



bridge
housing linking people
to a better future

Damp and Condensation

1

Damp and Condensation



2

The purpose of this presentation



To establish the difference between damp and condensation

- Rising Damp
- Penetrating Damp
- Condensation

How do we identify these issues?

What can we do to help the residents?

3

Rising Damp



Rising Damp is an issue caused by ground moisture rising up a masonry wall by capillary action. It occurs when there is no damp proof course (DPC) or where the DPC has been damaged or bridged.

Rising damp occurs when moisture rises up the wall to the height of one metre, leaving a characteristic horizontal tide mark, often with salt staining coming through the painted plaster wall finish.

4

What to look for?



Internally:

- Rising Damp tends to cause secondary damage to the building. The unwanted moisture enables the growth of various fungi in wood, causing it to rot.
- Plaster and paint deteriorate and wallpaper loosens
- Stains from the water, salts and mould, mar surfaces (this is called efflorescence)



5

What to look for?



Externally:

- Mortar may crumble and salts stains may appear on walls
- Steel iron fasteners rust



6

An example of rising damp



7

An example of rising damp



8

How can we help?



1. Is it in one location or throughout the property?
2. Is it only at ground level?
3. Has it spread since you first noticed it?
4. How long has it been there?
5. Have you had this issue before?

Sydney East & West Tenants – Report to Bridge Housing Asset Team or
Northern Beaches Tenants – Broadspectrum Repairs Line (1800-422-322)

9

Penetrating Damp



Penetrating damp can be caused by a variety of reasons, the most common causes being:

- Undetected leaks under baths
- Sink wastes
- Washing machines

It can come through external areas via:

- weak pointing to the brickwork
- damaged roofs
- blocked/broken/disconnected gutters and downpipes

10

What to look for?



The signs are only noticeable once the water has penetrated walls, ceilings and floors leaving water staining and the onset of mould on walls and carpet areas.

11

An example of Penetrating damp



12

An example of Penetrating damp



13

How can we help?



1. Is it in an isolated area?
2. Is there mould growth?
3. Has it spread since you first noticed it?
4. Have you had a leak?
5. Are your gutter clear?
6. Is this a reoccurring problem?

Sydney East & West Tenants – Report to Bridge Housing Asset Team or
Northern Beaches Tenants – Broadspectrum Repairs Line (1800-422-322)

14

What is Cold Bridging?



This is when the building has areas of poor insulation, either caused by the structural design or where there are areas of inadequate insulation within the structure

Examples:

- Lintels above window frames
- Reveals around windows (especially older single glazed windows and doors)
- Concrete ceilings and floors / overhanging balconies

Moisture in the air condensates in the cold spots (at high and low levels in the angle of external and internal wall)

15

Example of Cold Bridging



16

Condensation



Condensation is a condition caused when the moisture (water vapour) in the air condenses on cold surfaces or as air temperature drops. The water vapour will only condense onto another surface when the temperature of the surface is lower than the dew point.

Condensation comes from human activities in the building like cooking, bathing, tumble drying, and breathing etc



17

What to look for?



- Lack of ventilation, especially to wet areas, kitchens and bathrooms
- Tumble driers venting into the room and not outside
- Extractor fans not working or not in use

Contributing factors:

- Furniture such as wardrobes, beds, drawers too close to walls
- Where belongings positioned against the external walls cause 'cold spots' where warm air cannot circulate
- Long curtains and soft furnishings can restrict air flow



18

Examples cont.



19

Examples cont.



20

Elements of Condensation



Room
Temperature

Air
Ventilation

Moisture
sources

21

What can we do?



We can advise the resident of the following:

- Windows should be left open to encourage air circulation
- Keeping a consistent room temperature within buildings. More moisture can be held in the air while it is warmer and then as the temperature cools, at night for instance, the air can no longer carry so much water and so this condenses onto cool surfaces such as internal surfaces of windows
- Open windows during and after using wet areas (showers/ baths) to allow passage of humid air to the outside, and ensuring extract fans are switched on if they are not automatic

22

What can we do?



- Any mould growth can be removed using a weak bleach solution of warm water, or anti fungal solution
- Beds and belongings are moved away from external walls improving air flow and reducing 'cold spots'
- Ensure extreme changes of temperature are avoided.
- Cook with pan lids on to avoid water vapour going into the air and turn heat down once water is boiling using minimum water
- Dry washing outside if possible or in a well ventilated room

23



THE END

24