

Landlord Law Checklist for Dampness in Buildings

We recommend that you print out this checklist and then work your way through it making sure you consider each part. Tick the space on the left (under the number) once you have completed each part. The space on the right is for your notes (continue them on a separate sheet if necessary, using the reference number).

Note - For any areas of obvious damp to walls and ceilings, and first look outside, to see if there is a corresponding defect or part of the property in disrepair.

External

Roof and Rainwater Gutters and Downpipes

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| 1 | Are there any slipped, cracked or missing slates or roof tiles Look inside the roof space, is there any felt under the roof covering, can you see daylight through the roof, are there any water stains to walls or chimney breasts? | |
| 2 | Look at the ridge and hip tiles. Are they securely fixed, and are the mortar joints intact? | |
| 3 | Where the roof meets any chimney stacks or walls, are the soakers and flashings in good repair? | |
| 4 | Are the chimney pots in good repair and held in place by a concrete flaunching. Is the pointing to the stack missing or perished, are the gutters and flashing around the stack intact? | |
| 5 | If it is a flat roof, check for any tears or cracking and make sure that the rainwater runs off the roof and is not ponding. | |

6	Ensure that any gutters and rainwater pipes are not blocked and overflowing. Are they leaking through any joints?	
	External Walls	
7	Is water coming from any overflow pipes from water tanks in the loft or from a WC cistern and wetting the wall	
8	Are any of the bricks cracked or flaking (spalling) away. Is the pointing in good repair, are any patches missing?	
9	If the wall has a rendered finish, are there any cracks, patches missing or bowed?	
10	Where there are window and door openings, is there a seal between the window or door frame and the opening. Is the timber frame or cill rotten?	
11	Around the base of the property, is the distance between the damp proof course and the ground level at least 150mm? Is it bridged by any steps or patios?	
12	Are there any leaks through the windows or doors themselves?	
	Internal	
13	Is all pipework and are water storage tanks in the loft adequately lagged and insulated? Do any water pipes leak?	
14	Are all wastewater and foul water pipes, laid to a correct fall and are running clear. Do any leak?	
15	Does the mastic around baths, showers, wash hand basins and sinks form an effective seal.	

16	Is the central heating installation serviced at least yearly?	
	Condensation and Mould Growth	
17	Condensation can arise from a number of factors, inadequate heating, insulation, ventilation and excessive moisture generation from the activities of the occupants.	
	Heating	
18	Do I have a heating system that can heat the whole of the property to a temperature of 19°C when the outside temperature is -1°C	
19	Is the heating system economic to run, works efficiently and can be easily controlled by the occupant?	
20	Do the radiators need bleeding or balancing? Do they have thermostatic control valves fitted?	
	Insulation	
21	Is there loft insulation 250mm deep or equivalent? If you have a flat roof has it been insulated?	
22	If there are cavity walls, has the cavity been insulated, or has external insulation or internal insulation (dry lining) been installed?	
23	Are the windows double glazed? Are any of the double-glazed units blown?	
24	Have draught excluders or strips been fitted to the windows and doors?	

	Ventilation	
25	Are there permanent fixed air vents throughout the property? Do the windows have trickle vents fitted?	
26	Do living rooms, bedrooms, bathrooms etc have windows that can be opened manually and comply with Part F of the Building Regulations?	
27	Are there mechanical extraction vents fitted to bathrooms, shower rooms WCs and kitchens? Are the vents manually operated? Are they controlled by the light switch, a humidistat switch? Do they have an overrun of 20 minutes? Do the vents comply with Part F of the Building Regulations?	
28	Does the property have any permanent background extraction system?	
29	Does the property have a positive input ventilation system?	
	Moisture Generation	
30	Is there a gas cooker?	
31	Are there facilities to dry clothes either externally or internally?	
32	If a tumble dryer has been installed, is it a condensing dryer or is it permanently vented to external air?	
33	What size are the bedrooms? For a single bedroom the minimum size is 6.5sqm and a double 10.2sqm. Are they overcrowded? Is the property overcrowded?	
34	Does the tenant use the heating system to adequately heat the property?	

35	Does the tenant ventilate the property by opening windows and using the mechanical extractor fans and ventilation systems?	
36	Does the tenant use the clothes drying facilities provided?	
37	Does the tenant engage in any unusual activities that will generate excessive moisture?	

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