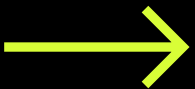


PORTUS

***CONDENSATION
MANAGEMENT
GUIDE***



What is condensation?

Condensation Condensation is a common problem in house shares. It is caused by excessive moisture in the air which can turn into damp on the wall and eventually mould in the form of small black spores.

How is it caused?

Normal daily activities (such as taking showers and baths, washing and drying clothes, cooking and boiling kettles) produce warm air containing a large amount of water vapour. If the warm air can't escape through an open window or air vent, it moves around until it finds a cold surface where it cools and forms condensation.

Who is responsible?

Whilst the landlord has installed everything in the property to try and reduce condensation (air vents, extractor fans, openable windows etc.), it is you as the tenants who are responsible for managing condensation and ensuring it doesn't lead to damp.



Reducing Condensation

Produce less moisture

- Put lids on saucepans while you're cooking to reduce the amount of steam.
- Avoid drying laundry on a clothes airer or radiator. If you need to dry clothes indoors, open the window and close the door of the room where the clothes are drying, so that moisture can escape outside rather than circulate around your home.

Stop moisture spreading

- While cooking, bathing or washing, use an extractor fan and/or open a window, and keep the door closed. Keep the extractor fan on and/or the window open for about 20 minutes after you have finished (with the door closed).
- When condensation appears, wipe it away.

Ventilate moisture away

- If the windows have trickle vents (slotted vents in the window frames), leave them open when rooms are occupied – even in the winter when your heating is on. These vents provide constant ventilation which removes water vapour.
- If you can, put free-standing wardrobes and other furniture against internal walls, leaving a gap between the wall and the furniture so that air can circulate around the room. Try not to overfill cupboards, wardrobes and drawers so that air can circulate around the contents.

Provide even heating

- If you don't usually use all of the rooms in your home, you should still keep them heated to avoid cold areas. It's better to keep all rooms heated to a low temperature than to have some rooms heated to a high temperature while others have the heating turned off.

Treating Mould

If you notice mould growing in your home, you should treat it straight away to stop it from spreading and causing more damage to your home.

- Sterilise the affected area with a suitable fungicidal wash (available from most DIY stores), following the manufacturer's instructions. Keep checking the affected area for at least a week. If the mould reappears, wash it down again with the fungicidal wash to make sure the area is thoroughly sterilised.
- If the treatment appears to have been successful and the area needs redecorating, let us know and we'll schedule the works.
- If mould or mildew is growing on clothing or carpets, you should dry clean them. Don't disturb mould by brushing or vacuum cleaning, as you can increase the risk of respiratory problems.
- To prevent mould returning, make sure that you control condensation in your home.

CONTACT US TODAY!

hello@portuslets.co.uk
portuslets.co.uk
+44 (0)151 329 3538



PORTUS
