

Red Ash Testing & Removal Services

Introduction

Between 1945 and 1972 red ash and other waste material, was used as infill below concrete floors and when this hardcore becomes damp it can cause a chemical reaction with the concrete floor above. The result is a bowed or blown floor surface that has heaved up causing a crown effect with cracking the most obvious problem. In a residential property, a kitchen floor is generally made from solid concrete so if red ash was used as infill, then it is the kitchen floor, which is most likely to display symptoms.

In many commercial properties, the whole base is made from concrete so if red ash was used then problems could arise anywhere in the ground level of the building. If a red ash sulphate attack is suspected then contact a building consultant or contractor who will carry out a survey and offer advice about remedial action

What is red ash?

Red Ash is a type of shale or hardcore and the name is now more associated with sulphate damage to concrete floors, which is quite common in areas where there were previous coal mining activities. The waste products from steel works blast furnace activities, known as basic slag, was also used as hardcore for concrete bases in new property developments after the second world war, because building materials were quite scarce.

These hardcore bases including black ash, grey fly ash, and especially red ash, contain sulphates, which can cause a chemical reaction with the properties contained within concrete, causing the concrete to bow and weaken.

What to do if your property is affected by red ash

If you have noticed the floor area in your kitchen, lifting, bowing or cracking then further investigation will be required. You can first start by enquiring in your local area and determining whether red ash is a known problem. Next, have the floor tested by a specialist builder or experienced contractor. If red ash is suspected then there is no real alternative other than to have the floor lifted, removed and completely replaced by a specialist builder or contractor.

It will be virtually impossible to sell a property with known red ash problems, and also just as unlikely to secure a mortgage on a known affected property. Once the concrete floor has been taken up, all the red ash hardcore material below will have to be removed. As you might imagine this remedial work could be very inconvenient for the homeowner.

The really bad news about sulphate damaged floors is it is very unlikely to be covered on the building's insurance policy. Remedial works of this magnitude are expensive, so it is imperative to ensure any work is carried out by a reputable building or property maintenance company, who can offer a long term guarantee.

Conclusion

Concrete floors affected by red ash sulphate damage have to be taken up and a new concrete floor laid over an impermeable membrane. This is a specialist job and will require a team of competent tradesmen or contractors to carry out the work. To learn more about red ash and whether your property is in an area affected by sulphate damage, it might be wise to contact your local property maintenance company. They should be able to determine whether your property could be affected by its actual location.

They might also have experience of other properties in your area being affected and be able to offer professional advice and a range of remedial treatment and renewal service options. XXXXXXXXXX offer free quotes for the detection and control of radon and for red ash remedial works. [Contact](#) us today.