

ENRIGHT PROPERTIES PROPERTY LETTING & MANAGEMENT

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Dear Tenants -HELP PREVENT CONDENSATION AND MOULD IN WINTER/COLDER MONTHS.

CONDENSATION

Condensation can occur on any surface that is cold enough. Typically it occurs in places where there is little air movement, such as in corners, behind large pieces of furniture and often in wardrobes.

Mould

Condensation is often accompanied by mould growth. If it is cold and the moisture occurs in the above areas, then this will be due to condensation. Condensation tends to be worse in cold weather. This is avoidable when preventative measures are taken.

Prevention

- Wipe down windows and sills when condensation (water droplets) appears on them.
- **PRODUCE LESS MOISTURE**, when drying clothes inside is necessary, use a closed, heated and well ventilated room. If cooking, reduce moisture given off by covering pans and ventilating kitchen, whilst closing doors if possible. Do not use a radiator to dry your clothes i.e. do not place your clothes/ towels directly onto a radiator to dry. Do not dry clothes in a bedroom.
- **Ventilation & Heating**
- **Heating** In occupied rooms, especially bedrooms, some ventilation and heat is needed all of the time. Temperatures in rooms should not be allowed to fall below 18°C. The best way to keep rooms warm enough to avoid condensation is to keep a low background heat on all day, even if you are out. It costs less to maintain the heating than to warm up a house from cold. Short bursts of heat will only warm up the air leaving the surfaces cold- an ideal recipe for condensation.
- **Ventilation** Keep a window ajar. Close kitchen and bathroom doors. Cupboards and wardrobes require ventilation, do not overfill as this will reduce air circulation. Leave sufficient room between the backs of large furniture and walls.

Cleaning/ house keeping. Please also make sure that your room/ the property is cleaned regularly as dust will attract and absorb condensation and moisture. This will lead to accumulation of mould often seen on windows

Getting rid of mould. Mould can be easy to remove. Wipe it off with a disposable cloth and a household cleaner. There is no need to use strong chemicals.

Charges may apply if the above instructions are not followed and damage to property occurs

Yours faithfully

Damien & Sally Enright.

