



Condensation

How to prevent it with in the home



What is Condensation ?

Condensation come from water vapour being produced from within a building that cannot escape. Moisture is always present in the air even if it cannot be seen. Condensation occurs when moist air come into contact with a cold surface and water droplets form on windows, mirrors, and cold spots on external walls.

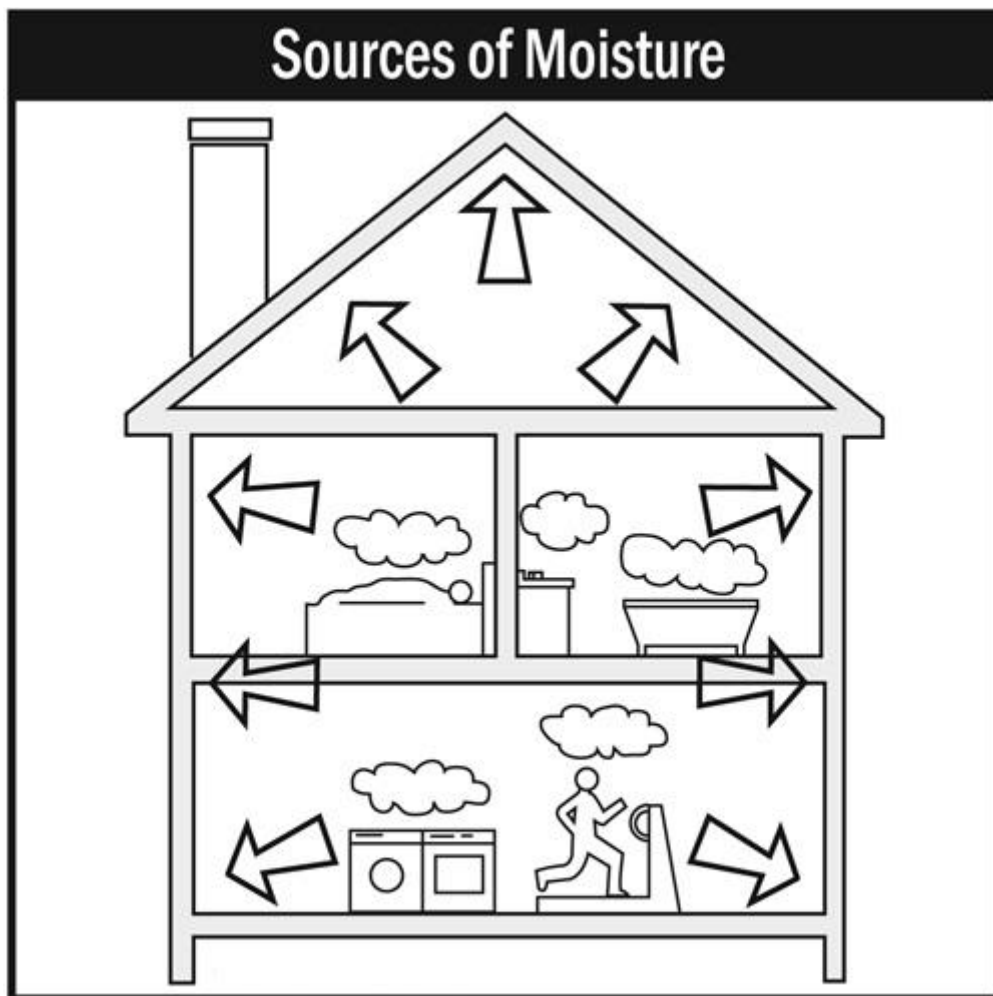
Condensation happens mostly on the colder parts of external walls, particularly where there is not much air movement, for example in corners of rooms, behind furniture and beds and even inside wardrobes.

Its presence is often first seen by the development of mould growth on walls and ceilings and in some cases furniture and clothing. It can also lead to the rotting of affected timbers such as window cills.

Condensation usually occurs during the colder winter months, October/November through to March/April. Commonly known as the condensation season.

Typical causes of condensation

Everyday Living adds extra moisture to the air inside our homes, even breathing ! (try breathing on a cold mirror or window and it will fog up)



Condensation is caused by;

- Too much moisture being produced in your home
- Not enough Ventilation
- Cold surfaces (external walls)
- The temperature within your home

One [person asleep adds half a pint of water to the air overnight and twice that when active during the day.

The larger your family, the more moisture you will produce. The water will stay inside of your home until you take steps to remove it.

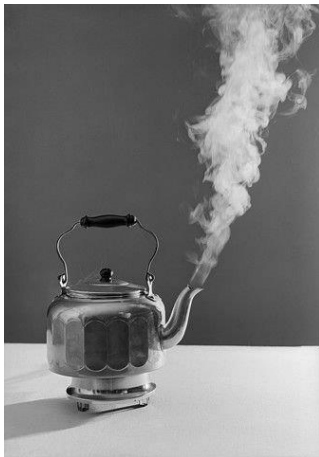
Condensation can happen in any room but it is more likely to occur in a room that is colder, such as a bedroom.

If that bedroom has furniture placed on the colder external walls where there is little air flow then condensation will form on these areas.

The following table shows how much water we produce at home in a typical 24 hour period.

- 2 people at home 3 Pints
- A bath or shower 2 Pints
- Drying clothes indoors 9 Pints
- Cooking and using a kettle 6 Pints
- Washing dishes 2 Pints

Total moisture added 26 pints or 14.8 litres



First steps in tackling condensation

- Dry your windows & window sills every morning, as well as any wet surfaces in the kitchen & bathroom
- Stop drying clothes on radiators and drying frames in side homes
- Increase ventilation within your home
- Make sure your home is adequately heated.



First steps in tackling mould growth

- To kill and remove mould, wipe down or spray walls etc. with a fungicidal wash that carries a Health and Safety (HSE) 'approval number' and follow the instructions carefully. You can often buy these at supermarket.
- After treatment, redecorate using a good quality fungicidal paint and a fungicidal resistant wallpaper to help prevent mould growth reoccurring. **N.B the effect of fungicidal or anti-condensation paint is destroyed if covered with an ordinary paint or wall paper.**
- Dry clean mildewed clothes and shampoo any affected carpets. Don't try to remove mould by using a brush or vacuum cleaner.

Note: It is possible that some textured coatings on walls and ceilings may contain asbestos. These types of surfaces should not be scraped or damaged during decoration works.



Reduce condensation by producing less moisture

- Hang your washing outside to dry if at all possible or hang it in the bathroom with the door closed and the window slightly open or the extractor fan on. Do not put washing on radiators.
- Always cook with the pan lids on and turn the heat down once the water has boiled. Only use the minimum amount of water in the pot
- When filling your bath run the cold water first and then the hot, this will reduce the amount of steam (which leads to condensation) by 90%
- If you use a tumble drier, make sure it is vented to the outside or is a condensing type
- Do not use your gas cooker to heat up the kitchen as burning gas produces moisture.
- Do not use gas or paraffin heaters. They produce high levels of moisture



Increase your ventilation

- Ventilate your bedroom by leaving a window slightly open at night and during the day, use trickle vents if fitted.
- Keep a kitchen window open when cooking or washing, use your extractor fan if you have one
- Ventilate your kitchen and bathroom for approximately 20 minutes after use by opening the window slightly. Use the extractor fan, they are very effective and cheap to use.



Control the temperature within your home

- Do not heat one room and leave the others cold. It is better to heat the home throughout at a medium to low level
- It is cheaper to keep your central heating on at a low level and maintain a low heat than it is to suddenly heat the house up twice a day from cold.

Reduce the number of cold surfaces in your home

- Do not push furniture against the outside walls. These are always the coldest walls in the house and areas of low air flow will attract condensation. Ensure there is a sufficient gap to allow air to circulate
- Do not over fill wardrobes and cupboards. This will restrict air flow

Follow these 4 steps to reduce condensation within your home

1. **Cut down on the moisture you produce in your home**
2. **Increase ventilation**
3. **Reduce the number of cold surfaces**
4. **In cold weather maintain a low level of heating throughout**

If you have followed the advice in this leaflet but continue to have problems with condensation and mould you should contact the Property Services Team on 0141 331 6650 to arrange a visit by a Property Services Officer

