

MANAGING CONDENSATION



WHAT IS CONDENSATION?

CONDENSATION IN A PROPERTY IS CAUSED WHEN WATER VAPOUR COMES INTO CONTACT WITH COLD SURFACES AND CONDENSES TO FORM DAMPNESS OR WATER DROPLETS, A COMMON AND TROUBLESOME ISSUE ESPECIALLY DURING BRITISH WINTERS.

WHILE THIS CAN SOMETIMES BE CAUSED BY THE BUILDING ITSELF, MOST CASES OF DAMP ARE CAUSED BY CONDENSATION AS A RESULT OF THE WAY THE PROPERTY IS BEING USED. KNOWING THE CAUSE OF THE PROBLEM WILL HELP DETERMINE WHAT NEEDS TO BE DONE AND BY WHOM.

NO AMOUNT OF STRUCTURAL MODIFICATION WILL PREVENT PROBLEMS FROM CONDENSATION IF INTERNAL HUMIDITY IS NOT REGULATED BY THE PERSON LIVING IN THE PROPERTY.

THE FOLLOWING EVERYDAY ACTIVITIES CREATE MOISTURE:

- BREATHING - UP TO 0.85 LITRES
- COOKING - 3 LITRES
- SHOWER AND BATHING - 1 LITRE
- WASHING AND DRYING CLOTHES 5.5 LITRES

TOP TIPS FOR TENANTS

IF YOU SEE CONDENSATION ON YOUR WINDOWS WIPE THEM DOWN AS SOON AS POSSIBLE TO REMOVE THE MOISTURE. IT'S ALSO A GOOD IDEA TO OPEN WINDOWS FIRST THING IN THE MORNING (IF ONLY FOR A SHORT PERIOD) TO ALLOW FOR A RAPID EXCHANGE OF AIR).

- PULL ANY FURNITURE AWAY FROM THE EXTERIOR WALLS BY 3 INCHES.

- OPEN WINDOWS WHEN YOU CAN (AT LEAST DAILY).

- WHEN YOU SHOWER/ BATH MAKE SURE THE DOOR IS SHUT AND THE WINDOW IS OPEN AND/OR EXTRACTOR FAN IS ON. WHEN FINISHED, LEAVE THE EXTRACTOR ON AND SHUT THE DOOR AS THAT ACTS AS A VACUUM TO REMOVE THE MOISTURE.

- DO NOT HANG WET CLOTHES ON RADIATORS OR HEATERS.

- AVOID PUTTING CLOTHES HORSES DIRECTLY NEXT TO THE RADIATOR OR HEATER - LEAVE ABOUT A 20 INCH SPACE.

- KEEP YOUR HEATING ON A CONSTANT LOW TEMPERATURE INSTEAD OF LETTING IT GO COLD AND THEN HOT AGAIN.

- ALWAYS USE YOUR KITCHEN CANOPY EXTRACTOR WHILE COOKING AND OPEN WINDOWS DURING COOKING (CLEAN AND REPLACE FILTERS AS NECESSARY).

- NEVER TURN OFF YOUR BACKGROUND VENTILATORS/EXTRACTORS.

CLEANING

- TO CLEAN, USE 50/50 BLEACH AND WATER.

- FOR ANY SEALANTS OR MASTICS, USE WHITE SPIRITS. IF YOU HAVE FOLLOWED ALL THE ABOVE GUIDANCE AND ARE STILL EXPERIENCING ISSUES PLEASE REPORT THIS TO YOUR PROPERTY MANAGER WHO WILL ASSIST IN FURTHER INVESTIGATION.

