

How to...

Manage condensation

Condensation occurs when warm, moist air comes into contact with a cooler surface.

This guide will provide you with information on how to identify and manage condensation in your home.



Condensation 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 as 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 windowsills, walls, ceilings and 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.**



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

T: 0345 3080 988

E: enquiries@gh-propertymanagement.co.uk

W: gh-propertymanagement.co.uk