



PENNINGTON

PROPERTY LETTING | MANAGEMENT | SALES

A GUIDE TO TACKLING CONDENSATION IN YOUR PROPERTY

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What is condensation?

Condensation is the process of water vapour in the air turning into tiny water droplets when the air becomes cooler and cannot hold all the moisture. It frequently occurs in kitchens and bathrooms, where moisture is released into the air through activities like cooking, bathing, and washing.

Condensation often manifests on windows, external walls, or cold surfaces inside a building, especially in corners, near windows, or behind furniture.

The main contributors to condensation are poor heating and ventilation in buildings. It is more prominent during winter when the external air temperature is low, and surfaces like walls and windows are cold.

Effective heating and ventilation systems are crucial for mitigating condensation issues in buildings.

Why is condensation a problem?

Issues arising from condensation include visible moisture on windows and walls, which can be an initial sign of trouble. This can then cause damage to window frames and staining on curtains or blinds. Mould may start to appear in poorly ventilated areas on surfaces and walls. Concealed areas such as under floorboards or in loft and roof voids are also at risk to the spread of mould.

Mould growth is a common indicator of condensation issues, leading to stains and damage on various surfaces like walls, wallpaper, window frames, furniture, and clothing. The appearance of mould can vary in colour depending on the type and surface it grows on. Moulds, being hydrophilic fungi, require high moisture levels to thrive, and simple capillary dampness isn't enough to promote growth; they need free moisture on surfaces.

In addition to the visible damage, mould can also increase the risk of respiratory problems, such as asthma, due to the release of tiny spores and the proliferation of dust mites because of the increased moisture.

To address condensation in the short term, it's recommended to wipe off any water from windows and sills daily during the colder months when condensation is most likely.

Long-term solutions involve maintaining a balance between heating, ventilation, and insulation, but lifestyle may also need to be reviewed to effectively tackle the issue.





Tips to avoid condensation

Reducing condensation in your home is important to prevent mould and damage. Here are some top tips to help you tackle condensation:



Improve ventilation

- Open windows regularly to let in fresh air and use trickle vents to allow air flow.
- Use extractor fans in the kitchen and bathroom to remove moist air.



Heat your home

- Maintain a consistent, moderate indoor temperature to prevent surfaces from getting too cold and forming condensation.
- Do not use your gas cooker to heat your home as this creates moisture.



Insulate your home wherever possible

- Improve insulation to reduce temperature differences between indoor and outdoor surfaces, which can reduce condensation.
- Ensure windows and doors are properly draught-proofed, but do not seal vents.



Check for leaks

- Inspect for plumbing or roof leaks that can introduce excess moisture.
- Underfloor leaks can also cause issues.



Cooking

- Cover pans while cooking to reduce steam in the kitchen and turn down when they start to boil.
- Use extractor fans or open windows to remove excess moisture.



Baths/showers

- Keep doors closed, when possible, to contain moisture and open windows or use extractor fans to remove.
- Adding cold water then hot to a bath reduces the amount of steam.



Drying clothes

- Avoid drying clothes on radiators and when using a clothes airer, use in a well-ventilated area.
- If using a tumble dryer, ensure it is properly vented to the outside.



Lifestyle

- Avoid overfilling wardrobes and storage as this can restrict air circulation.
- Do not block or cover vents.
- Indoor plants produce moisture so limit the number if condensation is a real problem.
- Place moisture-absorbing products (e.g., desiccants or silica gel) in closets or areas prone to condensation or using a dehumidifier in extreme situations may be helpful.

By implementing these tips, you can significantly reduce condensation in your home and create a healthier, more comfortable living environment.



How Pennington can help

At Pennington we carry out regular inspections of rental properties to ensure that the property is being well maintained and any issues can then be dealt with before they become bigger – and more costly – problems.

You do not have to be a Pennington client, as we offer ad hoc services for all landlords as and when you need them in addition to our full management, letting only, and letting and rent options.

Contact us to find out more.

To find out more

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