

Condensation dampness is more common than you may think, affecting modern properties and in particular older homes. As temperatures start to drop many of us will notice the problem more.

Condensation dampness is a result of too much moisture in the air generated by cooking, bathing, showering, washing and drying our clothes inside and even breathing. Most homes will experience condensation dampness at some time. Moisture-producing rooms, such as kitchens and bathrooms, and cold surfaces in other rooms of a property where moisture can migrate to, are most affected. Prolonged exposure to condensation may result in the appearance of black mould patches on walls, ceilings, fabrics and clothing. Steaming windows, damp surfaces and musty smells are tell-tale signs.

Did you know?

Would you believe just one occupant within a property produces 2 litres of moisture a day. You can't see this moisture once it is absorbed into the indoor air until it comes into contact with cold surfaces, where it condenses into droplets of water.

What can you do?

The best way to tackle condensation dampness is to provide adequate ventilation into your property. However, for the optimum performance we recommend you also take the following simple steps;

- ◆ *Dry your clothes outside whenever possible but, when drying inside is the only option, try to isolate drying to the bathroom or kitchen, keeping the room well ventilated*
- ◆ *Avoid drying clothes on radiators as this is a major contributor to condensation*
- ◆ *When producing steam in the bathroom or kitchen, shut the door to prevent vapour-laden air spreading to the rest of the house*
- ◆ *Open a window in the bathroom or kitchen whilst cooking or bathing to allow the steam to escape your property. 'Wet Rooms' will often contain extractor fans that will provide adequate ventilation, otherwise open the window to let the moisture escape*
- ◆ *Cover pans when cooking*
- ◆ *Do not block air vents and make sure your furniture and cupboards are not up tight against walls, especially external walls*
- ◆ *If you use a tumble drier, make sure it is vented correctly, preferably to the outside*
- ◆ *Keep doors closed on very cold rooms. Remember that moisture will travel through the property until it comes into contact with a cool surface, such as a window or wall, where it will settle and in some cases penetrate*

Ventilation and heating

Provide adequate ventilation to your property by opening trickle vents or, when you are at home, opening a small window in occupied rooms will help with moisture extraction.

Heating your home can help reduce condensation. However, consistency is the key and keeping your heating at a low level for a long period of time will gently warm the fabric of the building, reducing the cold surfaces on which warm wet air will condense.

Under the terms of a residential tenancy agreement tenants are obligated to **take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated and heated and if any condensation occurs to mop up any water promptly to prevent mould growth.**

If you have any concerns or require assistance with tackling condensation in your home, please do not hesitate to contact our office on **0113 239 5770.**
