

Specialist Condensation Control Guide.

This guide is a very basic guide designed to be easily read by any one with no or very little knowledge of the effects of condensation.

Details may vary slightly from one job to the next but the basic principles of the creation of condensation remain the same.

You can contact a anti-condensation specialist contractor in your area.

Why does condensation form?

Air tends to hold only a certain amount of water vapour and the warmer the air is the more it can hold.

Once the air reaches a cold area to which it is often attracted such as damp or cold walls, windows/surrounds, and non insulated roofs etc. the water vapour turns into droplets of water.

Areas that also tend to get affected by condensation and black mould spores are cold walls where furniture is pushed up to that results in a lack of air flow.

When does the problem start?

Most homes tend to get some form of condensation at some point in time. This normally starts first thing in the morning caused by running hot showers and baths normally with out adequate ventilation. This then reaches a high level while cooking is being undertaken. Even just breathing throughout the night creates steam that settles on cold areas which is a problem often over looked by other less qualified specialists. Another major factor is drying clothes on radiators which creates a massive amount of steam that settles on the cold or damp areas but the biggest problem by far is the blocking up internal louver vents. This in turn limits air flow by a massive extent.

How can you diagnose condensation?

It is never easy for an untrained person to accurately diagnose condensation as there are numerous other items that cause dampness such as leaking pipes, rising dampness and penetrating dampness etc.

Constantly wet areas of wall normally remain damp and rarely dry out and gradually get worse over a period of time this is normally down to leaking pipes or rising dampness etc.

Should the dampness leave dark brown staining this normally indicates that a drying out process has been undertaken and may well be an old leak.

Condensation is normally evident around cold windows, doors or attracted to cold damp walls and ceilings where there may also be some other problem such as rising or penetrating dampness that attracts the water vapour. After the condensation has been present in the property for some time black mould spores tend to appear and can especially be seen behind furniture or wardrobes due to a lack of airflow. These black mould spores are a clear indication that condensation is present in the property.

How can you rectify the problem?

Increase ventilation:

First of all you need to ensure adequate ventilation with an auto humidistat extractor fan in both the kitchen and bathroom. We highly recommend Vent-Axia which cost a fair bit more than a typical low cost model but are around 80% more effective.

You should also check that your cooker has adequate ventilation with a cooker hood and ducting to an outside source (where possible).

You should also unblock any internal vents and fit vents to any blocked up chimney breasts.

Heating:

By leaving the heating on very low over night as with during the day prevents the vapour building up and costs very little. This also saves money as you would no longer have to have the heating on full blast when returning to the property. Gas heaters and fires as with storage heaters can cause quite extensive condensation as soon as the heat comes in to contact with the cold areas.

Dehumidifiers:

Dehumidifiers are the best single source of dealing with the condensation as they take the draw the moisture in

letting out the warmer air leaving behind the water droplets in a bowl ready for disposal. It is well worth paying out for a good quality system as the cheaper ones tend not to function to well.

Other steps to take:

Always make sure you have vented any washing machine or tumble dryer where they are non self venting.

Never dry clothes inside the property especially on the back of radiators.

Run some cold water in the bottom of the bath before you run the hot.

Always open any bathroom and kitchen windows where possible.

Keep doors closed where areas that are causing moisture are being used.

Keep wardrobes part empty to help with air circulation. Never boil kettles, pots and pans longer than need be and upgrade your windows if they are metal windows.

Cleaning mould:

You should clean mould off first with an anti-fungicidal wash and leave it to dry then clean it once more and again leave the wall to dry.

Decoration:

Paint all defective areas with 2 coats of anti-condensation emulsion on walls and all gloss items with a specialist anti-mould gloss. These items can be quite difficult find on the high street but are well worth investing in.

Who do you go to for help?

You can contact any professional damp-proofing and timber preservation contractor for help who will normally make a charge for the service.

Be aware of any non local contractors who offer free surveys as this is normally done by either charging over the odds for the work: they may be desperate for the work which is not always a good sign. They may not be experienced enough to accurately diagnose the problems which may result in major expense in the future along with potential problems caused by dampness such as Dry

Rot etc. You should expect to pay between £25 and £85 for such a survey depending on the area you are in.

Can I get guarantees for this type of work?

Unfortunately not... These type of works can not receive any formal guarantee as there are too many items that can add to the problem which are normally caused by the location of the kitchen and bathroom and really the responsibility rests with the person residing in the property.

Don't forget we are to help you save all your condensation issues free of charge and offer really usefull advice for all you moisture problems 7 days a week 24 hours a day. We can also offer you specialist condensation contractors who can carry out your surveys in areas around London including Greenwich, black heath, Charlton, Baxley, Dartford, Swanscombe, Gravesend, Greenhithe, Lee, Eltham, Lewisham, Plumstead any other areas of East London, South London, and any where throughout the SE of England and the UK. We also offer anti condensation products through our useful links site including extractor fans, anti-condensation paint, dehumidifiers, and anti fungicidal wash and solution to name just a few.



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