

# MANAGING CONDENSATION IN YOUR PROPERTY

A Guide for Residents

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## 1. Understanding Condensation

### What is Condensation?

Occurs when warm, moist air meets cold surfaces, leading to water droplets on windows, walls, and ceilings.

### Why It Matters...

Excess condensation can lead to mould, damage to paint and wallpaper, and even structural issues over time.

## 2. Common Causes of Condensation

- Indoor activities: cooking, showering, drying clothes indoors.
- Poor ventilation: lack of airflow, especially in bathrooms and kitchens.
- Insufficient heating, which results in fluctuating temperatures and cold surfaces.

## 3. Preventing Condensation

- Ventilation
  - Open windows regularly, especially in the bathroom and kitchen.
  - Use extractor fans if available, particularly during and after cooking or showering.
  - Consider trickle vents for a continuous airflow.
- Heating
  - Maintain a consistent, moderate indoor temperature.
  - Avoid letting rooms get too cold, as this increases surface condensation risk.
- Humidity Control
  - Use dehumidifiers in rooms with persistent condensation.
  - Dry clothes outdoors or use a vented tumble dryer when possible.
- Insulation
  - Insulate walls, floors, and windows to keep surfaces warmer and reduce condensation formation.

## 4. Dealing with Existing Condensation and Mould

- Wipe Down Surfaces
  - Regularly wipe away condensation from windows and walls to prevent mould growth.
- Treating Mould
  - Clean any mould with appropriate cleaning solutions (avoid bleach on certain surfaces).
  - Consider using anti-mould paint or treatments for areas prone to condensation.

## 5. When to Seek Professional Help

- Persistent mould growth or structural damage from long-term condensation.
- Issues with insulation or ventilation that might require professional assessment.



QUESTIONS?  
CONTACT US.

## CONTACT US

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