

This leaflet provides a brief guide to condensation and dampness problems in the home.

If your home feels damp or you find patches of mould on walls, furnishings or clothes, condensation may be the cause.

Why you get condensation

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 cool surface such as a mirror or even a wall, the water vapour will turn into droplets of water – this is condensation.

So the warmer you keep your home and the better ventilated it is, the less likely you are to get condensation. Condensation mainly occurs during cold weather.

When is it a problem?

Every home gets condensation at some time – usually when lots of moisture and steam are being produced, for instance at bath times, when a main meal is being cooked, or when clothes are being washed. It is quite normal to find your bedroom windows misted up in the morning after a cold night. You can dry your windows off to avoid dampness on window frames and sills. However, if your home never seems to be free of condensation, read on.



How you know if it is condensation

It is not easy to tell! But other kinds of damp, such as rain or plumbing leaks, usually leave a 'tidemark'. Condensation is usually found on north-facing walls or walls away from sunlight and in corners, in cupboards and under work surfaces – in fact wherever there is little air movement.

Rising damp occurs at ground level and can be very difficult to distinguish from dampness caused by condensation. If you are unsure whether your house is affected by condensation or other forms of dampness please contact the Association and we will arrange for our Maintenance Officer to inspect your home.

What can I do about it?

Heating Try to leave some background heat on through the day in cold weather. Most dwellings take quite a long time to warm up, and it may cost more if you try to heat the home up quickly in the evening. Bottled gas or paraffin heaters should not be used in the home as they produce large amounts of moisture and are dangerous. In fact it is a breach of tenancy conditions to use such heaters in our homes.

Ventilation The more moisture produced in your home, the greater the chances of condensation. Nobody likes draughts but some ventilation is essential.

Windows In winter – open windows a little for as long as they are misted up.

Chimneys Never block these completely. If you are blocking up a fireplace, fit an air vent to allow some ventilation.

Ventilators Ventilators on walls and window frames should not be blocked up as they are there for a good reason.

Remember... The way you use your home affects the amount of condensation that you get. This does not mean that you should alter your living habits drastically – you should just bear in mind the following tips:

Cupboards and Wardrobes Don't overfill cupboards and wardrobes. Always make sure that some air can circulate freely by fitting ventilation in the doors and by leaving a space at the back of the shelves.

Doors Keep kitchen and bathroom doors shut, particularly when cooking, washing or bathing – otherwise water vapour will spread right throughout the house and condensation will probably reach other rooms.

“Offering our community more than a home”

Drying Clothes Drying clothes indoors, particularly on radiators, can increase condensation – unless you open a window to allow the air to circulate. Tumble Dryer outlets should always be ventilated directly outside. (Self-condensing tumble dryers do not require this).



Mould Growth

If you have mould growth in your home, there is a strong possibility that it is the result of condensation.

You can get rid of mould by washing down affected surfaces with a bleach-type solution, and you can buy special paints, which may help prevent it.



But... the only permanent cure is to reduce the amount of condensation.

For more information, please contact our Maintenance Department on 0141 941 1044 or at maintenance@clydebank-ha.org.uk

If you or someone you know would like this leaflet in any other format, let us know.

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