



BLenheim ESTATE

# Condensation & Mould Advice

This leaflet contains important information on how to reduce problems in your home caused by condensation and mould.

## WHAT IS CONDENSATION?

Condensation starts as moisture in the air which then turns into water droplets when it meets a cold surface. This is what you see on a cold mirror when you get out of a hot shower.

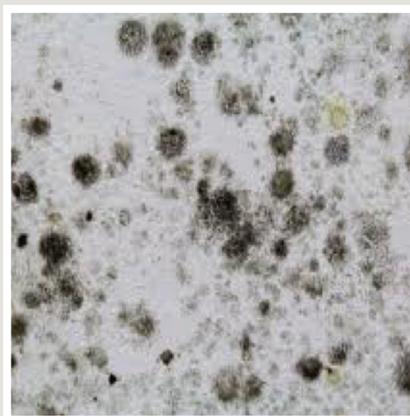
## WHAT CAUSES CONDENSATION?

The average household produces around 24 pints of moisture every day from a variety of sources. These include cooking, personal washing and washing/drying clothes. This moisture is held in the air and must be allowed to leave your home, otherwise condensation will form.

## WHEN IS CONDENSATION A PROBLEM?

The result of condensation can be quickly followed by mould if condensation is not dealt with immediately. Mould can cause damage to your property, furnishings and clothes. It also can have severe effects to your health and wellbeing.

Mould will most often appear as black/green fluffy or hairy spots or patches. To the touch it will be soft, slimy, and damp and may smear when wiped. It is essential that if you discover any mould, however minor you must address the problem immediately.



## HOW CAN CONDENSATION BE REDUCED?

### 1. Producing less moisture in your home

- ✓ Hang washing outside whenever you can.
- ✓ If you use a tumble dryer make sure it is vented to the outside
- ✓ If you dry clothes inside, dry in a room with the window open and the door closed

### 2. Stopping moisture spreading around your home

- ✓ Keep the internal bathroom and kitchen doors shut and these rooms well ventilated during and after bathing and cooking
- ✓ Wipe down surfaces where moisture settles, such as windows and mirrors. The image above illustrates when you would need to do so

### 3. Keeping your home well ventilated

- ✓ Each morning, 'air' the affected rooms by opening windows and wiping down any wet windows and sills

- ✓ Use extractor fans/hoods in bathrooms and kitchens where they are fitted
- ✓ Leave bathroom and kitchen windows open for a while once you have finished cooking, showering or bathing
- ✓ If your windows have trickle vents fitted leave these open as this will provide a steady flow of fresh air and do not block ventilators or extractor fans

### 4. Keeping your home warm

- ✓ Condensation can be worse in a cold home therefore keeping your home warm can really help to reduce condensation
- ✓ Condensation and mould often form in rooms that are unused or under heated. Turn the radiators and heaters on a low heat in these rooms but don't turn them off completely

## HOW DO I GET RID OF MOULD?

- ✓ As soon as you identify mould you need to clean it away immediately and this is your responsibility.
- ✓ When cleaning mould please ensure you wear rubber gloves and wipe the mould off the area using a cloth and anti-mould remover. Anti mould removers are available in most supermarkets should it become part of your regular cleaning routine. Effective removers will carry a Health and Safety Executive 'approval number' and we encourage you to follow the manufacturer's instructions precisely
- ✓ If you find mould on clothing or other fabrics it can be washed out but may leave a stain
- ✓ Avoid vacuuming/sweeping affected carpets - shampoo instead



### OTHER CAUSES OF MOISTURE

1. Leaks e.g. windows, roofs or guttering
2. Penetrating moisture through walls
3. Rising damp



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