

Managing Condensation

Condensation occurs when warm, moist air comes into contact with a cooler surface. It is usually more of a winter problem when warm air in living spaces comes into contact with colder parts of the building. Bathrooms and Kitchens are a common place of condensation as these rooms have more moisture in the air.

Signs of condensation:

- Water droplets forming on cooler surfaces such as windows, windowsills, toilet cisterns, and mirrors.
- Mould – black spots appearing on surfaces.



Tips to control condensation:

- **Increase ventilation!** Open windows every day. Activities such as bathing or cooking produce a lot of warm moist air. To reduce condensation forming increase ventilation by opening windows or using extractor fans that lead to the outside of the property.
- **Keep doors closed** as much as possible when showering or cooking so the moisture does not escape into other parts of your home.
- Dry your washing outside if possible, if you use a tumble dryer try to vent it outside.
- **Maintain consistent heating.** Keep heating on low during the day so that the property does not get too cold.
- Consider using a dehumidifier, this will take some of the moisture out of the air.
- When cooking put lids on pans to reduce moisture escaping.
- **Wipe away excess moisture** that forms on surfaces after cooking or showering to prevent it turning into mould.

Mould Prevention – wipe surfaces in the kitchen and bathroom once they have become wet. Wipe windows and windowsills every morning.



Mould from excessive condensation will form on window sills, walls, ceilings, clothes.

Only remove mould yourself if it is caused by condensation and is a small area. Use a strong solution of diluted bleach or a fungicidal spray. If you are unsure, then do not attempt to remove the mould as mould spores can affect your health.



Condensation is not normally a building fault – it's about controlling moisture

GH

Property Management

Head Office:
The Old Barn, Vicarage Farm Business Park
Winchester Road
Fair Oak, Hampshire
SO50 7HD

T: 0345 3080 988

W: www.gh-propertymanagement.co.uk

Where Excellence Meets Expectation