Appendix B

Types of Damp

Rising Damp:

This is where moisture rises up from the ground through the building fabric by capillary action, caused by defective or lack of damp proof course, defective or missing damp proof membrane, bridging of damp proof course.

Examples

Raised ground level bridging the DPC, allowing moisture to pentrate the wall above the dpc and rise, manifesting as damp internally. The solution is to reduce the external ground level to a minimum of 150mm below the damp proof course.

Tree roots too close to a building can cause damage and potentially breach the damp proof course

Penetrating Damp:

This is water pentrating through weak spots in the structure such as roof leaks, gaps around windows etc. Escape of water (plumbing leaks), flooding.

Examples

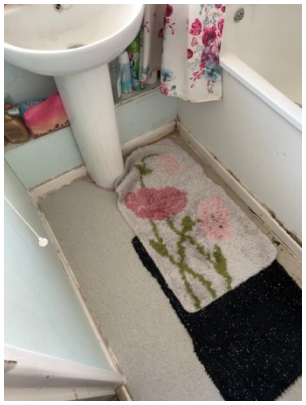
Obvious internal water damage

Visible wet area externally

The cause of the above example was a leaking pipe hidden behind boxing in the bathroom from the flat above.

Water penetrating when it rains

missing roof tiles allowing water to penetrate



Poor seal to bathroom floor perimeter, allowing water to penetrate leading to wood rot.

Condensation Damp:

Condensation occurs when moisture laden air comes into contact with a cold surface turning the moisture into visible waters droplets. Sustained condensation can lead to mould growth forming on surfaces.

Examples

Condensation occurring on cold surfaces, glass, window reveals.

Mould will typically form in corners as they will be the coldest areas.

If left untreated, mould will quickly spread.