

DAMP & MOULD

Is your home damp? Damp can cause mould on walls, furniture and make timber window frames rot. Damp housing encourages the growth of mould and mites, which can increase the risk of respiratory illness.

Some damp is caused by condensation, this information explains how condensation forms and how you can keep it to a minimum, so reducing the risk of dampness and mould growth.

Keep Your Home Free From

CONDENSATION



FEATURES OF RISING DAMP -v- CONDENSATION

	Rising damp	Condensation
Surface dampness	✓	✓
Damp well beneath surface	✓	✗
Liquid surface moisture	✗	✓
High surface moisture meter readings	✓	✓
High moisture meter readings in substrate	✓	✗
Mould growth	?	✓
Groundwater salt contamination (Cl + NO3)	✓	✗
Eruption of finishes	✓	✗

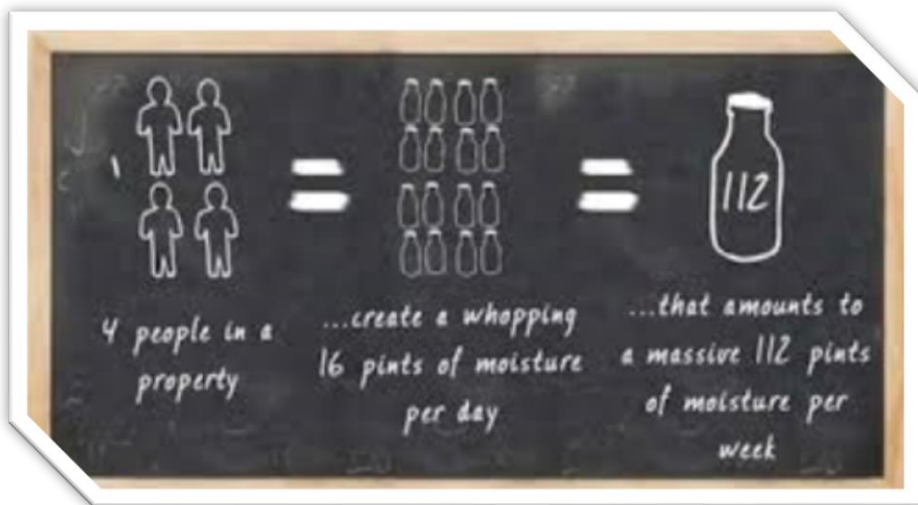
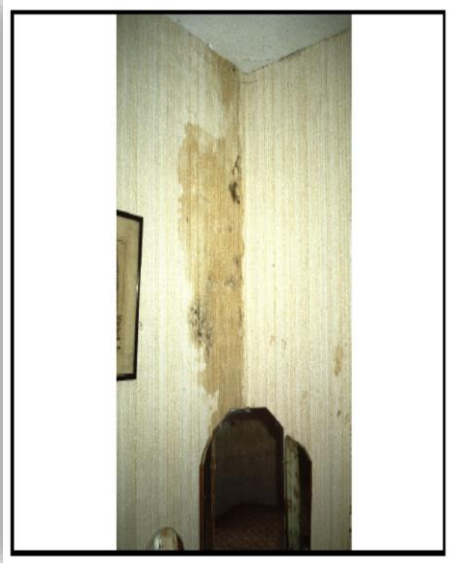
**** Condensation 'season' is between October – April ****

IS IT DAMP OR CONDENSATION?

There is broadly a condensation season, this is generally between October and April
If there is dampness outside this period, it is probably not condensation.

LEAK OR CONDENSATION?

DAMP AND CAUSE



What is Condensation and What Causes it?

Everyday things like cooking, washing, drying clothes inside, bathing and even breathing cause moisture which is released into the Air. The Air can only hold a certain amount of water vapour, the warmer it is the more it can hold. If it is cooled by contact with a cold surface such as a mirror, a window or even a wall, the water vapour will turn into droplets of water – CONDENSATION. This is what happens when the mirrors mist up in the bathroom.

Is it condensation?

Condensation is not the only cause of damp. It can also come from:

- Leaking pipes, wastes or overflows
- Rain seeping through the roof where a tile or slate is missing, spilling from a blocked gutter, penetrating around window frames, or leaking through a cracked pipe
- Rising damp due to a defective damp-course or because there is no damp-course

These causes of damp often leave a 'tidemark'. If your home is newly built it may be damp because the water used during its construction (for example, in plaster) is still drying out. If your home is damp for any of these reasons it may take weeks of heating and ventilation to dry out. Hiring a dehumidifier will help. If you do not think the damp comes from any of these causes, then it is probably condensation.



A typical place for
condensation mould,
on an outside wall and
behind furniture



How does condensation cause mould?

If you don't get rid of moisture it will encourage the growth of mould. Mould is a fungus and grows wherever there is moisture. You will see black pinpricks of mould on walls and ceilings. You will also notice a musty smell and items in cupboards can get covered in green fur. Damp and mould increase the risk of mites and can cause respiratory problems if it remains untreated.

What can I do to reduce condensation?

If you reduce the amount of moisture that goes into the air in your home, you will reduce the amount of condensation that builds up.

You can do this by following a few simple steps:

- Open windows and vents as much as possible to reduce moisture build up
- Try not to put too much stuff into cupboards as this reduces air circulation
- Leave space between furniture and walls to allow air to circulate, if possible position wardrobes and furniture against internal walls.
- Keep your home warm. In cold weather it is better to keep your home heated throughout the day at a low level, than to turn the heating on high for short bursts
- Avoid using tumble dryers which aren't externally vented
- If possible, dry clothes outside. If you have to dry them indoors then make sure you leave a window open
- When cooking, open windows or use an extractor fan
- Keep a lid on saucepans and don't let the kettle over boil
- Don't use portable gas or paraffin heaters
- Close kitchen and bathroom doors to prevent moisture reaching other rooms
- Install humidistat controlled extraction where possible and leave fans running for 20 mins after use.

What should I do if I see condensation or mould in my home?

The most important thing to do is to remove it.

HOW TO HELP YOURSELF

- If condensation occurs, dry the windows and sills with paper towels and dispose of these
- Remove and kill mould by wiping down surfaces with a fungicidal wash or dilute bleach weekly. There are various products on the market that carries a Health and Safety Executive 'Approval number' that will help with affected areas. Make sure you follow the manufacturer's Instructions precisely.
- When decorating, use a good quality anti-fungi paint to help prevent mould from appearing again. Where possible remove lining paper and wallpaper, treat the plaster then paint or paper the area again.
- Don't brush or vacuum the mould as this can increase the amount of mould spores in the air
- Clean and remove excess moisture and mould spores from carpets and clothing.

Insulate, draughtproof and heat your home

Insulation and draughtproofing will help keep your home warm and will also cut fuel bills. When the whole home is warmer, condensation is less likely.

- Insulate your loft. Remember to draughtproof the loft hatch but do not block the opening under the eaves.
- Consider cavity wall insulation. Before deciding though, you should talk to your local building inspector as building regulations approval may be required.
- Consider secondary and double glazing of windows to reduce heat loss and draughts but you must ensure that there is some ventilation, trickle vents can be installed
- In cold weather, keep low background heating on all day, even when there is no one at home. to maintain the structural heat.

Some words of warning:

- Do not block permanent ventilators
- Do not completely block chimneys. Instead, leave a hole about two bricks in size and fit a louvered grille over it
- Do not draughtproof rooms where there is condensation or mould
- Do not draughtproof a room where there is a cooker or a fuel burning heater, for example, a gas fire
- Do not draughtproof windows in the bathroom and kitchen