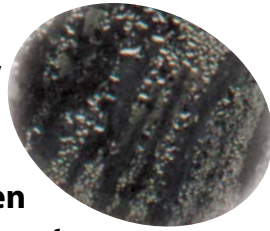


Condensation in your home

Problems of dampness in a home are usually caused by condensation.



Condensation happens when the air gets colder and it cannot hold all the moisture. Tiny drops of water then appear. If this is allowed to happen on a regular basis, black or green mould can form on walls and furniture, whilst on clothes and other fabrics mildew appears.

TIPS TO AVOID CONDENSATION

Produce less moisture

- Cover boiling pans and open a window if you are cooking.
- Don't allow steam from cooking to enter other rooms in the house.
- Dry your clothes outside if possible, or in the bathroom with the door closed and window open.
- If you use a tumble drier, make sure it is vented to the outside unless it is the self condensing type.
- Use extractor fans if they are fitted.
- Wipe up water lying on window sills in the morning.
- Don't use paraffin and portable bottle gas heaters without a flue.

Ventilate your home

- Open a small window (or the door a little) when you are using a room.
- Open windows in your kitchen and bathroom when you are cooking and washing, or use an extractor fan if you have one.
- Close the kitchen and bathroom doors when these rooms are in use to stop moisture reaching other rooms.
- Keep air vents unblocked - these are fitted to reduce condensation.
- Keep window trickle ventilators open if fitted.
- Don't overpack your wardrobe.
- Open your wardrobe doors occasionally or cut breather holes in the backs of wardrobes or cupboards.
- Leave space between wardrobe backs and walls
- Position furniture against internal walls.



Heat your home

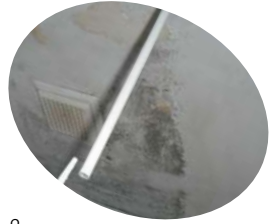
Keeping your home a little warmer throughout helps prevent condensation.

During cold weather, ensure there is background heat throughout the day and make sure you don't over ventilate.

If you do not have heating in every room, you could keep the doors of unheated rooms open this will allow some heat into them.

Cleaning mould growth

If you do experience mould growth on walls, it can be cleaned with a fungicidal wash solution.



Look out for one which carry a Health & Safety Executive "approval number", available from DIY stores or good paint decorators' shops.

Once treated with this solution, walls can be painted with a good quality fungicidal paint.



If you think the problem may be penetration or rising dampness, contact the Housing Executive repairs line

03448 920 901

or report the repair on line at www.nihe.gov.uk

Dampness in your home

Some types of dampness are not caused by condensation.

Penetrating damp

Penetrating dampness may occur because of a leaking roof, leaking downwater pipes, guttering or leaking plumbing.

Inside the home this may show as a damp patch on the walls or paint may be peeling off.

Rising damp

If you find a white salt like substance, on the surface of your walls up to a metre above ground level, there may be a problem of rising damp.



Photograph courtesy of Damp Proofing and Timber Consultants Ltd.

Useful Contacts

NIE (Power cut): 08457 643 643

NI Water: 08457 440 088

NI Gas Emergency Service: 0800 002 001

www.nidirect.gov.uk

Planning 0300 200 7830

Building Control: Contact your local Council office

RICS (NI): 028 9032 2877

Consumerline: 0300 123 6262

Consumer Council: 0800 121 6022

Housing Executive

Enquiries:

03448 920 900

Repairs:

03448 920 901

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This leaflet is available in alternative formats.

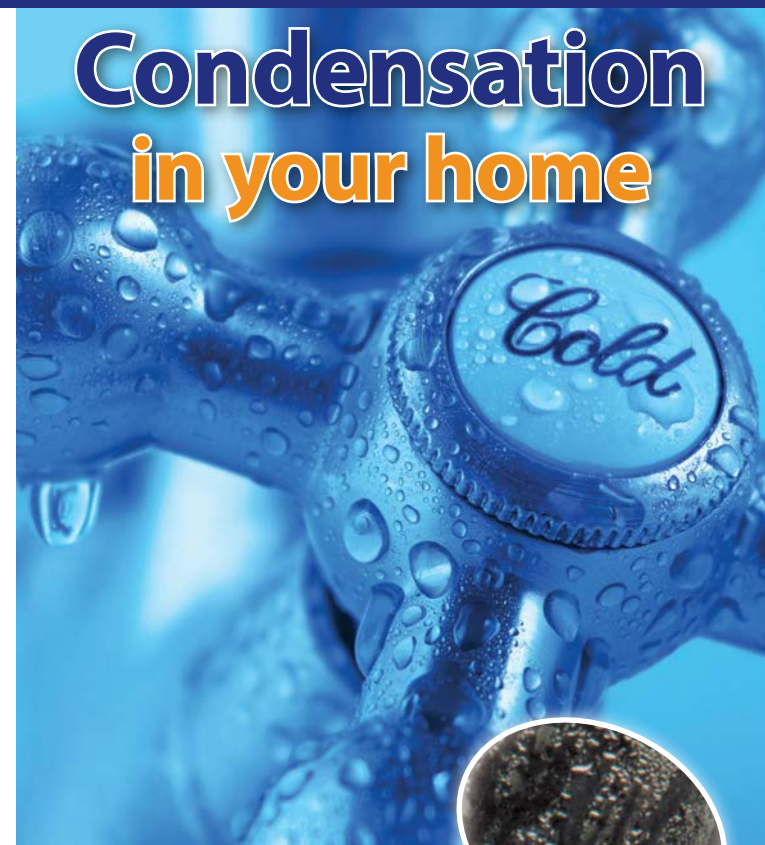
Housing
Executive

December 2013

www.nihe.gov.uk

HR/421/12/13

Condensation in your home



**Tenants
often confuse
condensation
with penetrating
or rising damp**

Housing
Executive

