

TENANT INFORMATION GUIDE MOULD PREVENTION

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HOW TO AVOID CONDENSATION

After a bath or shower, the room should be ventilated to the outside, not to the rest of the house - just opening a window and closing a door will help.

Dry clothes outdoors or in a cool area of the premises.

While drying clothes indoors either by dryers or clothes-horse make sure the room is ventilated.

When people come in with wet coats or shoes they should be hung to dry outside.

WHAT IS CONDENSATION?

Condensation occurs where moist warm air comes in contact with colder dryer air, or a surface, which is at a lower temperature.

Condensation is generally noticeable where it forms on absorbent surfaces, (i.e. windows, window sills, mirrors or tiles) but it can form on any surface and it may not be noticed until mould growth or rotting of material occurs.

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CONDITIONS FOR CONDENSATION

The moisture in the air comes from a number of sources within the house.

Water vapour is produced in relatively large quantities from normal day to day activities such as breathing, cooking, baths or showers, and washing clothes.

Moisture can also be drawn from the structure of the building into the internal air, from below the floor or through the walls/ceilings.

Keeping the moist air in the house through effective draft proofing aggravates the effect of moisture generation. It is theoretically possible to avoid condensation altogether by adequately venting moist air from the room in which it is generated.

In certain areas of the house (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 condenses on any colder surface.

Condensation is encouraged by poor circulation where stagnant air pockets form (behind furniture, in cupboards and built-in robes) and the first evidence is often the appearance of mould growth and a musty smell on clothes.

The warm moist air rises to the highest points in the building, forming condensation in those areas, which are often coldest, including bedrooms, wardrobes and upstairs bathrooms etc.

The modern lifestyle, of many people, means that many houses remain unoccupied and unheated throughout the greater part of the day. This allows the fabric of the building to cool right down. The moisture-producing areas are then concentrated into a relatively short period, producing large amounts of steam when the building structure is still relatively cold.