

Dealing with mould and condensation



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Mould and condensation forms when excess moisture in the air changes to liquid.

It occurs where there is excess moisture combined with cold surfaces and there is very little ventilation or poor air circulation.

If you have damp, mould or condensation in your home

Call **0191 525 5500**. The phone line is open Monday to Thursday, from 8.30am to 5pm, and Friday, from 8.30am to 12.30pm.

We will arrange an inspection for your home. During the inspection, we will carry out some or all of the following:

- complete a full survey
- assess the structure of the property to see if this has caused the damp
- check the level of humidity to help you reduce condensation
- check your extractor fans are working
- take photographs and samples of any issues we find



Some causes of damp

Faults and damage

Faults and damage can cause rising and penetrating damp.

Rising damp is water rising from the ground into your home. It only affects basements and ground floor rooms and it will leave a mark on the wall.

Penetrating damp is water getting from the outside to the inside of your home. It affects external walls or ceilings. Usually, it appears as a patch that looks and feels damp.

Faults and damage include damaged, blocked, missing or leaking:

- bath, shower and sink seals
- brickwork, including pointing between bricks
- drains
- gullies, which are outside and have a grating or grid to stop leaves, litter and larger objects from getting into the sewer
- gutters and downpipes
- roof tiles
- water and waste pipes

We are responsible for repairing any of the above faults and damage that causes damp.



Condensation

Condensation is the most common cause of damp. It happens when moist air inside a home touches a cold surface. The water drops can soak into paintwork, wallpaper, woodwork or plastered surfaces and causes mould to grow.

Moist air in one part of your home can cause condensation in another part of your home. The moist air will move to colder parts of your home.

Condensation is worse when the external air temperature is lower. It does not depend on whether it is wet or dry outside.

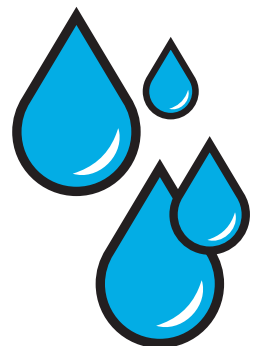
You usually find it:

- in corners of rooms
- on north-facing walls
- in areas with little or no air circulation, like cupboards or behind furniture

Everything you do adds moisture to the air, including:

- cleaning and washing up
- cooking and boiling a kettle
- drying clothes indoors
- using the bath and shower

You are responsible for helping to reduce in your home and cleaning and clearing mould.



Reducing condensation in your home

Keep your home warm

A consistent warm temperature keeps surfaces warm and makes it more difficult for condensation to form.

To help keep your home warm, you can also:

- tuck long curtains behind radiators
- keep doors closed to stop any draughts
- open your blinds and curtains when the sun is shining to allow the natural sunlight to warm up a room

Avoid using portable heaters that use oil, paraffin or gas bottles.



Wipe away condensation

Wipe condensation and moisture off windows and windowsills every morning to stop moist air reaching other rooms. Close internal doors during the night and when you use your kitchen or bathroom. Keep your loft hatch closed when you are not using your loft.

To produce less moist air, you can:

- cover pans when cooking
- dry clothes outside or in your bathroom with the door closed and window open or extractor fan on
- put cold water in the bath before the hot water to reduce the steam
- switch off a kettle as soon as the water has boiled
- vent tumble dryers outside

Avoid:

- drying clothes on radiators
- using portable heaters that use oil, paraffin or gas bottles

A dehumidifier will help reduce moist air and help air to circulate and leave your home.



To help air circulate, you can:

- use ceiling fans
- leave space between the back of furniture and walls
- put furniture near internal walls instead of external walls or against or near radiators
- open cupboard doors, wardrobe doors and drawers to let out trapped air

To help air leave your home, you can use extractor fans and open:

- bathroom windows when using the bath or shower
- bedroom windows in the morning
- curtains and blinds
- kitchen windows when cooking
- windows on opposite sides of your home

Never block air bricks or vents in walls, doors and windows.

Cleaning and clearing mould

Wipe down the area with a fungicidal wash that has a Health and Safety Executive approval number. You can buy fungicidal wash from supermarkets and DIY shops.

Never use bleach to clean walls or ceilings with mould. This can be dangerous and may encourage mould to grow in the future.

If you need to redecorate, use an oil-based sealer or primer and fungicidal paint.

Once you have removed any mould, follow the different ways to reduce condensation in your home to help stop the mould from growing back.

For further information,
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