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The purpose of this document is to explain what rising damp is and how we at Anglia Property Preservation Ltd treat it.

WHAT IS RISING DAMP?

Rising Damp is water from the ground that enters masonry structures by capillary action. As this water is from the ground, salt contaminants are usually present. These are hygroscopic – able to absorb moisture from the air to promote dampness.

Most building materials used for wall construction are porous, and they will absorb water if they are in contact with it. This is because the materials contain many very small pores, or capillaries, into which water can pass. As water spreads through porous materials it draws more water along behind it – even against the force of gravity. An analogy of this is the way that a kitchen towel absorbs water if just one edge is dipped into it.

WHAT IS A BRIDGED DPC?

Damp-proof courses (DPC) installed in walls control water moving up the walls, but this is ineffective if water can by-pass around the DPC. When this happens this is referred to as bridging of the DPC.

The most common form of bridging is when the ground level outside at the bottom of a wall is higher than the installed DPC.

Other forms of bridging include internal plastering over the DPC, and external wall renders extending down over the position of the DPC, high level flower beds, and garden boundary walls built against the house wall.

HIGH EXTERNAL GROUND LEVELS AND WATER SPLASH

If soil or paths are allowed to touch the wall above or at the level of the DPC, ground water will be in contact with the wall and rising damp may occur.

Even if the external ground level is below the DPC, splash bridging can occur in a wall when rainwater hits the ground and splashes on to the wall above the DPC position.

To avoid this, the ground level should be at least 150mm below the DPC (which itself should be below the level of any wall bearing floor timbers inside, if at all possible). If a path or driveway is too high, the situation can be improved by digging out a channel along the wall (up to 300mm wide) and back filling it with gravel, to act as a soak-away. This lowers the ground in the critical area up against the wall.

Alternatively, in some instances where high ground levels are difficult to deal with, we may be able to apply a specialist water resistant coating to the masonry in the vicinity of the DPC.



HOW DO WE TREAT IT?

The following shows our standard rising damp treatment, please refer to your report as the works to your home may include additional treatments not shown here.



STAGE 1

The first stage of treating rising damp involves removing the plaster usually to 1 metre above floor level. Occasionally this may need to be higher, and as a general rule, this is about 300mm past the highest visible sign of dampness or salt migration. Skirting boards need to be removed to access the lower parts of walls. As the picture shows this work can be a dusty job!



STAGE 2

The second stage of the process is to install a new remedial DPC. We use a specialist damp proofing cream for this, ensuring correct dosage into each drilled hole to achieve spread of the active ingredient in the mortar beds between bricks.

This picture shows the damp proofing cream being injected into the pre-drilled holes to form the remedial DPC.



STAGE 3

The third stage is to replaster the walls using our specialist render system. This has salt and water resistant qualities, the final coat being the surface that will accept redecoration, after drying out.

Skirting boards are sometimes treated with preservative and refixed, if possible. However, it is more usual to renew skirting boards with timber material that is protected from damp contact.



GUARANTEES: On completion of and payment for our work, we will issue our **10 year** company guarantee. You also have the option of supporting our guarantee with an insurance backed guarantee administered by the GPI for a one off payment. Please see the separate leaflet Be Sure - Insure for information on this.

