

CONDENSATION: LANDLORDS

Condensation in buildings is a life-style related, natural phenomenon and the severity and effectiveness of control depends on many factors.

Black mould in buildings is the result of condensation and not rising or penetrating damp, as is often mistakenly thought.

No two properties are the same and the life-style of tenants in the same property are not identical – all this varies the condensation problem and any growth of mould.

YOUR 7 POINT GUIDE

FOR GUIDANCE ONLY, THE FOLLOWING SHOULD BE CONSIDERED:

- 1 Do not use vinyl-based paints in areas of condensation and mould problems and wherever possible, remove existing vinyl based paints and papers to allow the walls to breath.
- 2 Where trickle vents are fitted to windows, do not hang net curtains as they stop the convection effect of ventilation.
- 3 Ensure bathrooms/shower rooms are fitted with humidity control extract fans permanently live wired and not controlled on the light switch.
- 4 Open windows whenever possible.
- 5 Ensure loft insulation is to current standards as rapid heat loss through ceilings is a cause of condensation and often shows as black mould around the edge of ceilings.
- 6 If there are no trickle vents to windows and the property is double glazed with fans in kitchen and bathrooms, the consideration should be given to the installation of a positive pressure unit (PPU) which will force the air past the internal seals.
- 7 Increasing the Heat in rooms inevitably increases the humidity, and it is the humidity condensing that results in the moisture forming at the coldest points in a room (dew points).

INCREASE HEAT = INCREASE CONDENSATION

NB. Empty properties have few condensation problems.