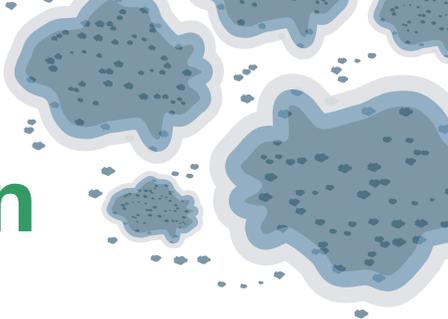


Condensation Mould



What is it? What causes it? How to identify Condensation Mould. How to get rid of it and how to stop it coming back. What you can expect from SBC officers.

What is it?

Condensation Mould describes mould that needs a water source to start to colonise and grow.

What causes it?

Condensation occurs because moisture that is in the air as water vapour changes from a gaseous state to a liquid. It is the same as boiling a kettle and finding water droplets on the kitchen tiles or underside of the kitchen unit. The warm air rises and hits a surface that is colder causing the water vapour to 'condense' into a liquid. This is called Condensation which can be found on surfaces such as ceilings, skirtings, window reveals, window gaskets—anywhere that has a 'cold spot' or poor air circulation such as behind furniture.

The air also contains mould spores in the same way as it contains dust particles. Some mould spores will settle on the area where

condensation forms and use the water to grow spreading over a larger area and infesting clothing, soft furnishing and furniture.

So, if you have condensation and mould they combine to form Condensation Mould. It's like metals containing Iron can only rust if there is water and air.

Once Condensation Mould is present it needs to be treated before it becomes established and spreads.

How to identify Condensation Mould

Condensation Mould can usually be identified by its colour which is black/green and is known by its Latin name *Stachybotrys Chartarum*. Typically found on the lintels of windows, around window reveals, in corners both high and low level, behind furniture – especially furniture placed against or close to external walls.

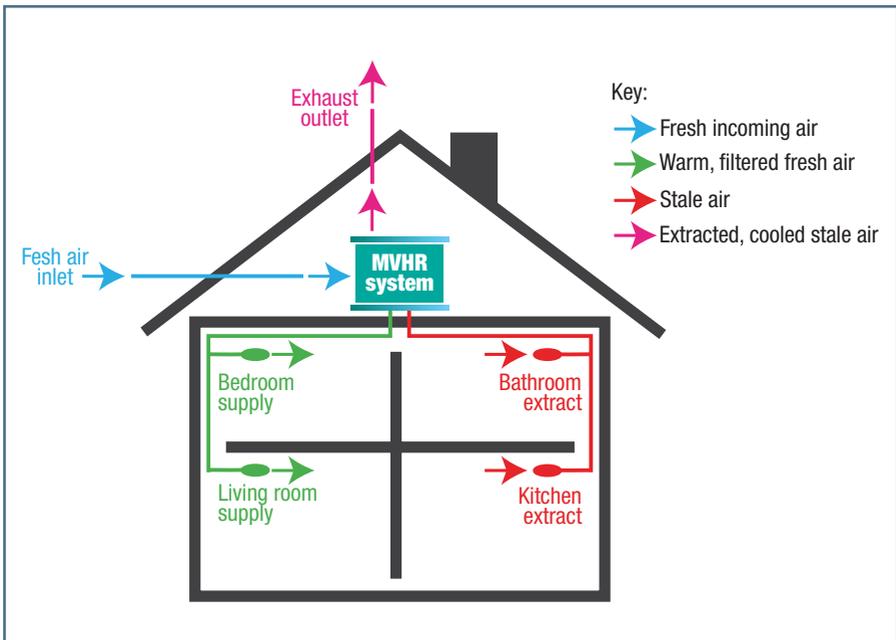
How to get rid of Condensation Mould and stop it coming back

- Reduce condensation
 - » Use any extractor in your kitchen or bathroom for at least 20 minutes after bathing or cooking – DON'T switch it off by the isolator.
 - » Keep window trickle vents open and avoid heavy curtains or drapes that prevent air movement.
 - » Open windows to ventilate your home.
 - » Keep furniture away from the wall so air can flow.
 - » Avoid drying clothes on radiators – dry them outside if possible or use an ailer
 - » If you use a tumble dryer make sure it is a condensing type and empty the container regularly or vent it to the outside. In many cases SBC can provide a suitable core drilled hole to connect to.
 - » Wipe any moisture on windows, window boards etc. as and when it occurs.
 - » Try to keep your home to a constant temperature of between 18°C and 21°C to avoid sudden heating up and cooling down phases.
- Treat the mould with a fungicide and use a mould resistant paint or use an additive to prevent the problem returning. It is important to treat 1 metre beyond the area affected as infection may spread through microscopic filaments called hyphae.
- If you are decorating we can help by providing a mould eradication kit to be used in conjunction with paint or wallpaper paste.

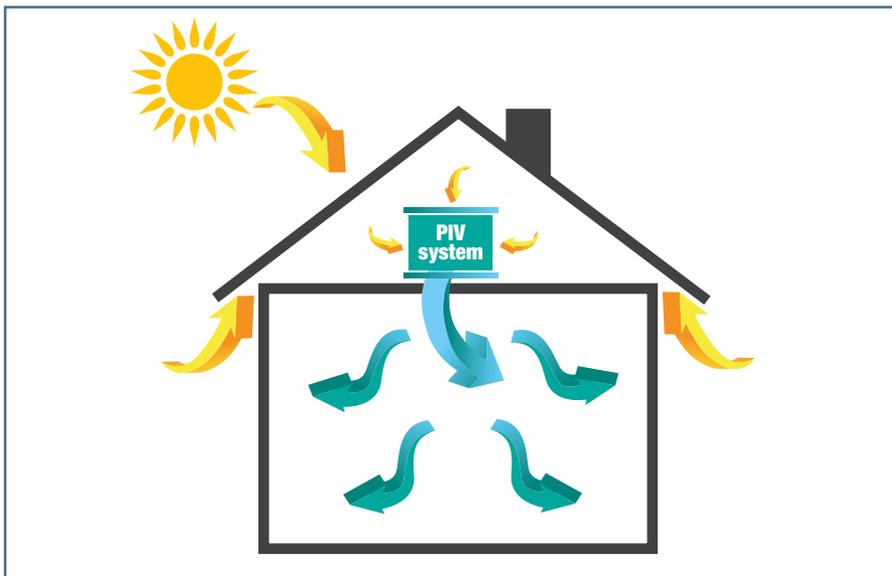


What you can expect from SBC officers

- We will offer general advice.
- We will inspect your home.
- We will arrange any necessary work including any repairs which are contributing to the problem.
- We will write to you with our findings.
- We will contact you again after any work and check that the situation has improved.
- If you want to decorate we can help provide kits to treat the mould and to add to paint or paste to stop it returning.
- We can improve the ventilation in your home by installing humidat fans in the kitchen and bathroom which respond to elevated moisture levels. These must be on their own circuit and comes on as required independent of any light.
- In severe cases where multiple rooms are affected we can arrange for whole home ventilation solutions such as Mechanical Ventilation and Heat Recovery systems (MVHR) see below for an illustration:



- We can also provide Positive Input Ventilation (PIV) which help to bring in fresh supplies of air such as below:



The solution will depend on our findings but we will work with you to reduce the causes.

Together we can beat the problem so you can live in a healthy home.

REMEMBER:

REDUCE,

VENTILATE,

HEAT AND TREAT

to control condensation

and keep mould at bay.

Please note that although the images depict houses solutions are available for flats too.