices, that minimize potential for future mold growth that will impact the health, safety, and productivity of users or occupants of the space.
4. Understand indoor air quality issues, and the concerns for occupant health and importance of addressing air quality in building systems before the issues occur.

Course Description:

This course begins by reviewing helpful terminology involving the danger of allowing water to penetrate building and the associated consequences of not taking steps to remedy the problem immediately.

We will examine the design and construction methods of systems designed to withstand water penetration. An understanding of these systems gives us a starting point for finding sources of intrusion, and a discussion of how to best repair them and prevent further damage. Sealing a failed envelope is the first step in remediation.

Once the source of the problem has been addressed, steps can be taken to reclaim full use of the built environment. Assessment of moisture damage must be done next, to best determine and prioritize steps to be taken toward repair or replacement of damaged components. Immediate and critical remedies are examined, as well as those which can be addressed after a couple days have passed.

Then, for the sake of health, moisture driving the growth of mold must be found and eliminated, as well as the mold itself. Because of its power, and the many paths it utilizes into our buildings, water intrusion with accompanying mold growth, is one of the most discouraging building maintenance issues to address. But we have enough accumulated experience from past battles, to handle it far better moving forward.