

## HOW TO CONTROL, REDUCE & ELIMINATE CONDENSATION

### Secondary Glazing for Condensation

The critical factors in eliminating home condensation problems are:

1. Insulation
2. Controlling Moisture
3. Controlling Humidity
4. Ventilation
5. Heating

***These factors must be properly balanced!***

### Secondary Glazing for Insulation

Please see the website for how secondary glazing can help deal with both general & window condensation.

### Other Insulation & Condensation

The other main areas for insulation, if not already carried out, are:

- the loft - but take care that the under-eaves openings are left clear for minimal ventilation, this is very important because otherwise you may add to any condensation problems
- if your property is post circa 1920 and has un-insulated cavity walls, then consider having cavity wall insulation fitted
- draught proof doors - but not in any room containing a gas cooker or gas fire\*

\* This is prohibited by the **Gas Appliances (Safety) Regulations 1995**

### Controlling Moisture:

What you can do to produce less moisture - and control what you do produce:

#### Clothes Washing

- dry washing outside whenever possible
- alternatively, dry washing in the bathroom or kitchen - but open the windows
- if you use a tumble dryer, make sure that it is vented to the outside

#### Cooking/Kitchens

- cover pots and pans when cooking
- open the window when cooking

- fit a cooker ventilation hood - but again make sure it is vented to the outside
- close the door to prevent moisture escaping to other, cooler, parts of the property
- fit a door closer
- fit an electric extractor fan - preferably [humidistat](#) controlled - they come on automatically when the air is humid and turn off automatically as well, so they do not waste electricity

### **Bathrooms:**

- close the door to prevent moisture escaping to other, cooler, parts of the property
- fit a door closer
- open the window when bathing or showering
- again, fit an electric extractor fan – preferably [humidistat](#) controlled

### **General:**

- avoid using paraffin heaters and gas fires
- indoor plants can add substantially to moisture in the air
- be aware that fish tanks can also add significantly to air humidity

### **Ventilation & Condensation**

Balanced ventilation:

- do not seal the gaps around windows unless they have trickle vents fitted
- do not block chimneys - if they are not in use then fit a cover but ensure that it either has permanent ventilation holes or an adjustable ventilation grille
- make sure that air-bricks & vents are not blocked up
- open the window slightly when bathing, showering, cooking or doing the laundry
- fit electric extractor fans to kitchens, bathrooms & laundry/utility rooms - preferably [humidistat](#) controlled - they come on automatically when the air is humid and turn off automatically as well, so they do not waste electricity
- open windows & doors occasionally to give the property a good “airing”

### **Heating**

Reasonable heating:

- avoid condensation in bedrooms when unoccupied by leaving the radiator on set to a low level
- if your home is unoccupied during the day do not turn the heating completely off otherwise condensation will start to form on cool surfaces - set the thermostat to a low level - a cold property takes a long time & a lot of energy to heat it up
- in general, do not let temperatures drop below 10°C/50°F - even when your property is unoccupied
- a comfortable temperature when you are at home is around 20°C/68°F

### **Property Type**

In addition to the above, different types of properties create different requirements:

- **modern houses & flats** - with well sealed windows, fitted carpets & good insulation do not get sufficient ventilation unless trickle vents are used or windows are left very slightly open when rooms are occupied
- **bungalows & older flats with solid floors** - do not benefit from heat rising through the floor, they will tend to need better insulation and heating
- **rooms with a lot of outside walls** - especially if north facing, will tend to need more heating
- **historic properties** - if your property was built pre-circa 1920 then we recommend that you also read the ***Severe Condensation Problems, Condensation & Dampness*** download.

We hope that this information helps you to identify & successfully cure condensation & damp problems in your home.