

## DAMP FACT SHEET

Rising damp, penetrating damp and condensation are the three most common types of damp for residential properties.

Each needs to be treated in a different way. Any signs of damp must be reported to GLJ Securities Ltd. on **0151 448 2868** or alternatively [enquiries@gljsecurities.co.uk](mailto:enquiries@gljsecurities.co.uk) as soon as possible.

## CONDENSATION

Condensation is the most common kind of damp. It is caused by moist warm air condensing on cool walls, particularly in rooms that naturally generate a lot of air moisture, such as kitchens and bathrooms. It's mainly, but not always, a winter problem, as walls tend to be colder than the air inside.

Condensation can be exacerbated by central heating that gets very warm and then cools down again, as this creates warm, damp air that can then condense, causing condensation. A lack of ventilation can also make the problem worse. This can be particularly apparent in old homes, which were designed to be naturally 'breathable' and allow damp air to evaporate out of the house. The removal of existing chimneys and energy-saving measures, such as fitting air-tight double glazing, can reduce ventilation in old homes, and create a condensation problem.

Symptoms of condensation: -

- Water droplets on windows or walls
- The appearance of dark mould, particularly on glass or around windows
- An unpleasant mouldy smell.

If left untreated, condensation can damage paint and plaster and cause window frames to decay, so when you see it form **you should immediately wipe it away with a cloth**. Any damage to the property resulting from condensation will be the tenant's responsibility and may affect the return of your deposit bond.

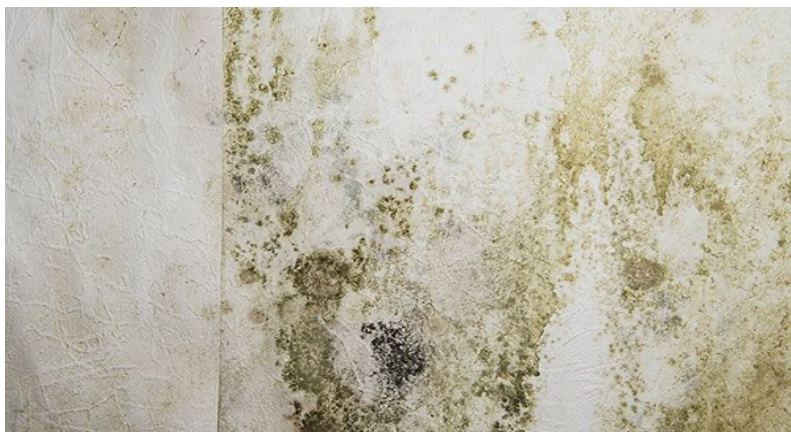
Better ventilation helps reduce condensation problems. This can be as simple as remembering to open windows when you're at home or, if you have windows that lock partly open, leaving them like this more often.

Make sure you regularly clear your windows of condensation, so it doesn't cause damage or develop into mould. You can do this easily with a towel, tissues, or for windows that open, a squeegee.

Always limit the amount of condensation produced in your home. Clothes should be dried outside rather than on radiators and, if you don't have an extractor fan, open windows when cooking, washing up or showering.

Sudden rises and drops in air temperature can exacerbate a condensation problem, as water evaporates and condenses each time your central heating switches on and off. You may find that having your heating on a constant low heat is better for damp (and for your air temperature) than having it frequently swing between hot and cold.

Please see below images of examples of condensation -



## RISING DAMP

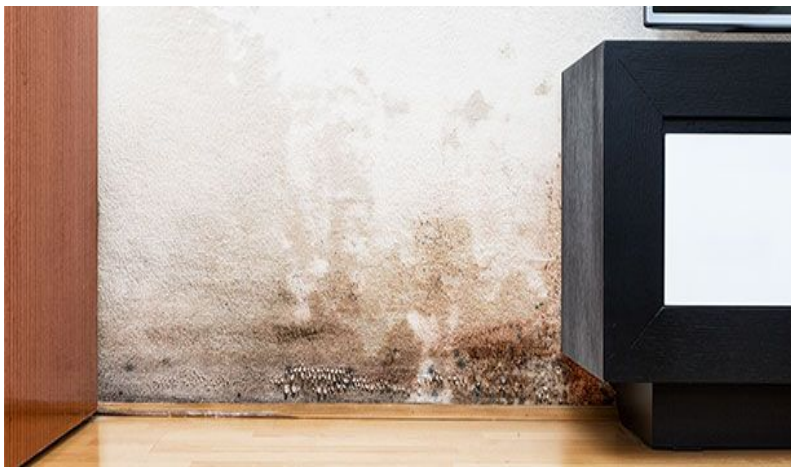
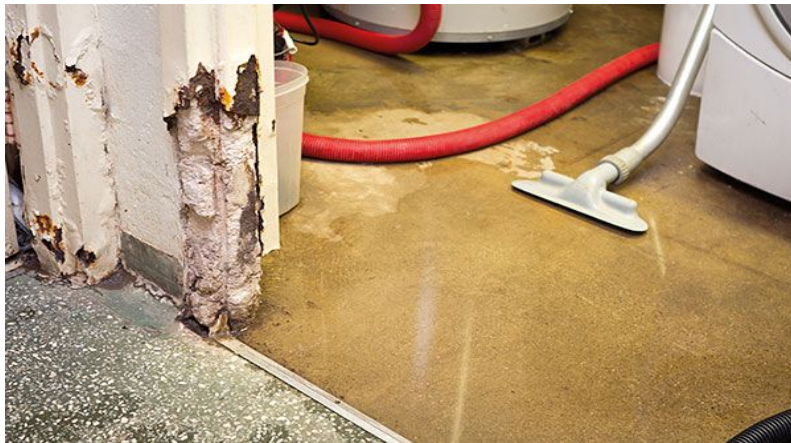
Rising damp is caused by ground water moving up through a wall or floor. It's natural for walls and floors to allow a little water in, but it's usually stopped from causing damage by a barrier called a damp-proof course or damp-proof membrane.

Symptoms of rising damp -

- Damaged skirting boards or plaster
- Peeling paint and wallpaper, often with wet patches
- A white, powder-like substance on the wall, left by soluble salts dissolved in the water
- Tide marks rising up the wall
- If the problem is coming up from the floor, you may notice floor coverings lifting up.

**Any signs of rising damp should be immediately reported to GLJ Securities Ltd.**

Please see below images of examples of rising damp -





## PENETRATING DAMP

Penetrating damp is caused by water leaking through walls. This type of damp may expand across your walls or ceiling, but this will move horizontally, rather than by travelling up walls (as is the case with rising damp).

Penetrating damp is usually caused by structural problems in a building, such as faulty guttering or roofing, or cracks in the walls, which let water in when walls or roofs are soaked with water during heavy rainfall. It can also be caused by internal leaks, such as leaky pipes underneath the sink or bath. You're more likely to get penetrating damp if you live in an older building with solid walls, as newer cavity walls provide some protection.

Symptoms of penetrating damp –

- Damp patches on walls or ceilings, which may darken when it rains.

**Any signs of penetrating damp should be immediately reported to GLJ Securities Ltd.**

Please see below images of examples of penetrating damp –

