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CONDENSATION

□ WHY CONDENSATION OCCURS Condensation occurs when warm moist air meets a cold surface. The risk of condensation therefore depends upon how moist the air is and how cold the surfaces of the rooms are. Both of these depend to some extent on how a building is used.

□ WHEN DOES CONDENSATION OCCUR Condensation occurs usually in winter, because the building structure is cold and because windows are opened less and moist air cannot escape.

□ WHERE DOES CONDENSATION OCCUR Condensation which you can see occurs often for short periods in bathrooms and kitchens because of the steamy atmosphere, and quite frequently for long periods in unheated bedrooms; also sometimes in cupboards or corners of rooms where ventilation and movement of air are restricted. Besides condensation on visible surfaces, damage can occur to materials which are out of sight, for example from condensation in roofs..

□ WHAT IS IMPORTANT Three things are particularly important:

- To prevent very moist air spreading to other rooms from kitchens and bathrooms or from where clothes may be put to dry.
- To provide some ventilation to all rooms so that moist air can escape.
- To use the heating reasonably.

☐ TIPS TO REDUCE CONDENSATION

- After your bath/shower open the window and make sure that you turn on your extractor fan. If it is not working, let us know.
- Wipe down windows and window sills every morning to remove any sitting water produced by condensation. • Dry clothes outside whenever possible, if you have an outside clothes line use it. Use a vented tumble drier (if provided in the property).
- Do NOT hang clothes on radiators - if drying clothes inside, ensure they have been spun in the washing machine and are not dripping wet before hanging them on a clothes dryer in a ventilated room.

☐ **WHAT TO DO IF YOU SPOT MOULD** Contact Eve Brown Ltd straight away! We will inspect the property and if repairs are necessary we will make arrangements to have these carried out.