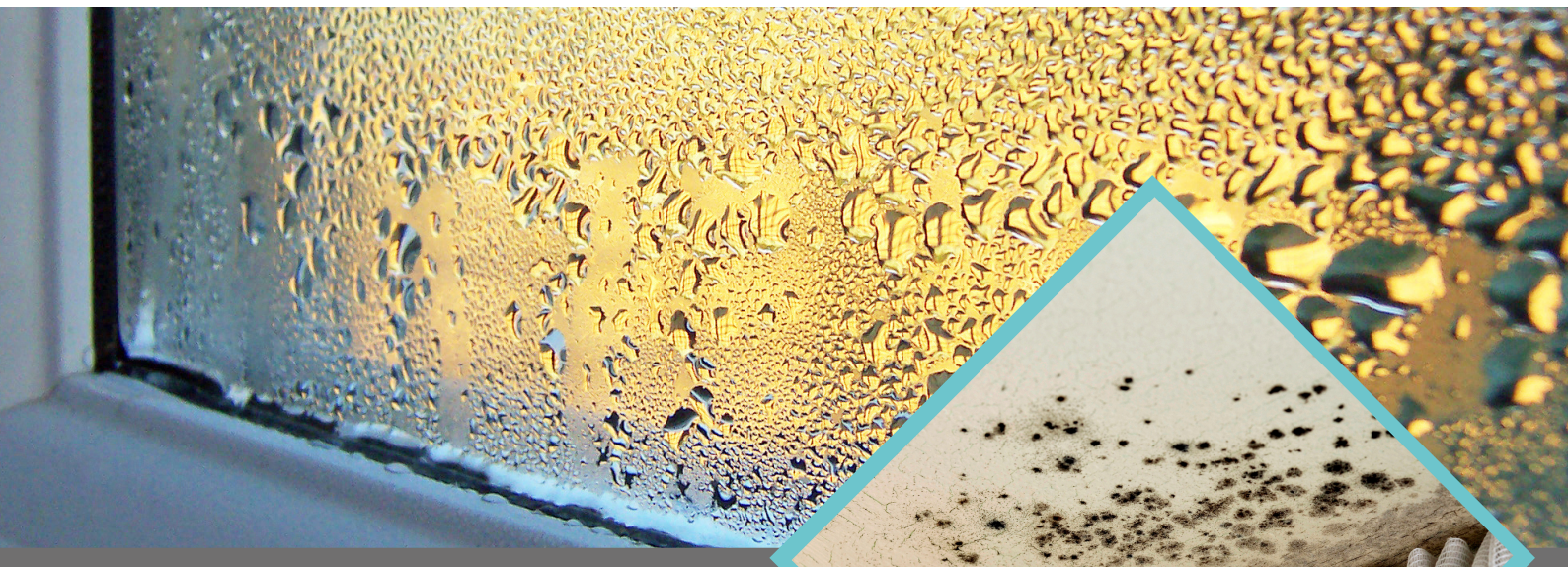




Condensation Damp and Mould

There are three main causes of condensation.

- Moisture produced by everyday activities
- Not enough ventilation
- Cool temperatures

Cooking, drying clothes, showering - even breathing - add to the moisture in the air. If this moisture is allowed to build up it can cause damp. This can increase the risk of respiratory illness and cause black mould growth on walls, ceilings, furniture and clothing.

Some people do not realise that this mould growth is often caused by condensation from normal activities, mistakenly thinking these are signs of damp caused by problems with the property itself.

How Much Moisture Is Produced Daily?

Two people	3 Pints
Cooking and boiling a kettle	6 Pints
Having a bath or a shower	2 Pints
Drying clothes	1 Pint
POTENTIAL TOTAL AMOUNT OF MOISTURE PRODUCED IN YOUR HOME IN ONE DAY	12 PINTS



(01472) 360178



215 Cleethorpe
Road Grimsby
North Lincolnshire
DN31 3BE



info@newmillsproperties.com
www.newmillsproperties.com
facebook.com/NewMillsProperties/
twitter.com/mills_new
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How To Tackle The Problem

Stop Moisture Building Up

- Wipe down surfaces where moisture settles
- Cover boiling pans when cooking
- When cooking, bathing, or washing and drying clothes, close the kitchen and bathroom doors to prevent steam from going into colder rooms, even after you have finished.
- Cover fish tanks to stop water evaporating into the air.
- Dry clothes outside where possible
- Make sure tumble dryers are vented outside

In addition you could use a dehumidifier to take the moisture out of the air, especially if you dry your clothes indoors. You can buy an inexpensive one from a local hardware store or online.

Disposable damp traps can be picked up relatively cheaply, but over time, you might find it more economical (and environmentally friendlier!) to use an electric dehumidifier.

Ventilate or Air The Home

- When cooking or washing open windows or use extractors
- When drying clothing inside do so in a small room with the windows open
- Open windows for a while each day, and use trickle / night vents
- Do not block air vents - this is also important where gas and heating appliances are concerned as they need a supply of oxygen to work effectively and allow gases such as carbon monoxide to escape.
- Allow air to circulate around furniture particularly if it is against a cold external wall. Try to leave a gap of at least 8 inches

Keep Your Home Warm

- Draught proofing will keep your home warmer - and to help reduce fuel bills, when the whole house is warmer condensation is less likely to form.
- Maintain a low heat when the weather is cold or wet - this is more effective than short bursts of high heat.

Important Things To Remember

- Do not block permanent ventilators
- Never block a chimney opening
- Do not draught proof:
 - rooms where there is condensation or mould growth
 - rooms where there is a gas cooker, or fuel burning heater
 - windows in the bathroom or kitchen
- Do not put furniture against cold external walls

A Natural Solution

Some plants can absorb moisture and pollution from the air and are a great addition to your damp prevention arsenal.

Peace lilies, tillandsia, palms and ferns are all moisture absorbers — some ferns actually thrive in damper rooms such as kitchens and bathrooms, just make sure you also give them some indirect sunlight.



How To Clean Damp and Mould Spots

Damp commonly occurs in the bathroom, on exterior facing walls and around window and door frames. Keep an eye on these problem areas and clean the moisture and damp regularly to minimise your chances of getting black mould or mildew.

If you do see mildew or mould forming, be sure to use gloves and a face mask before cleaning. Ventilate the room well when cleaning mould spots. When working with chemicals, you must always follow manufacturers' instructions. Dispose of any rags that you have used to clean mould after using.

Most black mould spots can simply be wiped off with a damp cloth. Be sure to dry the affected area after and leave the room to ventilate.

If there is a more ingrained mould problem, such as in a bathroom or exterior wall, follow these steps:

- Make a bleach solution with 1 part bleach to 3 parts water or as advised by the manufacturer.
- Use a stiff bristle brush to scrub the area.
- Clean off the area then dry it, then leave a window or door open to ventilate.

What To Do Next

If you have followed the advice given, then you should begin to notice a considerable improvement within four to six weeks. If the problem still persists it may be due to another cause of damp.

There are four main causes:

- Condensation, as previously discussed.
- Rising damp - This is rare as the damp proof course prevents this, but can usually be seen as a tide mark rising from above the skirt board.
- Penetrating damp is due to the fabric of the building allowing water through, windows, doors, roof and walls.
- Plumbing faults or broken leaking pipes:

Rising damp and penetrating damp can usually be identified in the early stages. A leaking pipe can be more difficult.

How To Report Maintenance Issues

Report issues 24 hours a day at <https://newmills.fixflo.com/>

Your Property Manager will then be able to pick up the issue during our office hours.

If your property suffers any damage, please report the repair issue via the online portal as soon as possible. Our repairs reporting portal will guide you to supply all necessary details about the problem, enabling us to promptly and accurately diagnose it. If a tradesperson's visit is needed to resolve the issue, you will be able to schedule a convenient time for the works to be carried out.