

SPIRE VIEW HOUSING ASSOCIATION

CONDENSATION

What is condensation?

Condensation happens when moist air comes into contact with a cool surface and water droplets form. This is what happens when your bathroom mirror steams up. When this happens on your window, the glass mists up and drops of water run down the window. When it happens on a wall, the wall soaks up the moisture and becomes damp. Mould could then grow on the damp areas.

Years ago our buildings had natural ventilation through chimneys, for example. There were often draughts at doors and windows. We now have homes that are sealed and draught proofed - so we need to do something to let the moisture out!!

Where does it come from?

Your body produces moisture all the time, when you breathe and perspire. This is more noticeable when you do exercise and overheat. We also put lots of moisture into the air when we take a bath or shower, cook or wash the dishes. Moisture is also produced when we dry clothes indoors or use an unvented tumble dryer or even when ironing clothes.

Where it can happen

Condensation happens most on the cool parts of walls, particularly on outside walls where there is not much air movement. It can appear as a dark patch in corners near the skirting and on the ceiling. The side walls of windows are often affected as they can be even colder. Areas with poor ventilation will get condensation. This could be behind furniture, particularly wardrobes and beds if they have been placed against an outside wall. Condensation can happen in any room but is most likely to occur in your bedrooms and hallway as they are cooler. Double glazed windows are unlikely to have surface condensation except temporarily in kitchens and bathrooms. If it is on the window you must wipe it up. Condensation settling where the glass meets a timber window frame can cause the timber and seals to **rot**. Moisture is also found in bathrooms and is easily seen on tiles. To prevent **mould**, open the window after bathing or showering and wipe the tiles down. Moisture can

form on the cistern and on the walls behind so make sure you dry and clean this to prevent **mould**.

How to remove mould

Mould can be easy to remove. You can normally wipe it off with a disposable cloth, using some household cleaner. There is no need to use strong chemicals. Wipe over the area again every few days using diluted household cleaner to stop the **mould** growing back. **This should become part of your regular cleaning routine.**

To help to prevent condensation in your home:

- ✓ Keep a window open when drying clothes indoors
- ✓ Don't dry clothes over warm radiators
- ✓ Keep the kitchen door closed when cooking
- ✓ Keep lids on pots and pans when cooking
- ✓ Keep the bathroom door closed when running a bath and bathing
- ✓ Don't overfill cupboards and wardrobes - make sure air can circulate
- ✓ Make sure you use the extractor fan in the kitchen and bathroom
- ✓ Don't keep furniture and beds hard against walls - air has to circulate
- ✓ Keep your heating on low throughout the day in cold weather.
- ✓ Set the time clock on your central heating so that you heat your home at least part of the day. Using the timer your house can be warm for you getting up in the morning or getting home from work.
- ✓ Don't use gas or paraffin heaters - they produce a lot of moisture
- ✓ Make sure you properly heat and ventilate rooms at risk
- ✓ Make sure the tumble dryer hose is put out the window or door.

Keep your home warm:

- ✓ Don't trap heat - don't put furniture in front of a radiator
- ✓ Keep curtains above radiators
- ✓ Thick curtains stop heat escaping - remember to close them at dusk
- ✓ Keep curtains open on sunny days to help warm rooms
- ✓ Keep doors open in sunny rooms. Let warm air circulate in your home.

What to do next

If you continue to find condensation and problems with **mould** contact the Association. We will visit to discuss this with you.

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