

# CBHA handy hints

## Condensation

**An average family produces over 2 gallons of moisture every day. This moisture needs to escape.**

Condensation occurs when moisture in the air comes into contact with cold surfaces or cools down rapidly forming water droplets.

It is produced by cooking, washing and the use of certain types of portable gas heating.

The moist air condenses on cool surfaces such as walls, mirrors, wall tiles and windows and sanitary ware. It is common in bathrooms, kitchens and bedrooms particularly in the winter months.

In moist conditions mould spores in the air can grow and usually show themselves on walls, ceilings as black or dark green spots. Common locations are around window reveals, ceilings and corners of walls in bathrooms and kitchens and sometimes behind furniture in bedrooms.

### Tips to reduce condensation

- Close kitchen and bathroom doors to prevent steam going into other colder rooms particularly when cooking or bathing.
- Open kitchen and bathroom windows slightly when cooking or washing so that steam can escape.
- Use ventilators and extractor fans in kitchens and bathrooms where provided.
- Open windows in other rooms for a while each day to allow a change of air. (Security is paramount).
- Do not use bottled gas heaters or paraffin.
- Wipe down surfaces where moisture settles to prevent mould forming for example on window sills.
- Do not block air vents in windows or walls.
- Dry clothes outdoors whenever possible, otherwise use well ventilated rooms.
- Cover pans when cooking.
- Vent any tumble driers to the outside following the manufacturers instructions. **Do not insert tumble drier flexible hose in existing air bricks without checking with Asset Management first on 020 7922 8500. This is important as some air bricks or vents are to assist with combustion of your boiler.**
- Maintain space behind furniture for air to circulate.

### Cleaning

Ensure you wipe down areas such as window sills and walls where water collects.

If there is any mould there, clean it with a fungicidal solution (available from DIY stores) or use a paste of bicarbonate of soda and vinegar.