**Specialist Property Solutions**

**Identifying Damp in the Home**

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| **Damp Category** | **Signs/Symptoms** | **Cause** | **Remedial Work** |
| **Rising Damp** | Dampness and/or staining of internal and external walls, usually at ground level and up to approx 1 metre.Skirting board decay Rusty nails in the skirtingWetrot to subfloor timbers i.e. joists, wall plates etc.Damage to plasterwork, flaking, blistering etcSalt deposits usually at ground level and up to approx 1 metre. | Missing physical damp proof course (DPC)Decayed physical damp proof course (DPC)The physical damp proof course (DPC) is lower than the surrounding groundworkThe physical DPC may also be bridged by extensions or other forms of abutted wall, fence pillars etc. | may require:Injection of chemical damp proof course to overcome missing/failed physical course (frequent)Removal & replacement of skirting boards (frequent)Removal of plaster, sealing brickwork and subsequent replacement of render and finished plaster (frequent)Replacement of rotting floor timbers (occasional) |
| **Penetrating Damp** | Dampness and/or staining of internal and external walls, can be present at any height and can propagate to ceilingsDamage to plasterwork, flaking, blistering etcSalt deposits on walls Timber decay | Loss of integrity to external building construction;Defective roofingCracked render/brickwork Decayed windows/doors Defective guttering | General external building maintenance required (always)Removal of plaster, sealing brickwork and subsequent replacement of render and finished plaster (frequent)Removal & replacement of skirting boards (occasional)Replacement of rotting sub floor timbers (occasional) |
| **Lateral Penetrating Damp** | Dampness and/or staining of internal and external walls, can be present at any height and can propagate to ceilingsDamage to plasterwork, flaking, blistering etcSalt deposits on walls Timber decay | Missing physical damp proof course (DPC)Decayed physical damp proof course (DPC)Raised soil levels or other building works adjacent to external wall | Removal of high external soil levels where practical (occasional)Removal of plaster and the installation of a tanking system (frequent)Removal & replacement of skirting boards (frequent)Replacement of rotting timbers (occasional) |
| **Condensation** | Staining to interior décor Black mouldMusty odourWetness on interior décor, windows/sills | Inadequate ventilation and air circulationHigh moisture content in air within home (kitchens, bathrooms etc.)High temperature fluctuations | Installation of additional sub floor, boiler room air bricks (fairly frequent)Installation of high level air ventsInstallation of ventilation system, ie humidity controlled electric air vents (fairly frequent)Installation of positive pressure system |

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