FREE GUIDE

Damp is measured, not smelled on your return

Mould makes no noise, and a closed house is where it grows best. Measuring always at the same points is what lets you see it rising.

1 · The papers to gather first

Get everything together before you start. Almost every step in this guide stops dead for one missing document, and starting again costs more than waiting a day.

- A cheap hygrometer, and always the same one: two different devices give two different numbers and cannot be compared.
- A plan or list of measuring points, numbered: north bedroom, bathroom, hall cupboard, garage.
- The sheet where you note date, point and number. With no date, a reading is worth nothing.
- Photographs of each point, from the same framing, to follow a stain's progress.
- Your home policy, with the water damage section and the reporting deadline.

2 · The order to do things in

1. Choose five or six fixed points and number them. Corners that never see the sun, fitted wardrobes and north-facing walls speak first.
2. Always measure at the same height and with the house in the same state, closed or aired. Changing how you measure ruins the series.
3. Note each reading with its date and compare it with the last. What matters is not today's figure, it is the trend.
4. Compare with your area's humidity data from AEMET: if your house rises when the area does not, the source is inside.
5. If a stain appears, photograph it with something for scale beside it and report it to your insurer within the period.

3 · The mistakes we see again and again

- Measuring only once it smells. By the time it smells, the mould has been growing for weeks.
- Changing device halfway through the series. Two hygrometers do not give the same number and the comparison is lost.
- Sealing the house completely all winter. With no air changes at all, the damp stays inside.
- Leaving a dehumidifier with a full tank. It stops by itself and nobody knows until June.
- Assuming the stain comes from outside without looking upwards. A leak from a common element is the community's business, and that changes who pays.

4 · Where you can check it yourself

Official pages, checked on 22/09/2026. The administration changes its screens without warning: if something does not match, the official source wins, not this guide.

- **Agencia Estatal de Meteorología (AEMET), datos de humedad de tu zona**
  https://www.aemet.es/es/portada
- **Ministerio de Sanidad**
  https://www.sanidad.gob.es/
- **Ley 50/1980 de Contrato de Seguro, comunicación del siniestro**
  https://www.boe.es/buscar/act.php?id=BOE-A-1980-22501
- **Ley 49/1960 de Propiedad Horizontal, filtraciones desde elementos comunes**
  https://www.boe.es/buscar/act.php?id=BOE-A-1960-10906

If you would rather we did it

€59 a check	with room-by-room readings, photos and comparison
€149 a year	six checks, one every two months, with the dehumidifier seen to

We are not a damp-proofing or drying company, and we do not make technical diagnoses: we measure, photograph and compare. If the cause needs a technician, you choose them and they bill you. Nor are we your insurer or loss adjuster: you file the claim.

A question? One message is enough

Write to us on WhatsApp at **+34 613 13 87 84** (wa.me/34613138784) and a person answers. Asking costs nothing and commits you to nothing.

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