



YOUR GUIDE TO

# **DAMP, MOULD & CONDENSATION**

BY CIRCLE VOLUNTARY HOUSING



*Many homes in Ireland are affected by damp and condensation. Certain activities can increase the problem and good practices can eliminate this from becoming a bigger problem. We want to ensure that you have a warm and safe home to live in. We recognise that some homes can be more susceptible to condensation and damp .*

**Working together as a team we can hopefully resolve these.**

***There are Four main categories of dampness which can lead to mould growth in your home:***

**Penetrating Dampness** will only be found on external walls or, in the case of roof leaks, on ceilings. It is caused by water passing from the outside to the inner surfaces of your home. It is far more noticeable when it rains and will normally appear as a 'damp patch'.

**Defective Plumbing** which causes leaks from water and waste pipes, especially in bathrooms and kitchens. Walls and ceilings may look and feel damp to the touch. Checking the water and waste pipes in the kitchen and bathroom and the seals around the bath, shower and sinks will usually find the problem. Mould may be seen with this type of dampness.



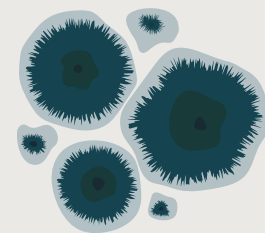




**Rising Dampness** is caused by water rising from the ground into the home. The water gets through or around a defective damp proof course or passes through the brickwork of the property. Rising damp usually leaves a 'tide mark' low down on the wall. You may also notice white salts on the affected areas.

**Condensation and Mould Growth** is caused by water vapour or moisture in the air, inside the home, coming into contact with a colder surface, such as a window or wall. Mould spores are in the air all around us all of the time and will quickly grow on surfaces where condensation has formed.

Mould is usually found in the corners of rooms and around windows. It is also found in areas of little air circulation such as behind wardrobes and beds. It also forms in bathrooms and kitchens as they are high moisture areas.



## What to do if you have mould in your home?

Report it by phone, our website or through your tenant portal. Our Customer Services Officers will assess the situation. All information and even photos or video will help them.

Our Assets and Repairs Officers will need to visit your home and assess the mould. Our Specialist Mould Contractor may visit you to clean the affected areas and provide us with a report on the issue.

If mould continues to be present a Ventilation Specialist will visit your home to conduct a full survey.

We may install mechanical ventilation units to help control moisture levels. These are low cost and low energy and are designed to improve the air quality in your home.

A 30-day post inspection will be carried out by our Asset and Repairs Officers after each contractor visit to ensure the issue is resolved for you.

Where a report is received of condensation and mould is not reported as being present we will advise you on preventative measures of how to manage condensation in your home.





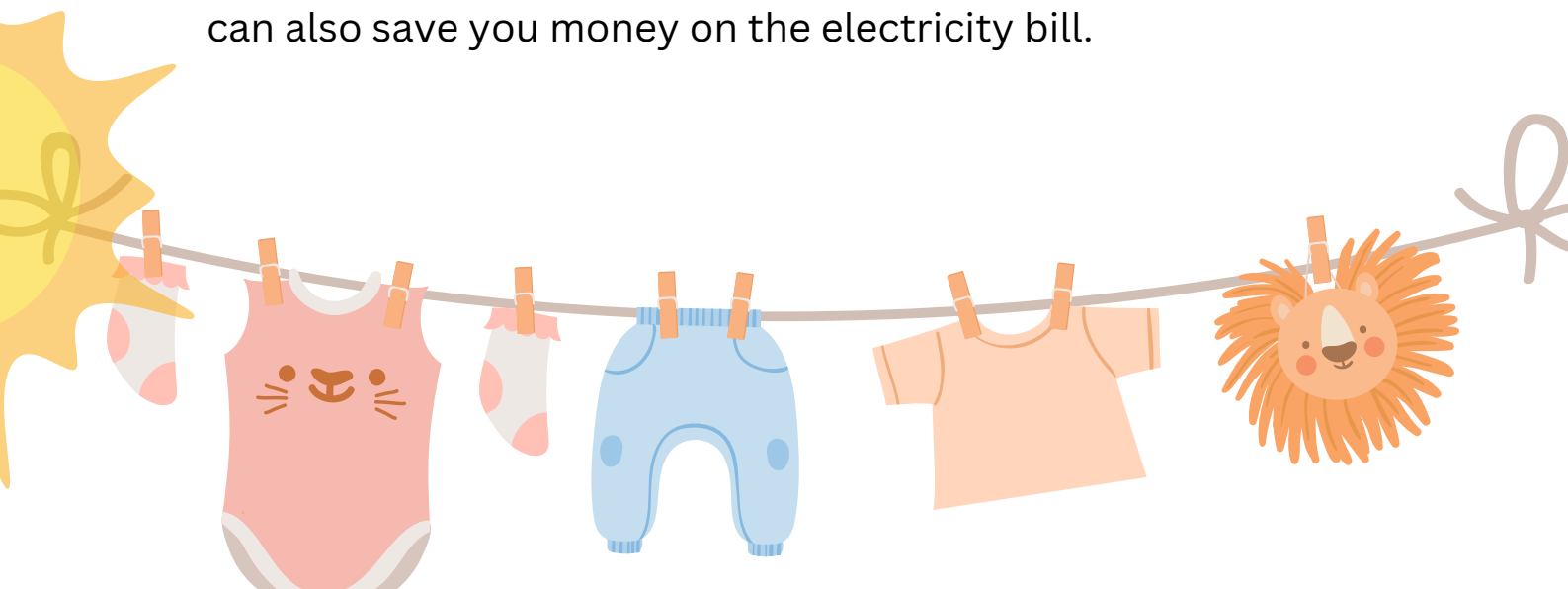


### **Causes of condensation in your home:**

- Drying clothes indoors
- Boiling liquids when cooking
- Tumble drying without working ventilation
- Showering or bathing
- Turning off your extractor fans
- Plumbing leaks
- Washing floors / ironing damp clothes / steam ironing

### ***Lets talk about ways you can prevent this in your home through good practice:***

- Give your clothes a day in the sun and give your tumble drier a break. Never dry clothes on radiators. Clothes dried in the fresh air feel great, and there are drying days in winter, too. It can also save you money on the electricity bill.





- Keeping vents open and clean helps with the circulation of fresh air to your home and around your rooms. This prevents build up of mould and dampness
- Always keep window trickle vents open constantly and clean regularly
- Keep your doors open internally to provide good circulation of fresh air. Open windows where possible for a few minutes each day. Let fresh air circulate to avoid mould forming where the air is still
- Cover saucepans when cooking
- Close doors in wet areas to stop the spread of moisture to other rooms & always have your extractor fan on
- Maintain an adequate temperature in your home. The HSE Sustainability Office indicates the temperature of 18 – 23 degrees is the comfortable range
- Make sure there is a gap between your furniture and the walls, and give wardrobes and cupboards a good airing from time to time
- If you wish to invest in a dehumidifier, these can benefit the air quality in your home as well as manage the condensation



## Fighting mould

### ***Products to combat mould in your home:***

It is possible to remove mould using diluted vinegar and a microfibre cloth. If mould cannot be removed using the vinegar method, a commercial product may be required.

*Always follow the manufacturers instructions, wear gloves and a mask when using commercial products.*







## **DID YOU KNOW?**

### **How much moisture is typically produced in the home?**

- Did you know - One person asleep adds half a pint of moisture to the air overnight
- 2 people at home can produce = 3 pints
- A bath or shower = 2 pints
- Drying clothes indoors = 9 pints
- Cooking and use of a kettle = 6 pints
- Washing dishes = 2 pints

***Total moisture added in one day = 22 pints or 12.5 litres***



## Circle VHA are here to help you!

Please report any signs of mould in your home and we will come and inspect and help resolve the issue.

If we all work together, we will achieve our goal of a healthy and happy home.

### *Reporting:*



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01-4072110, Option 2



<https://circlevha.ie/my-home/repairs-and-maintenance/>

