



## CONDENSATION and MOULD

### ***What is this fact sheet about?***

This fact sheet tells you what Condensation and Mould growth is, what causes it and how it can be avoided. Full details of the Co-operative's Property Management Policy are available from our offices in Aberdeen and Peterhead, or on our web site at:

<http://tenantsfirst.com/about-us/policies/policy-library.asp#propman>

### **Questions & Answers**

Q What Causes Condensation?

A Condensation occurs where moist air comes into contact with a surface which is at a lower temperature; surfaces like a window, ceramic tiling or an external wall. The moisture within the air then condenses onto the colder surface into water droplets.

Q Where does the moisture come from?

A We nearly always find that Members are creating the excessive moisture by drying clothes on radiators, or using tumble dryers incorrectly. Sometimes we find the Member is using a portable gas heater (which we don't allow in our properties).

Q What else produces moisture?

A Other normal activities also produce moisture.

- Breathing 0.85Litre per person, in a day
- Breathing 0.30Litre per person, over a night
- Cooking 3L.
- Personal washing 1.0L. per person
- Drying clothes 5.5L.

Q Why is there black mould growing?

A In some places the Condensation can be easily seen and removed, on mirrors, windows etc. However, in other areas it is not obvious, areas like walls, carpets etc. because these areas are damp over a prolonged period, mould growth occurs.

Q Why is it only in certain areas of my home?

A Usually because these areas have poor air circulation. In corners, behind wardrobes etc. In some modern properties missing or disturbed insulation above the ceilings can create a cold surface which may encourage condensation and subsequent mould growth.

Please let us know if you find this Fact Sheet helpful, or would like additional information on this subject.

Q How can the mould be removed?

A It is possible to treat the mould on hard surfaces with a proprietary solution such as 'Dettol Mould and Mildew Remover'. This contains an antimicrobial agent that removes stains caused by ingrained mould. These products must be used in accordance with the manufacturers written instructions. This treatment would not be suitable for use on your clothes, carpets, beds etc. The worst of the mould can be wiped away with a dry cloth prior to treatment. Avoid simply wiping away the mould with a wet cloth as this will be ineffective and may encourage further mould growth.

Q Will the mould growth come back?

A Only if the conditions remain the same. However, if measures can be taken to reduce the level of moisture in your property mould will not return. This can be achieved by;

- Don't dry clothes etc inside your home, without ventilating the room very well.
- Good ventilation throughout the house. Most properties have windows with trickle vents which should remain open to permit moist air to exit and allow fresh air to enter, especially within the bedroom areas overnight when the heating in the house tends to be switched off.
- Windows should be opened for a period each day, particularly in the mornings.
- Use bathroom or kitchen fans. Allow them to run for 20 minutes after you have finished in the area.
- Don't leave pans boiling. Turn them down and keep the lid on.
- Try to locate wardrobes against internal walls

If you should require further advice please call the Property Management Department.

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