



# Condensation & Mould



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## Causes of Condensation

Condensation is caused by hot or warm wet air settling as water on walls and other cold surfaces. A certain amount of condensation in any home is unavoidable, especially in bathrooms and kitchens. However, if allowed to spread around your home it can be very unpleasant and if not dealt with can cause mould, which smells and damages decorations, woodwork and furnishings.



The causes of condensation can be divided into two groups:

Those caused by domestic activity in the home, such as:

- When cooking or boiling a kettle.
- When having a bath or shower.
- When drying clothes inside the house.

Those caused by the heating and ventilation of homes, such as:

- By raising room temperatures suddenly - this can put warm air into contact with cold surfaces.
- By not ventilating rooms properly especially unheated rooms. This can be made worse by too much draft proofing.



## Cutting down on condensation

In the kitchen, use the extractor fan if you have one or open a window during and after cooking. Simple things such as placing lids on pans whilst cooking can also help.

In the bathroom, when bathing or washing, keep the bathroom door closed and the extractor fan on if you have one. Afterwards leave the fan on and a window open to let the moist air escape.

If you have to dry clothes in your home, keep the room where the clothes are drying closed and open the windows. This will prevent the moist air circulating around the rest of the house.

Keep furniture, such as beds and wardrobes, clear of room walls to allow air to circulate.

Keep your house warm. Moisture does not condense in warm air. Background heating and ventilation will also reduce the condensation, especially in winter.

In unused or unheated rooms, keep them well ventilated and check cupboards and corners of rooms where movement of air is restricted.

## Getting rid of mould

The only lasting way of stopping mould is by stopping condensation. If condensation occurs, wipe up any moisture with a dry cloth. If you have a problem with mould growth you should:

- Wipe down walls and window frames with a fungicidal wash. Follow the manufacturer's instructions precisely. It is best to have clothes which have been affected by mildew dry cleaned and shampoo carpets, as brushing or vacuum cleaning can be a health risk.
- After treatment re-decorate using a good quality fungicidal paint to prevent mould recurring.





## The difference between condensation and damp

Damp occurs when a fault in the buildings structure lets in water from the outside. There are two types:

### Penetrating damp

When water is coming in through the walls or roof, for example under a loose roof tile or through cracks.



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If you think there is penetrating or rising damp in your home call us on 01724 279900.

### Rising damp

Caused if there is a problem with the damp proof course and it has been breached. Usually the sign of rising damp is a 'tide mark' on the walls that show how high the dampness has risen. There can also be a musty smell.



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