

HELP WITH MOULD AND CONDENSATION



PINNACLE[®]
Letting & Estate Agents

This guide aims to explain the causes of damp, mould and condensation and explain ways in which you can help reduce them in your home.

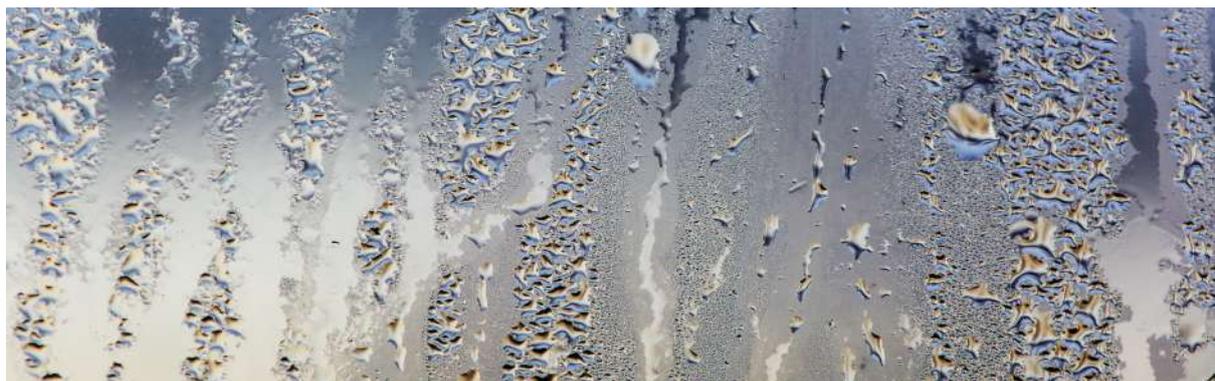
The basics

Moisture is present in the air at all times and is perfectly normal for condensation to form on windows overnight but too much condensation can be an issue. When there is too much moisture in your home, it can lead to damp and mould. Damp and mould can cause health issues if not kept to a minimum or treated properly, so this guide is here to help you understand ways you can reduce it.

Condensation

Condensation is caused when moisture in the air comes into contact with a cold surface and creates water droplets. This moisture appears through every day activities such as boiling the kettle or taking a bath or shower, where steam is released into the air. To make sure you keep the moisture levels to a minimum, we recommend the following steps:

- ✔ Always open the window when taking a bath or shower
- ✔ Keep the home at a consistent room temperature
- ✔ Use an extractor fan when cooking or bathing
- ✔ Put lids on saucepans to reduce the amount of steam escaping
- ✔ Make sure all rooms are well ventilated
- ✔ Keep your home warm, to prevent the moisture coming into contact with a cold surface
- ✔ Dry clothes outside if possible
- ✔ If the only option is to dry clothes indoors then open a window or use an extractor fan
- ✔ Keep kitchen and bathroom doors shut during and after bathing and cooking for 30 minutes





The amount of moisture released into the home varies per household, but this diagram gives an indication of how much moisture is released with everyday activities in the home.

Some of the things that create moisture in the home	Pints of water produced
2 people at home for 1 day	
Cooking and boiling a kettle	
Having a bath or shower	
Washing clothes	
Drying clothes	

Mould

If condensation is not kept to a low level, black or green mould can develop on walls or other surfaces such as clothing and soft furnishings. Mould is often found in cooler areas of the home such as bedrooms, bathrooms, hallways, behind wardrobes or wherever the heating is not used consistently and the room is not well ventilated.

Mould can cause health issues, particularly those with respiratory issues and more information about the effects can be found here:

www.nhs.uk/chq/Pages/Can-damp-and-mould-affect-my-health.aspx?CategoryID=87



As a tenant, it is your responsibility to make sure your property is well ventilated and warm to avoid mould developing.



If you notice mould or damp developing, it shouldn't be ignored but dealt with immediately.



How to get rid of mould

- As soon as you notice any mould you must clean it straight away
- Wear rubber gloves. Use a cloth and an anti-mould remover or bleach and scrub the mould patch
- Clothes with mould on them should be washed or dry-cleaned
- If the mould is severe or if you don't feel able to complete the job yourself, you **MUST inform us immediately**

How to stop mould returning

Once treated properly, there are a number of key things you must do to prevent mould from returning to the property.

1. Keep the property warm – it reduces condensation and the risk of mould.
2. Keep the property ventilated – open windows and use extractor fans when bathing and cooking.
3. Do not put furniture directly against walls. There needs to be room for air to circulate.
4. If mould is re-appearing in the same place, ask Pinnacle or the landlord for the area to be painted with an anti-mould paint.
5. Dry clothes outside if possible, if not, put them in one room with the door closed and window open.

It is your responsibility as a tenant to make sure you follow the above steps to prevent condensation, damp and mould in your property.



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IMPORTANT THINGS TO REMEMBER



Wipe down windows and mirrors to remove moisture.



Don't dry clothes indoors unless you open a window nearby. This will improve ventilation and reduce moisture.



If you have extractor fans installed, make sure to use them.



Don't vent your tumble dryer internally. Always ventilate to the outside of your property.



Use trickle vents if your windows have them.



On dry days, open windows to let fresh air blow into your home.



Don't let your home get too cold. The drop in temperature causes water to form on surfaces.



YOU DON'T WANT THIS TO LEAD TO THIS



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