

3. PROGRAM FOR TREATMENT OF A WALL AFTER THE INSTALLATION OF A NEW DPC

(a) DRYING OUT OF A WALL:

After a successful DPC installation, a minimum drying out period of 4-6 weeks is recommended before commencing the next stage of cosmetic rectifications.

During the drying period, the salts from the rising damp may begin to migrate to the surface of the wall.

It is recommended that the client wipes off any visible salts in this time, to help reduce the surface salt.

The drying period can vary considerably, due to the severity of the dampness, thickness of walls, the type of brick or masonry product and types of cosmetic finishes.

Please note: For walls affected by rising damp, most moisture meters / detectors do not give an accurate reading to indicate that a wall is dry - they will always read wet due to the residual salt. Moisture meters are a useful tool for preliminary assessments and for indicating where the salt has risen to.

(b) FOR EXTERNAL BRICKWORK, BRICKS EXPOSED, PAINTED WALLS, LIGHT RENDERS i.e. BAGGED OR ACRYLIC COATED:

Even after a successful DPC has been installed, the wall above the damp course will be left with residual salt. This salt will continue to react with atmospheric conditions and may continue to attack new and existing cosmetic features stated above. From this salt, a wall can still give the appearance that it is damp when there is high atmospheric moisture or dry on a warm day with low humidity - thus continuing the cyclical destructive nature of salt attack.

In more severe cases, Tech-Dry can discuss with the client other options in reducing the residual salt, such as sacrificial renders, applying a poultice or possible brick replacement.

Please refer to the articles "Rising Damp and its Treatment" published by The Heritage Council of New South Wales in 1982 and "Conservation and Restoration of Buildings preservation of masonry walls" published by the Australian Council of National Trusts in 1982.

(c) RE-RENDERING AND RE-PLASTERING:

All plaster and render contaminated with salts from the past rising damp will have to be removed back to the bare bricks to a height of 350mm above the last visible signs of dampness. This means the removal of plaster and render above where the damp-course installation was carried out. If the old plaster and render is not removed, surface decorations WILL NOT BE SUCCESSFUL and paintwork will continue to peel off the salt contaminated surface.

Please see Tech-Dry's specifications on the next page

4. SPECIFICATIONS FOR RE-PLASTERING

(a) Remove the existing plaster and render to reveal bare bricks to a height of 350mm above the last visible signs of damp - or as detected by a moisture meter. Prevent the contaminated render from falling down between the wall and the floor.

The client needs to create clear access for the removal of render and re-plastering.

Removing render often creates extreme amounts of dust particles - Tech-Dry helps protect floors & coverings in this process. See Terms and Conditions.

(b) Remove any salts present on any exposed brickwork or masonry wall. Wipe exposed bricks with a damp sponge at two different times to remove this residual salt, and further brush off once dried. Any severely contaminated bricks may need to be replaced before re-plastering.

Prevent these salts from falling between the wall and the floor.

(c) Apply a cement render finish approximately 10-15mm thick (1 part cement 3-4 parts sand) containing a stearate based waterproofing admixture. Suitable admixtures are "Tech-Dry Salt Retarder", "Sealwall" and "Lanko 322".

The inclusion of this admixture inhibits the migration of residual salts through the new render.

(d) Once the render base coat has set - finish with a generic plaster coat.

PLEASE NOTE:

i) DO NOT use plasterboard, as this material has little to no resistance to residual salts in the walls - and if used, it will be at the client's risk.

ii) Should Tech-Dry be undertaking the necessary stage of re-plastering, only experienced qualified hard plasterers are employed to carry out this process.

iii) Fine cracks may appear in the new plaster due to the nature of applying new products to a damp affected wall.

This is usually sealed by a simple undercoat. However, if these cracks exceed 2mm, please contact Tech-Dry for further advice.

iv) When Tech-Dry undertakes the re-plastering for textured or acrylic finishes, every effort is made to create as close a match as possible between the existing finish to the new. However, the match will not be exact and the join between the existing and the new finishes may be evident. For acrylic renders, a professional colour match is made, though both the colour and the texture will not exactly match the original.

v) The Tech-Dry Guarantee for re-plastering only applies when Tech-Dry has undertaken this work. It does not apply if a client has employed a third party to complete this stage.

IF YOU HAVE ANY DOUBTS AS TO WHAT TO DO IN RESPECT TO RE-PLASTERING, PLEASE DO NOT HESITATE TO CONTACT US.