

Where fitted, extractor fans should be used and left switched on at the isolator switch.

Where your home has an attic, we would advise that you do not use this for storage purposes. Modern construction methods allow properties to “breathe” into the roof spaces and in some cases through the roof membranes. There is a high risk of stored items being damaged if you decide to ignore this advice.

The effects of condensation

Where heavy condensation is present, absorbent surfaces (plaster, plasterboard, clothing, furnishings etc) will often act like a sponge and absorb any excess moisture from within the air. The surface then becomes saturated to the point that it can no longer absorb any moisture which often results in mould spores starting to appear.

Mould spores

In the event that you discover mould spores within your home, there are various products on the market that can assist with the removal of the mould spores. You should use a product that is suitable for the surface that you intend to clean and one that will remove the mould spore and prevent mould from germinating, simply wiping the area clean with a damp cloth will spread spores across the surface and cause the mould to spread. You must however take note of the information in this leaflet to help prevent reoccurrence.



On clothing & soft fabric



In wardrobes & cupboards



Around & under windows

Hints and tips on how to prevent condensation

In order to avoid excessive condensation, there are various tips that you can incorporate into your lifestyle to minimise condensation.

- Keep your home well ventilated by opening all windows on a daily basis to allow moist air to escape.
- When using the kitchen and bathroom, try to keep the door closed when possible to contain any moist air within the one room.
- Always keep a gap between walls and furniture to allow free passage of air.
- If drying clothes it is always better to do this outside. If this is not possible then dry them in a closed, well ventilated room.
- Ventilate built in wardrobes and cupboards and try not to hang wet clothes and footwear in these areas without drying them first.
- When cooking, try to cover all pots and pans with the lids and avoid leaving these on the boil for too long.
- Remember to heat your home, particularly in the winter months when you should ensure that the temperature inside your home is higher than outside by providing a level background heat.
- When running a bath, run the cold tap first as this will produce less steam.
- With the exception of when the kitchen and bathroom are being used, allow air to circulate through your home by keeping the internal doors open. In the winter months, if you have a problem with a specific room, then ventilate the room via the window and keep the door to that room closed to retain heat in your home.
- Avoid using paraffin, bottled gas and other vapour producing heaters.

IF YOU HAVE READ THIS PAMPHLET, FOLLOWED THE GUIDANCE AND THINK THAT YOU HAVE A PROBLEM THAT IS MORE THAN CONDENSATION, PLEASE CONTACT US ON FREEPHONE 0800 234 400 OR VIA info@sidey.co.uk. AND WE WILL INVESTIGATE.

A question of condensation



How condensation occurs and what you can do to prevent it.

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What is condensation?

Condensation is an extremely under estimated cause of damage to homes and contents and is certainly the most common form of dampness found within a building.

Occupants often confuse condensation with structural dampness such as rising or penetrating damp.

Most of the time, the air around us is more wet than dry.

The warmer the air becomes, the more moisture it can hold. However when the air is cooled suddenly, or comes into contact with a cooler surface, it will condensate. This can occur on windows, ceramic tiles, mirrors or areas of walls or ceilings.

A common example is where condensation is visible on internal glazing of bedrooms, mostly in the morning. This is caused by the air that we breathe during the night, coming into contact with the cooler surface of the glass.

Condensation can be prevented by understanding the factors that cause it.

What causes condensation?

Moisture laden air

Moisture in the air comes from a number of sources within a property. Water vapour is produced in relatively large quantities through normal day to day activities. An average 5 person household exudes approximately 10 litres of water into the air every day.

Breathing (asleep).....	0.3 litres
Breathing (awake).....	0.85 litres
Cooking	3 litres
Personal washing.....	1 litre
Washing and drying clothes	5.5. litres



Inadequate and intermittent heating

You may have discovered that the air temperature within your home can be quickly raised by using paraffin or bottled gas heaters rather than using the heating system installed in your home. For health and safety reasons we strongly recommend that you do not use this form of portable heating.



Will this increase the risk of condensation?

The answer to this question is YES! Because:

1. Although the air temperature is raised quickly by the portable heater, the internal walls and surfaces take much longer to heat up.
2. The rapid rise in the air temperature is often accompanied by the actions of the occupants i.e. bathing, cooking, washing/drying clothes.
3. Once the moisture enters the air and comes into contact with the cooler surfaces, condensation takes place. (Again this is often demonstrated on internal glazing).

Important points to remember

New build homes

The materials used to build new homes have absorbed many litres of water during the construction process. It is therefore important, particularly in the cold and humid winter months, that the correct balance of heating and ventilation is used to assist the “drying out” process of the new property.

All homes

Your home will benefit better from timed low background heat rather than shorts bursts of high temperature heat. Most central heating systems are controlled by a programmer which can be set to bring the heating on at set times. Energy efficiency works such as double glazing, cavity infill and loft insulation will help to ensure that this heat is retained within your home whilst it is not occupied.

Ventilation

Along with heating your home, it is also important that you ventilate all rooms, this improves air movement and releases any moist air. This can be achieved by leaving windows slightly ajar, however in winter months it is advisable to keep the door to the room that is being vented, closed, to retain the heat.