

thirteen

Managing and building homes

Keeping your home free from condensation and mould



What is condensation?

Condensation is one of the most common causes of mould in the home which can be prevented.

It's caused when there is too much moisture in the air. When the moisture hits a cold surface like a window or a wall, it turns back to water.

If condensation can't escape you may get mould on walls, in cupboards and on window sills and window frames.

Where does it happen?

You can get condensation anywhere in your home – usually in colder or unventilated areas including:

- windows and surrounds
- cold corners of rooms
- kitchens and bathrooms
- unventilated rooms
- built-in cupboards
- behind furniture against a wall

How you can help

You can help prevent condensation in your home in a number of ways:

In the bathroom and kitchen

- stop water vapour getting around the house when using the shower or bath by closing bathroom doors, opening windows and using the extractor fan
- close kitchen doors while cooking, use pan lids, open windows and use the cooker extractor
- let air into rooms after use by closing doors and opening a small window for at least 20 minutes.

In bedrooms

- ensure bedrooms are partially heated - you get condensation in unheated rooms
- bedroom windows should be open for about 30 minutes a day so the air can change
- don't overfill wardrobes and cupboards - this helps air to flow.

Living room and the rest of the house

- open windows for about 30 minutes a day so the air can change
- avoid glazed or non-absorbent wall coverings as they don't allow moisture to pass through, causing dampness
- keep curtains 15cm - 20cm away from window glass to avoid dampness
- wipe down any wet windows and sills every morning to avoid moisture building up
- heat your home with a small amount of heat for a longer time rather than a large amount of heat for a shorter time. This is more cost effective and keeps your home warm
- don't position furniture too close to the walls to encourage airflow around it.

How much moisture we produce at home

Our daily lives produce the moisture that causes condensation.

You might be surprised by just how much moisture our daily activities produce:

Activity	Moisture*
Tumble dryer	(one cycle) 16 pints
Drying clothes indoors	9 pints
Cooking and using a kettle	6 pints
Bottled gas heater for eight hours	4 pints
Two adults sleeping for eight hours	3 pints
One bath or shower	2 pints
Washing dishes	2 pints

*Water vapour produced



Quick tips

Don't...

- dry clothes on radiators or in front of a fire
- over-ventilate your home as the temperature will drop and add to the problem
- leave kettles or pans boiling or uncovered
- block up any ventilation e.g. airbricks or trickle vents in windows.

Do...

- dry washing by hanging it outside or use a clothes airer in a ventilated bathroom
- cook with pan lids on
- keep kitchen and bathroom doors closed when you use the rooms
- open a window or use the extractor fan when you use your bathroom or kitchen
- ensure tumble driers are vented to the outside (DIY kits are available)
- keep your home heated regularly

Contact us

If you have any questions about condensation please contact our customer service team:

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