

Controlling damp, condensation and ventilation



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Moisture in the home

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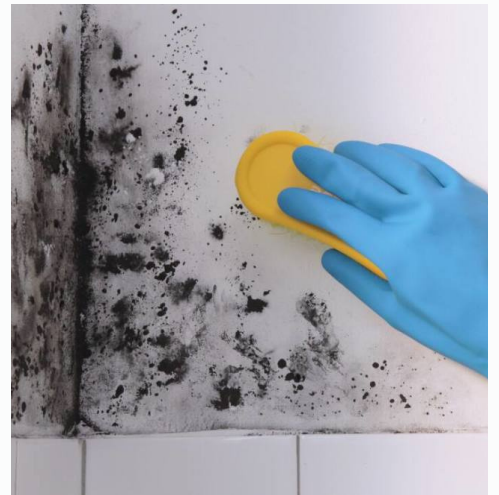
The air in your home contains moisture. When the air comes into contact with any cold surfaces, the moisture condenses into water droplets, known as condensation.

An increased moisture content in the air will result in an increased risk of condensation, especially during cold weather, and mould may grow as a result.

If this moisture is not removed, condensation will form and mould may grow, especially if your home is dusty

Mould should be wiped away with mould remover spray and the area vacuumed and dried. Dust and dirt must be removed, this will help prevent mould growth and will also help prevent asthma and coughs.

The more you can reduce moisture in your home, the less likely it is you will have condensation and mould



How can you reduce moisture?

- ✓ Putting lids on pans during cooking
- ✓ Putting fans on when cooking, showering or drying clothes indoors
- ✓ Opening windows. In cold weather you only need to open your window very slightly
- ✓ Wipe condensation away and squeeze any water down the sink
- ✓ If drying clothes indoors, dry them in one room with the door shut and window slightly open
- ✓ Keep your home warm
- ✓ Closing kitchen and bathroom doors when bathing or cooking will stop moist air spreading through the home

Ventilation and condensation

It is possible to avoid and limit condensation by adequate ventilation. In areas such as bathrooms and kitchens the warm air contains a lot of moisture, if that air then spreads to cooler parts of the house, it will condense on any colder surface.

Ventilation is only effective if consistent throughout the whole house. Condensation is encouraged by poor air circulation and the first evidence is often the appearance of mould growth.

Landlords are generally responsible for maintenance should damage be caused by leaky pipes, structural defects or a failed damp proof course. Tenants should immediately report such faults preferably in writing or via email.

A combination of heating and ventilation is the main form of control against damp, mould and condensation.

- Ventilating the room to the outside when using the bath or shower – open a window and close the door
- Trying to increase the change of air by opening windows daily for 30-60 minutes at a time
- Positioning furniture so that it's a little further away from the walls, so the air has a free flow around the room
- Refraining from over-filling cupboards to bursting point - again, allow the air to flow
- Ensuring trickle vent flaps on windows are open and air vents are unblocked
- Where available ensure extractor fans are on and in full working condition, in both kitchens and bathrooms
- Keeping heating on, at a low setting, all day in colder weather. This is also more economical than blasting the heating for short periods of time

It is a condition of your Tenancy Agreement to adequately heat and ventilate the property. You could be liable for any damage to the property if you fail to do so and allow damp / mould to spread and grow.

