



What is condensation?

Condensation is a form of dampness which occurs when moist air comes into contact with a cool surface and water droplets form.

An example of this is when your bathroom mirror steams up after a shower or a bath or when the glass on your window mists up and drops of water run down the window onto your sill.

Another example is when water forms on your toilet fittings and this can often be confused with a leak especially if this moisture drips onto the floor. You can check this by drying the moisture off the fitting and then monitoring this to see if any water continues to drip.

If moisture attaches itself to a wall or another surface such as window sills, and it is left untreated, this can result in **MOULD** growing.

Years ago our buildings had natural ventilation through chimneys, for example. There were often draughts at doors and windows. The homes that we are building now are more insulated, they are better sealed and draught proofed. Therefore, we need to do something to let the moisture out!!

Where does it come from?

- From you – when you breathe or perspire – This is more noticeable when you do exercise and overheat
- From what you do:
 - Bathing
 - Showering
 - Cooking
 - Drying clothes indoors or in unvented tumble driers
 - Ironing



The list goes on but you probably get the idea!!

Where it can happen

Condensation happens in areas where there is a lack of air movement. A change in temperature and ventilation is often all a home needs to protect it from condensation.

Condensation can appear on:



Walls - particularly in corners near the skirting and on the ceiling. The side walls 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.



Double glazed windows are unlikely to have surface condensation except temporarily. 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 can also be found on tiled surfaces. To prevent **MOULD**, open windows and wipe the tiles down.



Moisture can form on the cistern and on the walls behind in bathrooms 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.**

How can you prevent condensation in your home?

Heat and Ventilation are key:

- ✓ 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.
- ✓ 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.