

## How Do You Reduce Condensation?

- Condensation can be effectively managed by you controlling moisture generation, adequate heating and ventilating your home.
- Do not dry your clothes indoors, each load of washing will contain 5-10 pints of water.
- Keep lids on pots when cooking and open a window or use the extractor fan if provided.
- Keep bathroom doors closed during and after bathing and showering. Open the window or use the fan if provided.
- Ensure all rooms are adequately heated even if rarely used.
- Do not use stand-alone gas heaters as these appliances produce water.
- Ventilate properly. (Ventilation removes stale, moist air). The most effective way to ventilate is to open several windows to allow a through draft.
- In cold weather, opening windows for 5-10 minutes several times a day will remove moist air without allowing the fabric of the building to cool significantly. This method will conserve heat and reduce energy loss as most heat in a property is held within the building fabric (walls, floors etc.) and not the air itself. Further advice is available in your Repairs Handbook.

If you have any queries contact the Services Centre on **0300 111 2211** or arrange a visit from your Maintenance Officer

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Managing and Preventing Condensation in Your Home



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# Condensation is Damaging Your Home

All homes produce some amounts of excess moisture and we are all familiar with condensation on windows and pools of water on window sills. In severe cases, if not managed, this can lead to damp patches on walls and mould growth spots. In homes, unsightly mould can form around window panes, corners of rooms and behind furniture.

Condensation is the first sign that your home is producing excessive moisture or that moisture cannot escape through ventilation.

Moisture and mould build up is not only unsightly but can cause damage to clothing, furnishings, decorations and can aggravate certain health conditions. Oaklee cannot insure against damage to tenants furnishings or belongings caused by condensation but will help tenants manage or eliminate the causes.



## Where Does The Moisture Come From?

All air contains some moisture. Modern appliances such as dishwashers, washing machines and tumble dryers all produce large amounts of moisture. As many as 20 pints of moisture is added to the air in the home by an average family per day.

## How Do The Problems Start?

Generally, the problems start in winter when there is too much moisture in the air which condenses on cold surfaces. In older properties which were poorly insulated and drafty, any excess moisture could easily escape.

Today our homes are much better sealed and insulated. Unfortunately excess moisture, once sealed into our homes now makes them prone to problems such as windows streaming with condensation. Excess moisture, if left unchecked, will lead to damp in the building fabric. Double glazing, insulation and draught proofing all help to retain heat, but can make condensation problems much worse by reducing natural ventilation. Since it is neither practical nor desirable to make our homes less-well sealed, the answer is to reduce the amount of moisture we produce and physically remove the excess moisture.

If your home is affected by condensation please contact **0300 111 2211**

If excess moisture is allowed to build-up in the home, moist air will inevitably come into contact with a cold surface such as a window or external wall when the outside temperature falls. At these low temperatures beads of condensation form, initially on windows and then spread elsewhere. Soon the condensation turns into damp and may result in mould spots growing.

## How Does The Moisture Spread?

Moist air is never concentrated in one place for long, it will drift around the home. Moisture produced in one room, for example a kitchen or bathroom will circulate around the house, until it finds a cold place where it will condense and create areas of localised damp. This may be a cool bedroom or inside a wardrobe for example.

Condensation and damp can, therefore occur in any room of the home. Usually these are the rooms that are least well heated, not necessarily the ones where the moisture was produced.

