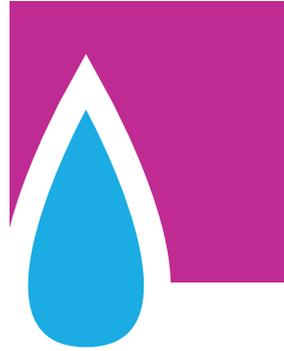
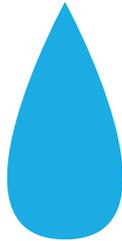


# Condensation, Damp & Mould

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## What is Condensation?

Condensation happens when warmer air touches colder surfaces and cools down. This causes water droplets to form. If you leave the water on those surfaces you will start to get black spots of mould.

## Where does it happen?

We see condensation in places where you get steam like the kitchen or bathroom. Sometimes it can also be seen in the corners of bedrooms, behind furniture, on wallpaper or on clothes.

## Getting rid of mould

Wipe away black spots of mould with an anti-fungal wash with tea tree oil or white vinegar.

Do not brush or vacuum the surface as this may spread the mould.

If you see moisture on your walls and windows, wipe with a dry cloth and wring out the cloth rather than drying it.

**Dehumidifiers only work in warm homes that are damp (not cold ones). They are expensive to run so should only be used as a last resort.**

# How to Avoid Condensation

## Windows

Leave a window open when you are at home, especially in the bedroom at night or whilst bathing. Make sure air vents and extractor fans are clean and not covered up.

## Cooking

Put lids on pans when cooking and don't boil for longer than needed. Turn on the extractor fan and open the window while you are cooking and for about 30 minutes afterwards.

## Drying Washing

Dry washing outside. If you have to dry clothes inside use a clothes rack, open the window and close the door to the rest of the house, do not put clothes on the radiator.

## Storage

Avoid overfilling cupboards and wardrobes so the air can move around inside. Leave a space between outside walls and furniture.

## Heating (when it's cold outside)

When you are at home, leave the heating on a low, but warm, temperature (at least 18 degrees) to reduce cold surfaces.

If you are not at home, keep your thermostat set to at least 10 degrees to stop pipes freezing.



## When it's not condensation...

Damp that is not caused by condensation usually looks different and leaves different marks on walls and carpets. This kind of damp could be from:

- Leaking pipes or blocked gutters
- Water coming in through the roof, window frames or from the ground.

If you have followed the advice in this leaflet and you still have damp or mould in your home, or if you think it may be one of the reasons listed above, please report the damp as a repair.

## Repairs

repairs (Gilmartin's) 01372 619519  
gas & heating repairs (BSW) 0800 012 6991  
(for out-of-hours emergencies too!)  
[crownsimmons@gilmartins.co.uk](mailto:crownsimmons@gilmartins.co.uk)

Report Repairs: 8am - 5pm Mon. to Fri.  
Book Appointments: 8am - 6pm Mon. - Fri.  
9am - 1pm Sat.