

CONDENSATION: 'A very common problem For British homeowners and occupiers'

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'CONDENSATION IS OFTEN CONFUSED WITH DAMPNESS'

The Common Signs of Condensation



- Streaming windows
- Stains and damp patches on walls
- Peeling wallpaper
- Blackened window frames
- Black mould growth on surfaces and furniture

Many properties suffer condensation and mould problems due to several factors including;

- insufficient permanent background ventilation such as trickle vents to windows,
- the presence of unventilated and disused fireplaces,
- metal frames and single glazing in the windows
- inadequate heating and the presence of cold and damp walls.

Condensation can also occur when heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation may occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is inadequate heating and ventilation. Condensation is affected by normal day-to-day activities, such as washing and cleaning which produce excessive amounts of water into the atmosphere.

How to Reduce Condensation

- Dry clothes outside and properly vent washing machines and dryers
- Provide proper ventilation particularly in humid rooms, such as bathrooms and kitchen, and close doors when they are in use. Cover pots and pans when in use and open windows.
- Do not turn off or isolate extractor fans, they are there for a reason.
- Ensure proper gaps around furniture
- Avoid portable gas and paraffin heaters where possible.

A simple way to reduce condensation forming on cold walls is to increase, control and balance ventilation and heating more frequently. The thermal quality of all elements should also be improved where possible.

For advice on damp or condensation problems please call or make an appointment to see us in the office at one of our drop-in surgeries.

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