

## How to Control Condensation

The following steps can be taken to reduce and control your condensation problem:

### Raise the temperature

The best way to heat your home is through steady background heating left on throughout the day. This is because warmer air can hold more moisture, and as the temperature of the structure increases, the possibility of condensation forming on surfaces is reduced. It is the repeated fluctuation of room temperatures that allows mould to appear, as each time the room cools down, the moisture in the air settles onto the cold surfaces, which in turn never get a chance to dry out fully.

- Try to heat the whole house rather than just one room.

Remember, as the surface temperatures of the property are increased, the likelihood of condensation forming is reduced.

### Cleaning the mould

Once the steps listed have been taken, you should find that the condensation problems reduce, however, any existing mould will not disappear. It will need to be washed off and treated with a fungicidal wash, which is generally available in supermarkets and DIY stores, or you could use diluted bleach. It is important that you follow the manufacturer's instructions for important health and safety information that will enable you to use the products safely.

## Are my damp symptoms caused by condensation?

Not all dampness is caused by condensation, sometimes dampness can be as a result of:

- Leaking internal or external pipes
- Roof leaks caused by broken, missing or faulty tiles, guttering or chimney flashings
- Rising damp because of a defective damp proof course or faulty rendering, mortar joints or blocked cavities.
- Dampness of this nature will often result in a 'tide mark' and can occur at any time of the year.

If you think that your home is suffering from one of the above defects please contact the Housing Office.

# Controlling condensation and mould in your home



# Condensation

## What causes condensation?

There are 3 main causes of condensation:







- Too much moisture production in your home
- Insufficient ventilation
- Cool temperatures.

Everyday activities such as bathing and showering, cooking, boiling the kettle, drying clothes indoors, topping up fish tanks etc add moisture to the existing moisture already present in the air. Moisture is added to the air by just breathing alone.

Portable gas and paraffin heaters should not be used under any circumstances apart from being against your tenancy agreement they are a health and safety hazard.

During the winter months (October – April) internal surface condensation may become more prevalent as the cold external temperatures have a knock-on effect to the external structure of the building, inducing cold surfaces ideal for condensation and subsequent mould growth. Although mould growth can be an all-year problem if air is not allowed to circulate within the property.

## How much moisture can be produced in your home in a day?

2 people active for 1 day	3 pints	
Cooking and boiling a kettle	6 pints	
Having a bath or shower	2 pints	
Washing clothes	1 pint	
Drying clothes	9 pints	
Using a paraffin or bottled gas heater	3 pints	
<b>Total amount of moisture produced in your home for 1 day</b>	<b>24 pints</b>	

## Reduce Moisture Levels

Ordinary daily activities can produce a lot of moisture quite quickly. Some steps you can take to reduce moisture production in your home are:

- When cooking cover boiling pans, close the kitchen door and open the window. Use the extractor fan if fitted.
- When bathing or showering close the bathroom door and open the window until the air moisture level has reduced sufficiently. Use the extractor fan if fitted.
- If you are running a bath, put the cold water in first to reduce the amount of steam.

- Ensure that tumble dryers are properly vented to the outside.
- Dry clothes outside or where this is not possible, in the bathroom with the door closed and windows open or extractor fan on.
- Do you have a tropical fish tank that regularly requires topping up with water? The water that has evaporated from the tank has added to the moisture level of the air within your home. You could consider fitting a lid.

## Increase ventilation

Increasing ventilation will prevent moisture laden air from being trapped in your home. Actions that can be taken could be as simple as opening a window. If you have trickle vents fitted to your windows, try to keep them open as much as possible too, especially in habited rooms.

Move furniture away from the walls slightly to allow air to circulate behind them. It's better to provide ventilation at the point where moisture is produced if possible.

## Where do you find condensation?

It can be found on and adjacent to windows, in the corners and edges of rooms, behind and inside wardrobes and cupboards – especially if they are against an external wall. Condensation can also form on cold floor surfaces such as concrete floors underneath floor coverings and result in damp floor finishes.