

# Tapton Estates Properties Ltd

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Trading as Tapton Estates

## Condensation – Tapton Estates Guide

**Hundreds of £££££ of damage by rotting personal possessions is caused every year- and the key time this occurs is September to May**

### The Problem



This picture demonstrates the damage condensation can do (please note the picture can be sourced at <http://www.biocraft.co.uk> and it is not a property managed by Tapton Estates).

So it is **important** for you to know whether you may have a problem with condensation or black mould growth.

- Housing with condensation encourages the growth of mould and mites and can increase the risk of respiratory illness.
- It can cause mould on walls and furniture and make timber window frames, floors and skirtings rot and show signs of black mould.
- Items of clothing, shoes, fabrics in cupboards and draws will go mouldy
- It can damage wall plaster and can also give rise to serious dry-rot.
- It will affect your clothes and any items kept out of circulating air.

### **What is Damp?**

There are three types of damp:

1. Damp from a leak. If it's coming from above, it may be the guttering.

If it's from below it may be the drains.



This is purely an information 'guide'  
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2. Rising damp- the sort you find creeping up walls. This rises to about three feet up the wall on the ground floor only.
3. Condensation- **99% of 'damp' issues relate to condensation!!!** Problems lurk on the coldest surfaces – corners of rooms to outer elevations, ceilings, windows, sills, behind wardrobes and free standing units. It may not be noticed until mould growth or rotting of material occurs.

### Why does it happen?

- Moisture is always in the air in the form of water vapour and there is a limit to how much vapour the air can hold at any particular temperature.
- If the temperature rises the air can hold more vapour, at lower temperatures the air holds less.
- When warm moist air comes into contact with a cold surface the temperature of the air drops and because it can no longer hold the moisture it sheds it onto the contacted surfaces.

### The Cause

- Double glazing. Keeping your double glazed windows closed seals the house up. It's literally like living in a plastic bag!
- Poorly ventilated dryers or dryers with no ventilation at all.

**Did you know???** The average washing load when finished gives out 5.5 kg of water as vapour. (1 kg of water equates to about 1 litre).

- Drying your clothes on a radiator whilst keeping the windows closed.
- Drying your clothes on a radiator for a short time, turning the heating on only for this and keeping the windows closed!

**Did you know???** The average person gives out 1 pint of water an hour at rest. A 5 person household puts about 10 kg of water into the air every day.

### The Solution

- The mould can be cleaned using a fungicidal spray.
- The property then needs adequately heating and ventilating. 2 to 3 hours min in the morning and 3 to 4 hours min at night.
- House with double glazed windows will either have an overnight or trickle vent. So whilst you have a nights sleep, put the window onto the trickle vent or night vent.

- Windows with night vent will lock into position leaving a 5mm gap around the window without affecting the security of your house.
- When drying clothes, open the windows or try drying clothes outside.
- Keep the heating on longer, but at a lower temperature.
- Keep checks on your radiators making sure the radiators are all on; moisture content can be reduced by increasing temperature?
- Check that all your radiators are full of water; the top rooms in the house will collect pockets of air. You can test for this if the bottom is hot and the top cold and you are at the top of the house your radiators will need bleeding. A radiator bleed key can be purchased from any hardware store, Wicks and B&Q etc.
- Moisture content can also be reduced by decreasing the content of moisture in the air, so make sure you ventilate!!! Particularly in bathrooms and kitchens.
- Keep the radiators on in the bathroom and kitchens
- Check for any steam on windows and walls, or any mould growth, and check that the walls are not suffering from rising damp.

**If you are concerned that you may have a problem, that does not appear to be condensation, you can arrange for someone from Tapton Estates to come to the house and carry out an inspection. Email [info@taptonestates.co.uk](mailto:info@taptonestates.co.uk)**