

# CONDENSATION

## ITS CAUSES AND SOLUTIONS



### Condensation can be a real problem for property owners.

Whether your property is old or has been built more recently, all kinds of properties in all geographical areas can develop condensation issues.

When it's not tackled and is allowed to build up, it can create a range of problems in your home, including rotting window frames and dampness. In some cases, this can even lead to health problems.

High-quality secondary glazing can go a long way to keeping your property warmer and reducing some of the issues that can cause condensation. However, depending on your property and the external factors at play, it might not be possible to eradicate the issue completely.

**The good news is there's a lot you can do to tackle condensation, and in this fact sheet, we outline a few simple tips to help you address any condensation issues you may be facing.**

### WHAT CAUSES CONDENSATION?



Condensation is created by excess moisture in the air that forms on cold surfaces, like windows. It's all part and parcel of the environment in period properties, which are designed to breathe moisture in and then let it out.

It also varies from location to location, with rural settings having more air moisture than urban ones. That means that tackling condensation will be a key priority if you live in a period property in the country.

# FIVE WAYS TO REDUCE THE CONDENSATION IN YOUR HOME

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## PRODUCE LESS MOISTURE

It may sound like we're stating the obvious, but it really can be that simple. A large part of a household's condensation problems is caused by extra moisture from ordinary daily activities. *This is why you should:*

- Always cover saucepans when boiling or heating food
- Use an extractor fan or open a window
- Avoid drying clothes inside as this can create significant moisture in your home
- Keep the bathroom door closed when you're taking a bath or having a shower
- Run the cold water first when taking a bath. This will reduce steam production
- Make sure your bathroom is well-ventilated. This can be as simple as having a window open.

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## VENTILATE TO REMOVE MOISTURE

Good ventilation helps remove moisture that has built up in your home and on your windows and prevents it from building up in the first place. For an experiment, see what happens when you keep a bedroom window that's prone to condensation slightly open rather than shut overnight during the cooler months.

It might not completely cure the problem, but you should see less condensation. *Other tips you can try include:*

- Avoid heavy window blinds which can cause condensation
- Checking ventilators air bricks and chimneys to make sure they are not blocked
- Opening the kitchen window when you're cooking
- Investing in an extractor fan

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## REMOVE EXCESS MOISTURE

If condensation does build up on your windows, be sure to wipe them dry every morning. If you have stone walls, then ensure you wipe the walls around your windows to remove excess moisture that can build up unseen.

Being as thorough and regular with this as possible is all-important.

Investing in a dehumidifier that pulls the moisture out of the air in your home can also be useful. The water that collects in your dehumidifier can be poured into water butts and recycled for garden use.

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## HEAT YOUR HOME A LITTLE MORE

One of the primary causes of condensation in older properties is their relatively low internal temperature.

Keeping period homes warm can be challenging, particularly if you're trying to avoid running up large heating bills.

However it really does pay to keep your home a little warmer.

This might be as simple as turning the thermostat up by a degree or two or keeping your heating on for more extended periods.

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## INSULATE AND DRAUGHT-PROOF

One way to increase your home's temperature and reduce your heating bills in the process is to make sure it's adequately insulated and draught-proof. Ensure that you have sufficient insulation in your loft and that any troublesome and persistent draughts are tackled.

This can be something as simple as buying a draught excluder. As with all of the above, you should find that a number of small steps combine to make a real difference.