
Condensation & Mould Growth

Causes, prevention & treatment.

A simple guide to preventing or dealing with condensation and mould growth in your home.





What is condensation?

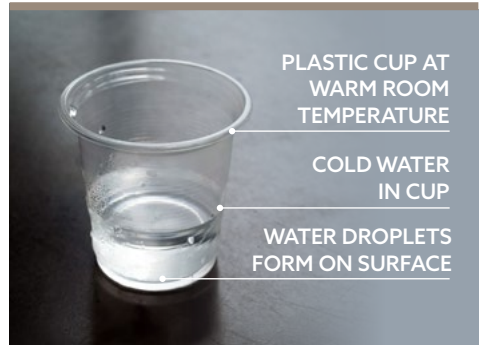
Condensation is the collection of water droplets on a cool surface.

How does it occur?

Condensation occurs when warm, moist air comes in contact with a cooler surface. This cools the warm air and moisture is deposited onto the cooler surface.

Why does this happen?

The air around us generally contains some moisture as a vapour. When the air cools, the vapour condenses as water droplets onto the cooler surface. This is most common during winter months when the outside walls are cooler than during summer months.



Fill a glass with cold water. After a few seconds you'll notice small droplets on the outside of the glass up to the level of the water. This is condensation, formed as warm air cools on the glass. The same principal applies to your home.

**Note: condensation does not form on the warmer surface – so heating (along with ventilation) is key in preventing condensation.*





What is the relation between condensation and mould growth?

It's easy to spot condensation on any nonporous material since the moisture cannot penetrate the surface – for example, a glass window pane. However, on a porous surface, such as a plastered wall or ceiling, the moisture can soak in. Over time this builds up and can allow for the formation of mould spores. These usually appear as black speckles. If the conditions continue, the mould will become darker, thicker and will spread.

How is mould treated effectively?

- The **mould and surrounding area should be washed down with a suitable fungicidal wash**. Be sure to follow the manufacturer's instructions. This will help kill off the mould.
- **Washing with soapy water will clean off the surface mould, but will not treat the root of the problem** and the mould will reappear in time.
- It is **recommended that the area is treated twice at any one time**. The first will remove surface mould and expose the embedded spores. The second treatment to kill the spores and reduce the chance of a reoccurrence.

Can condensation and mould growth be prevented?

The best way to avoid the formation of condensation and in turn, mould growth, is to avoid creating the conditions in which they can form. Ensure that your property is heated and ventilated on a daily basis. Being too warm and humid (ie, with no ventilation) and also being too cold (no heat) both will eventually result in the formation of condensation and mould growth.

Tip: Lower heat applied for longer periods of time is more effective than short blasts of high heat.

Further tips on reducing the risk of condensation

Condensation can form in any property – and prevention is better than cure.

- **Increase ventilation** during/after cooking, bathing & showering.
- **Ventilate bedrooms** in the mornings.
- **Increase level of heating** during cold spells – not necessarily hotter but for longer.
- **Avoid closing curtains over the top of radiators.** The heat will be lost through the window.
- **Avoid overfilling wardrobes, cupboards and room spaces** as this will restrict air flow.
- **Avoid drying clothes on radiators.**
- **If drying clothes indoors, ensure the room is well ventilated** – otherwise moisture from the clothes will condense on internal surfaces.
- **Ventilate all rooms in your property every day** – including any rooms that aren't used much.
- **Dry washing outside** whenever possible.
- **Ensure rooms where tumble driers are used are ventilated** – even if it's a condenser drier.

We don't suggest that you open windows and turn the heating on at the same time. Perhaps ventilate in the morning and during the day, then heat the property in the evening when it's cooler.

Contact us

If you believe your property is suffering from condensation or mould, please let us know as soon as possible.

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