

Are you **experiencing condensation & mould** on windows, walls or ceilings?

In colder weather condensation and mould forms more easily. Over warmer months, there are barely any issues.

It is rarely a defect with the property itself, but a result of the way it is used.

What is Condensation?

Colder air cannot hold all the moisture produced by everyday activities. Some appears as tiny water droplets, most noticeable on windows on a cold morning. This is condensation.

You see it on mirrors when you have a bath or shower, on cold surfaces like tiles, outside walls and ceilings. It's the same principle as the moisture on a cold beer glass on a hot day.

When it forms inside a property it requires tenants to take action.

Repairs for damage caused because condensation has not been properly managed can be charged to tenants. However, by following this advice, you should be able to avoid damage and liability.

CAUSES



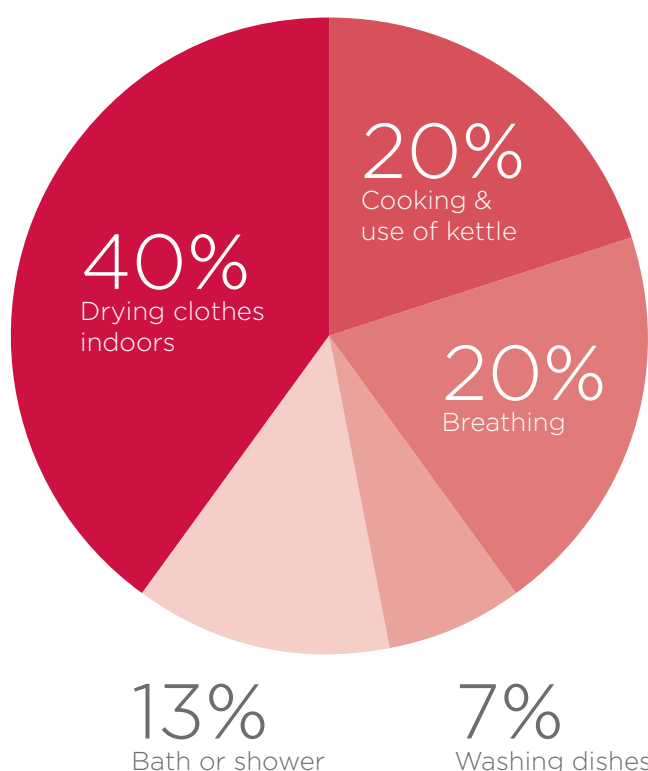
Too much moisture being produced



Inadequate ventilation



Temperature



What produces moisture?

Everyday activities – even breathing – add extra moisture to the air inside our homes. This chart shows how a two-person household creates 8.5 litres a day.

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Produce less moisture – reduce condensation

- Open curtains and wipe dry your windows and windowsills every morning, as well as wet surfaces in the kitchen or bathrooms. Wring out the cloth in a sink. Don't dry it on a radiator, or the water vapour goes straight back into the air.
- Hang washing outside, or in the bathroom with the door closed and a window slightly open or extractor fan on. Don't be tempted to put it on radiators or in front of a radiant heater.
- Cook with pan lids on, turning heat down once the water boils. Use the minimum amount of water for cooking.
- Use a tumble dryer. It's cheaper than the extra cost of heating the resultant damp air if drying clothes on radiators or in front of a fire.
- When filling a bath add hot water to cold, reducing steam by 90%
- Never turn bathroom extractor fans off by the isolator or you will cause damage to the property.



Ventilate

Good ventilation dramatically reduces condensation by removing moist air and replacing it with drier air from outside.

- Cross-ventilate for 20-30 minutes a day to reduce condensation build up - opening to the first notch a small window downstairs and a small one upstairs on opposite sides of the property. Leave interior doors open to allow drier air to circulate.
- Ventilate kitchens when cooking or washing up. Use the extractor hood or fan if it vents outside, but keep internal doors closed.
- Ventilate bathrooms for 20 minutes after use by opening a small window or using the extractor - they are cheap to run and very effective.
- Open curtains during the day to allow air to the windows and frames.
- Ventilate bedrooms by leaving a window slightly open at night, or use trickle vents.
- Keep a gap between large pieces of furniture and the walls.

Note: Make sure accessible windows will not cause a security problem - remember to close them when you go out.



Temperature inside the property

Air is like a sponge; the warmer it is, the more moisture it holds. Heating one room to a high level and leaving other rooms cold makes condensation worse in unheated rooms. It is better to have a medium level of heat throughout.

- Keeping heating on low all day in cold weather helps control condensation. It is believed to be more economic than having it on full blast for several short periods during the day.
- Keep doors of unheated rooms open to allow air flow and heat into them.

First steps against mould growth?

- Reduce condensation
- Wipe down or spray walls and window frames with a fungicidal wash to kill and remove mould, ensuring that you follow instructions for safe use.
- To reduce the risk of mildew on clothes and stored items, don't overfill wardrobes and cupboards, as it restricts air circulation.



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