

WHAT IS CONDENSATION?



Condensation is when water vapour in the air changes into liquid. It is an increasing problem we all face as properties are now generally better insulated. This is due to higher levels of insulation throughout the building and therefore this stops the building from being able to breathe.

In older properties there were sash and case windows and fireplaces and by having these they provided better ventilation and therefore condensation wasn't so bad.

A common example of condensation is on the inside of bedroom windows in the morning. This is caused by the air that we breathe during the night coming into contact with the cooler surface of the glass.



Most of the time, the air around us is more wet than dry and, the warmer the air becomes, the more moisture it can hold. However when the air is cooled suddenly, or comes into contact with a cooler surface, the moisture in the air will condensate. This can be seen on windows, ceramic tiles, mirrors, walls and ceilings.

In a property of 4 people, each will contribute approximately 4 pints of moisture per day through breathing, showers, baths, boiling kettles, cooking etc. This adds up to well over 100 pints of water vapour per week - a huge volume of moisture, which must go somewhere.



CONDENSATION ADVICE

DO'S

- CLOSE KITCHEN AND BATHROOM DOORS WHEN USING THESE ROOMS
- HEAT YOUR HOME EVENLY DURING DAY & NIGHT IN WINTER AT AN AVERAGE of 18c - 20c
- ALWAYS USE EXTRACTOR FANS (IF FITTED) WHEN USING KITCHEN/BATHROOM AND LEAVE ON FOR 15-20 MINS AFTER USE
- KEEP WINDOW VENTS OPEN WHEN ROOMS ARE OCCUPIED
- ALLOW SPACE FOR AIR TO CIRCULATE AROUND FURNITURE ESPECIALLY WHEN PLACED AGAINST EXTERNAL WALL
- OPEN WINDOWS WHEN POSSIBLE DURING DRY Milder WEATHER
- ENSURE FITTED WARDROBES AND CUPBOARDS ARE



DONT'S

- DRY WASHING OVER RADIATORS (IF NO OTHER OPTION THEN DRY IN ONE WELL VENTILATED ROOM WITH DOOR CLOSED)
- USE A TUMBLE DRIER UNLESS ITS PROPERLY VENTED
- OVERFILL CUPBOARD SPACES
- COOK WITHOUT POT LIDS ON
- BLOCK ANY PERMANENT VENTS AROUND PROPERTY
- DON'T OPEN WINDOWS DURING DAMP CONDITIONS (AS THIS WILL ALLOW MOISTURE TO ENTER YOUR PROPERTY)
- STORE DAMP CLOTHES OR FOOTWEAR IN CUPBOARDS
- NEVER TURN OFF MVHR SYSTEM (IF FITTED)



TREATING MOULD

- Sterilize the affected area with a suitable fungicidal wash (available from most DIY stores), following the manufacturer's instructions. Keep an eye on the affected area. If mould reappears, wash down again with the fungicidal wash to make sure the area is thoroughly sterilized.
- If the treatment is successful, you can carry out any necessary redecoration. If painting, use a good quality fungicidal paint to help prevent mould, but remember that this won't be effective if it's later covered by ordinary paint or wallpaper. If wallpapering, use a paste containing a fungicide to prevent further mould growth.
- If mould or mildew is growing on clothing or carpets, please note these should be dry cleaned. Never disturb mould by brushing or vacuuming, as you can increase the risk of respiratory problems. To prevent mould returning, make sure that you control condensation in your home.