

TYPICAL SIGNS OF CONDENSATION

- Streaming windows
- Water pooling on window sills
- Damp walls with no 'tidemarks'
- Damp and mould patches
- Mould in corners of rooms
- Mould behind furniture
- Mildew on clothes & furnishings
- Musty and damp smells

*Condensation
and mould
growth is an
increasingly
common problem
for households*

WHAT IS CONDENSATION

Condensation occurs when moisture in the air forms water droplets on cold surfaces like windows or outside walls. Problems with condensation are worse during cold weather.

The moisture in the air comes from a number of sources within the home, including cooking, bathing, breathing, washing and drying clothes. A five person household can generate about 10kg of water every day.

Excessive condensation can lead to extensive mould growth, which in turn can lead to unhealthy and unpleasant living conditions, as well as damaging furniture and clothing. The Department of Communities and Local Government now list 'damp and mould growth' as a class 'A' hazard which therefore requires remedial action to be taken by landlords.

Condensation can sometimes occur within the structure of a wall (interstitial condensation) leading to damp issues.

Condensation dampness is frequently misdiagnosed as rising or penetrating dampness.



THE EFFECTS OF CONDENSATION

STREAMING WINDOWS
MOULD PATCHES ON WALLS

STEPS TO CONTROL CONDENSATION

Condensation occurs when heating, ventilation and insulation are out of balance, and therefore the key to controlling condensation is to address one or more of these issues.

Lifestyle changes to reduce condensation problems

- Dry clothes outdoor or in a tumble dryer. If you must dry clothes indoors make sure the room is well ventilated or use a dehumidifier whilst clothes are drying.
- Ventilate bathrooms and shower rooms externally during and after use, keeping door closed.
- Ventilate the building by opening windows, keeping ventilation strips on windows open and using extract fans.
- Maintain an even temperature within the building. Avoid periods of very high or very low temperatures.
- Do not use unvented bottled gas heaters
- Use extractor fan when cooking or bathing

Building improvements to reduce condensation problems

- Improve insulation of lofts and cold walls
- Re-position or upgrade radiators in cold areas
- Upgrade existing ventilation fans with run on timers or humidistat controls
- Add ventilation strips to double glazed windows
- Fit new passive or mechanical ventilation to kitchen, bathroom and utility room

PASSIVE AND MECHANICAL VENTILATION

WINDOW VENTILATION



EXTRACT FANS



PASSIVE VENTS



WHOLE HOME VENTILATION

For condensation advice please call 0800 781 8358 or visit www.biocraft.co.uk.
Biocraft Ltd carries out specialist damp surveys of residential properties throughout
Berkshire, Hampshire, Oxfordshire and Surrey.