



Condensation

Causes and remedies 

What is condensation?

Condensation is caused by moisture in the air turning into droplets when it comes into contact with a cold surface. It can occur when you are cooking, drying clothes, washing and even breathing. The most obvious sign of condensation is mist on windows. In extreme cases, condensation causes black mould to appear and can cause woodwork to rot.

Condensation is different to damp. Damp is where water gets into the property from the outside through the walls, floors, roof or from leaking pipes. Signs of damp are more usually associated with 'tidemarks' on the walls and ceilings.

How do I avoid condensation?

- Make sure that you ventilate the areas where moisture is produced, such as kitchens and bathrooms.
- Keep a window open or, if you have one, turn your extractor fan on.
- Keep the door closed in any room where you are producing moisture (for

example your kitchen or bathroom) so that moisture cannot spread to other rooms.

- When someone is in a room, make sure that a small window is kept slightly open or a trickle vent is left open.
- Ventilate cupboards and wardrobes and do not put too many things in them as this stops air circulating.
- Keep free-standing wardrobes approx five centimetres away from the wall and cut 'breather holes' in the back of the wardrobe.
- Move furniture away from external walls.

Reduce the amount of moisture you produce

- Make sure that you cover saucepans and don't leave kettles boiling.
- Dry washing outdoors on a washing line. If you have to dry your clothes inside, put them in the bathroom with the window open and any fan on.
- If you use a tumble dryer, make sure it has a vent taking the moisture to

the outside (unless it is a condensing type).

- Wipe moisture off surfaces such as windows every day.
- Do not use portable calor gas or paraffin heaters to warm your home.

Insulate, draught-proof and heat your home

- Insulate and draught-proof your home (this will also help to cut fuel bills).
- In cold weather, consider keeping your heating on a low setting all day, rather than turning it on and off constantly.
- Insulate pipe-work.

Please don't:

- block up permanent vents,
- block up fireplaces – leave a hole about the size of two bricks and fit a vent,
- draught-proof rooms where there is condensation or mould and where moisture is produced, or
- dry clothes on radiators.

What do I do if I find signs of condensation?

- Wash down any black spot mould with an approved anti-fungal wash. Make sure you follow the manufacturer's instructions and any safety precautions printed on the containers that you use. Diluted bleach also removes mould.
- Keep surfaces such as windows free of condensation by regularly wiping them down with a dry cloth.
- When re-decorating, use an anti-fungal paint and wallpaper paste, following the manufacturer's instructions.

If you have taken all of the above precautions but there are still signs of mould, contact Soha Customer Services on 01235 515 900 or 0800 014 15 45 (free from a landline) for more advice.

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Polish

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