

Prevention of Condensation and Subsequent Mould Growth.

The property you live in has been renovated to a high standard and all damp proofing and plastering has been carried out to ensure there are no damp problems.

During the Autumn/Winter period condensation can be a problem. This is caused when excess moisture within the property condenses on the coldest surface (usually a window or outside wall). The colder the temperature outside the lower the moisture content needs to be in the air inside to prevent condensation. If you allow excess condensation to accumulate in the property this will in turn lead to mould and mildew growth.

Here are some key points to help prevent this problem:

- avoid drying clothes on the radiators or on airers – this moisture comes out of the clothes but just goes into the air and then condenses onto the nearest cold surface making the room damp. Ideally use a tumble dryer or dry clothes outside. If you must dry clothes on radiators or airers only do so when you can have the windows open to let the damp air out and be aware that this may lead to damp and mould problems which you will be responsible for rectifying.
- leave the heating on for longer periods at a lower and constant temperature as opposed to twice a day on a high setting
- if going away for weekends or longer periods leave a gentle heat on in the cold periods.
- when in, and if safe to do so, leave windows slightly open to allow air to circulate and damp air to leave the property.
- make sure trickle vents on windows and veluxes are left open at all times.
- leave any freestanding furniture slightly away from walls to allow ventilation to the walls and to the rear of the furniture.
- always ensure extractor fans (where provided) are used in the kitchen and bathrooms at all times (if not working please email) – if possible cover cooking pots while you are using them.
- wipe down any mould or marks to walls with a **diluted** bleach solution.

If you require any additional advice or clarification please contact the office at enquiries@buxtonproperties.net