

How to...

Spot and understand damp



**GH
Property
Management**

The Right Choice.

There are four main causes of damp in the home; rising damp, penetrating damp, defective plumbing and condensation.

This guide will provide you with information on how to identify damp in your home.



Rising Damp

Water rising from the ground into the building walls.

There is a horizontal layer of waterproof material called a Damp Proof Course (DPC) which prevents damp rising. However, this is not found in all buildings or can break down, enabling water to travel through the natural brickwork of the building.

Signs of Rising Damp:

- It affects only basement and ground floor flats as it normally rises no further than 12 to 24 inches above the ground
- It leaves a "tide" mark low down on the wall
- It is more noticeable in winter but remains present all through the year
- Untreated rising damp can cause wallpaper to lift and plaster to crumble
- It will rarely create black mould as the water is carrying natural salts from the ground. In very rare cases it may be seen in the early stages.

Penetrating Damp

A defect on the outside of the building which allows water to penetrate though to the inner surfaces.

It will be found on external walls and ceilings, due to factors like; a leaky roof, missed pointing in the brick work or cracks in the rendering.

Signs of Penetrating Damp:

- A noticeable damp patch that you can see and feel is wet or damp
 - It will be more noticeable in wet weather
 - Black mould is rarely seen as it gets too wet and also the water picks up salt as it passes through the wall which will prevent black mould growth
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Defective Plumbing

Leaks from pipes can affect both internal and external walls.

Signs of Defective Plumbing:

- Affected area looks and feels damp
- In some cases, water will be visibly running down a wall
- It's damp whatever the weather
- Black mould is rarely seen as the area is too wet and chemicals in waste water leaks prevent mould growth

Condensation

See separate leaflet.

Report suspected Rising Damp or Penetrating Damp to
GH Property Management Services Limited.

If the damp is caused by Defective Plumbing or Condensation
this is your responsibility.



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