



Regency

CONDENSATION INFORMATION LEAFLET

Did you know that one in five homes in the UK are affected by condensation? If you have four people in a property, they can create up to sixteen pints of moisture per day!

We strive to provide tenants with as much help and guidance as possible. If you think that you may have a condensation or damp issue please let us assist you with the following information:

Is it damp or condensation?

All houses can be affected by condensation and it can cause mould, damage to clothes, furnishings and decoration, and leave a musty smell. Both condensation and the problems it causes are often mistaken for damp. Damp usually leaves a tidemark and dependent on the cause would need remedial treatment to eliminate it. The advice below should help you to prevent condensation before it becomes a problem and let you know what to do to treat any areas already affected and help you identify the differences between damp and condensation.

What is condensation?

Condensation occurs when the moisture in the air gets cooler and tiny water droplets appear on surfaces e.g. when your mirror mists over after you have a bath. It usually happens during cold weather and appears on cold surfaces and places where there is little movement of air. For example, in corners of rooms, on or near windows, in or behind furniture. If left untreated mould will begin to grow.

What is the difference between damp and condensation?

Damp occurs when a fault in the building's basic structure lets in water from outside. There are basically two types of damp.

*Penetrating Damp

This occurs if water is coming in through the walls or roof, (for example, under a loose roof tile) or through cracks.

*Rising Damp

This occurs if there is a problem with the damp proof course. This is a barrier built into floors and walls to stop moisture rising through the house from the ground. The usual evidence of rising damp is a 'tide mark' on the walls that shows how high it has risen and sometimes an accompanying musty smell.

If you think that your house is suffering from either rising damp or penetrating damp, please contact your managing agent.

How does condensation occur?

Condensation occurs when warm moist air comes into contact with a cold surface. Walls, ceilings, and in serious cases floors become covered with moisture which can cause mould, rot, and the growth of fungus. The incidence of condensation is increased if a room is not properly ventilated, the temperature is not moderated, or if excessive moisture is being produced. The cold weather is usually worse for causing condensation because windows are opened less frequently, and more moist air is trapped indoors for longer.

Where does condensation occur?

Some condensation is inevitable in bathrooms and kitchens for short periods after usage, but it can also occur in infrequently heated rooms. It appears on windows, or in cupboards or corners of rooms where air circulation and ventilation are restricted.

Top twelve condensation tips:

You can reduce almost all the condensation in your home if you follow the Top Twelve Tips listed –

1. When possible, hang your washing out to dry. If you have to dry clothes indoors, put it in the bathroom with the door closed and a window open. Do not dry it on radiators. If you have a tumble drier, make sure it has an outside vent to carry away the warm moist air.
2. Keep pan lids on when cooking, and use minimal water for cooking.
3. Keep kitchen and bathroom doors closed when the rooms are not in use, this prevents warm moist air from spreading to other rooms.
4. Ventilate your bathroom for about twenty minutes after use – leave a small window open.
5. Ventilate your home for about an hour a day by leaving all internal doors open and opening a small window upstairs and one downstairs, which are at opposite positions in the house. This is called 'cross-ventilation'.
6. When filling a bath, run the cold water first and add the hot water last, this will reduce steam production by as much as ninety per cent.
7. Ventilate your cupboards and drawers. Try to ensure they are placed against internal, rather than external walls. Place heavy furniture on small blocks to allow air to circulate underneath, and avoid having furniture flush against walls for the same reason.
8. Do not draught-proof every window and door in any room with a condensation problem. Leave the top edges of doors and windows without draught-proofing to allow air to circulate.
9. Try to keep some heating in all rooms during cold weather – condensation is caused by cold surfaces so a little heat over a long period of time is more effective than a blast of heat for a short time.
10. Try not to place beds up against two walls, where possible have the head end against an internal wall.
11. Also remember if TWO people occupy one bedroom, and also use it for long periods during the day, rather than the communal areas, then the condensation is twice the usual amount to deal with.
12. If condensation is on your windows in the morning, do not just leave it, you must wipe it away or it will lead to water moving onto the walls which in turn will create the black mould. There is a clause in all Tenancy contracts which require the tenant to be mindful of condensation, which they are creating. (Remember, a landlord does not create condensation).

Prevention is always better than cure, and following these simple steps will ensure that the condensation in your property is kept as low as possible, and should not give rise to any serious problems. If mould does appear, clean the area thoroughly with Muffycid spray or a traditional fungicidal wash.