



## How can I prevent condensation? >>>

- ✓ Extractor fans in kitchens and bathrooms can be a great help, especially humidistat fans which are controlled by the level of humidity and remove moisture laden air.
- ✓ Hang your washing outside to dry if at all possible.
- ✓ Keep kitchen and bathroom doors closed to prevent moisture escaping
- ✓ If you use a tumble dryer, make sure it vents outside.
- ✓ Hang washing in a bathroom with the door closed and the window slightly open.

**CDS on 01323 734162  
can install extractor  
fans for you.**

- ✗ Do not hang washing over a radiator.
- ✗ Always cook with pan lids on and use the minimum amount of water.
- ✗ Do not use your gas cooker to heat your kitchen; it produces moisture when burning gas.
- ✗ Avoid the use of bottle gas heaters
- ✗ Do not draught proof bathroom or kitchen windows.

## Condensation Checklist...

- Is your property post 1960's?
- Is there mould in the corners of your walls or windows?
- Is there mould growing on or behind furniture?
- Do you have a musty smell? Especially behind kitchen units?
- Are the windows steaming up?
- Is there mould growing on your furniture or clothes? Particularly leather items?

If you have answered yes to one or more of these questions then it is highly likely that you have a condensation problem.

Following the advice in this leaflet will help to reduce condensation, but only effective ventilation can cure this.

If you are still unsure and would like a surveyor to check any symptoms, please contact the office on the details below to arrange an inspection. The current survey fee is £50.00 + current VAT rate (you will be asked to pay the fee before we make a visit).

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## CONDENSATION

## THE FACTS

### What causes condensation?

Condensation is caused when moisture laden air from:

- Cooking
- Boiling kettles
- Bathing
- Showering
- Drying clothes
- Using calor gas or paraffin heaters
- Just Breathing!



cools on a cold surface to form condensation.

Building research shows that drying a washing machine load of clothes in a property generates 5 litres of water.

Two people simply breathing produces over a litre of water.

Calor gas heaters involve the burning of hydrogen, hence the production of water.

**1 litre fuel burnt = 1 litre water produced.**





## Who gets condensation?

Condensation is a relatively modern problem. Because old houses were draughty and had many air changes, they were difficult to keep warm but largely free from condensation.

In modern flats and houses the emphasis is very much on better draught proofing, sealed unit double glazing and even blocking up air bricks and sealing chimney flues.

This creates a draught free environment, but does not allow for the removal of moisture laden air.

Most people accept moisture which forms on the inside of windows over night is normal, it is not until it manifests itself in the form of black mould that people suspect a problem.

Occupants of affected premises often find it difficult to believe that such severe dampness can be caused by condensation alone and frequently believe there is a constructional defect.

### Steps for treating mould growth:

- ✓ Wipe down or spray walls and window frames with a fungicidal wash
- ✓ Dry clean mildewed clothes
- ✓ Shampoo carpets
- ✓ For re-decorating use a fungicidal paint.
- ✗ Do not try to remove mould using a brush or vacuum cleaner

## Handy Tips!

If it is very cold, leave some background heating on throughout the day, so as to keep your house at a constant temperature, this may also save you money as it can cost you more to heat a room from cold than to maintain a temperature.

### Ventilation >>>

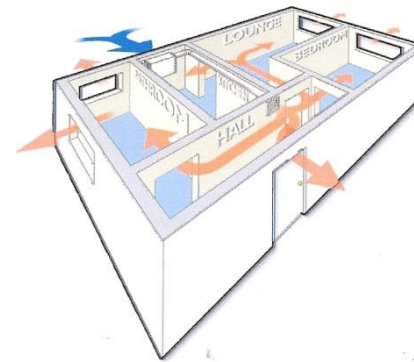
Fans which draw filtered air from the roof space are available. this type of fan creates a slight positive pressure throughout the house which gently pushes the moisture laden air out through small gaps which are present in all properties.



Leave a window slightly open when mist appear so as to allow air to circulate and never block chimneys up completely, always leave an air brick for ventilation!

### Heating >>>

Improvement of heating and insulation will help to raise temperature. Increasing air movement by moving furniture away from walls may also help.



An example of serious condensation

### Kettles and Pans >>>

Kettles and pans cause steam and a build up of steam can cause condensation.

Make sure rooms are well ventilated and don't allow appliances to boil for too long.

Try to keep doors to rooms closed whilst steam is present.

### How much water do we produce? >>>

2 people breathing	=	3 pints
Cooking and kettles	=	6 pints
A bath or shower	=	2 pints
Drying clothes indoors	=	9 pints
Washing dishes	=	2 pints
Boiled gas heater (8 hours use)	=	4 pints

**Total... = 26 pints!**

## How do I know its Condensation?

It's not easy to tell but condensation facilitates black mould growth.

Black mould needs pure water for its growth and condensed water is pure, unlike penetrating or rising damp which brings with it salt contaminants from the ground or from the building itself, which will not support the mould growth.