



SOVEREIGN
CHEMICALS LIMITED



By Appointment to H.M. The Queen
Building Material Manufacturers
Sovereign Chemicals Ltd
Barrow-in-Furness

CONDENSATION

A BRIEF GUIDE FOR HOMEOWNERS



SOVEREIGN CHEMICALS LTD

Park Road, Barrow-in-Furness, Cumbria, LA14 4EQ

Tel: 01229 870800 Fax: 01229 870850

Email: sales@sovchem.co.uk web: www.sovchem.co.uk

www.basement2rooms.co.uk

What is Condensation?

One of the most common causes of dampness in buildings is condensation.

Moisture is always present in the air, even if it cannot be seen.

Warm air holds more moisture than cold air. When air is cooled it holds less moisture. If cooled far enough the air releases excess moisture and droplets of water are formed on surfaces. This is known as condensation.



Examples of this are when you see your breath in cold weather, and both mirrors and cold tap steaming up in a bathroom.



In your home condensation is often seen on windows, which is more noticeable on a cold morning, on external walls or in places where air movement is restricted, such as in corners of rooms, behind items of furniture placed against walls and even in **wardrobes. It's presence is often first indicated** by the development of mould growth on walls and ceilings, and even furniture, clothes and other fabrics. It could also lead to the rotting of affected timbers such as wooden window frames.



Condensation usually occurs during the colder, winter months. October/November through to March/April is generally acknowledged as '**condensation season**'.

Typical Causes of Condensation

In houses condensation can be related to modern living standards, economic pressure and change in building design.

The following are the major factors that affect condensation;

Generation of Too Much Water

Within a property water is produced in large quantities from a number of different activities. These include:

- Cooking
- Bathing
- Washing
- Drying clothes – on or around radiators and using unvented tumble dryers
- Using portable flueless paraffin type heaters



Lack of Ventilation

The effect of water being generated is aggravated by the ways homes are ventilated.

Previously, up until **about the late 1960's there was generally natural** ventilation in many homes, due to open fire places, single glazed sash windows, poorly fitted windows and doors and suspended timber floors without fitted coverings. All of these encouraged air flow/changes within the property.

Inadequate Heating

It is not best practice to use your heating system intermittently, for short periods in a morning and evening probably on a high setting, and then turn it off.



This warms the air in your home but does not allow the walls to achieve a suitable, stable temperature.

Many houses remain unheated throughout the greater part of the day allowing the walls of the building to cool down. Moisture producing activities, as mentioned earlier, are then concentrated into a relatively short period. This sudden increase in warm moist air can produce condensation as it comes into contact with the still cool surfaces.

Poor Insulation

Unless cold surfaces are eliminated condensation is likely to occur at some point. Insulation will reduce heating costs and will help to prevent condensation by eliminating cold spots/surfaces.



How to Help Avoid Condensation

Appropriate steps will need to be taken to deal with condensation. However, in the meantime, dry windows, window sills and other affected surfaces each morning using a dry cloth. Wring out the cloth rather than drying it on a radiator.

Reduce the amount of water being produced

Everyday the average household produces at least around 16 pints of moisture in their home. If steps are not taken to reduce or control this amount then condensation is inevitable. The following will help reduce condensation:

- Cooking
- cover pans
 - **don't** leave kettles boiling
 - keep kitchen door closed but open kitchen window
 - use an extract fan if fitted



- Bathing
- keep bathroom door closed but open bathroom window
 - when filling the bath, run cold water first and then add hot water, to greatly reduce the amount of steam
 - use an extract fan if fitted

Washing/Drying

- dry washing outside if possible
- if drying washing inside is unavoidable then do so in a closed, heated and well ventilated room
- use an extract fan if fitted
- if a tumble dryer is used it must be ventilated directly to the outside air
- remember, placing damp clothes on or near a radiator will dry them but will release the moisture straight into your room



Portable Flueless Heaters

- these produce a lot of moisture, approximately every litre of fuel produces a litre of moisture
- these heaters are not recommended and should not be used
- to add extra heat to rooms, if necessary, it is better to use electric heaters/oil filled radiators/panel heaters, on a low setting



Provide Adequate Ventilation

In homes some ventilation is required all of the time. This can help to reduce condensation by removing moist air from the home and replacing it with drier air and can be achieved by doing the following;

- Keep open trickle vents in window frames
- Open windows, even if only slightly and on the security setting
- Ideally cross ventilate by opening a window upstairs and downstairs, and on opposite sides of the property. At the same time open interior room doors to allow air to circulate throughout
- Open windows wider during cooking, washing, drying clothes, bathing, etc.
- Use extract fans if fitted
- Ventilate cupboards and wardrobes, possibly by providing breather holes in false backs
- Do not overfill cupboards and wardrobes, and use slatted shelves if possible
- Leave sufficient space to allow air circulation between the back of furniture and walls
- Place furniture on blocks/feet to allow air to circulate beneath
- Avoid standing furniture against external walls



Note: Make sure that opening windows will not cause a security problem, remembering to close and lock them when out of the property.

Provide Adequate Heating

The best way to heat your home effectively is to have more constant but low background heat. This will enable not only the air to be warmed, but also the building fabric and therefore creating warmer surfaces.



Do not use the gas cooker to heat a kitchen as it produces moisture when burning gas.

Eliminate Cold Spots

Insulation will reduce your heating costs and help to prevent condensation by eliminating cold spots.

Double glazed windows will reduce heat loss, but you must ensure there is sufficient ventilation – keep trickle vents open.

Where draught proofing is to be installed observe the following factors:

- Do not draught proof rooms with a condensation problem, or where there is a heater or cooker that burns gas or solid fuel
- Do not block or close permanent vents or airbricks, particularly those installed for heating appliances
- Do not draught proof bathroom, shower room or kitchen windows

Treating Mould

The development of mould in affected areas is often the first indication of condensation. What can be done to treat or get rid of this mould, which usually appears as black spots on surfaces?

- Do not brush or vacuum the mould as this can release spores into the air
- Remove non wipeable/washable coatings and loose material
- Make good any surface defects
- Wash down with an appropriate fungicidal solution (Sovereign Dentolite) on a cloth
- Apply a second fungicidal wash (Sovereign Dentolite), cleaning the affected areas and allow to dry
- Redecorate using an appropriate fungicidal paint (Sovereign Fungi Chek)

Please note that this paint will be rendered useless if painted over with an ordinary paint or overlaid with wallpaper

- Take steps to eliminate condensation !



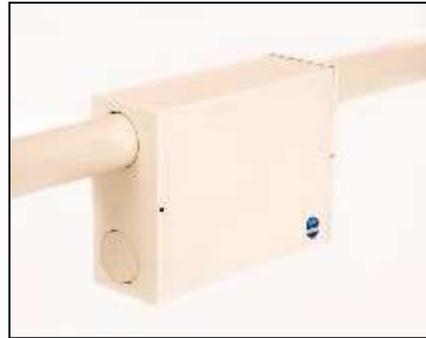
How Sovereign Chemicals Ltd can help you in avoiding condensation

Sovereign Concure 20/20 Positive Input Ventilation Units

There are two separate units one for use in houses and one for flats. They are positive input ventilation systems that gently force air from either the loft (in a house) or from outside (in a flat) into and around the home. Two simple proven systems for controlling condensation problems and associated black spot mould growth, whilst improving air quality throughout the property. The fresh clean air drawn through the unit then mixes with warm air at ceiling level and re-distributes heat around the home. These units are fitted with an integral pulse heater as standard.



Loft Mounted



Wall Mounted

Passive Vapour Vent

The Passive Vapour Vent provides an opening on a section of wall normal to the airflow direction with an effective area well in excess of the minimum requirement. Airflow through the opening is controlled automatically by the intervening mineral wool slab and thereby avoids undue draughts.



Humidity Tracking Extract Fan

This fan is designed to improve air quality and reduce humidity levels in kitchens and bathrooms to help resolve condensation and mould growth problems. It works in 3 ways:

- On constant trickle extract to create background ventilation to maintain a healthy environment.
- Unique humidity tracking function which senses the amount of moisture being created in the room and causes the fan to increase speed to match rising humidity and reduce in speed to match falling humidity. This intelligent function reduces energy costs, wear and tear on the motor and ensures a long quiet life.
- Pull cord override for control. In the event that you wish to activate the fan to full power in conditions of low humidity simply pull the cord and the fan will boost to maximum extraction rate.



Dentolite Sterilising Solution Concentrate

A sterilising solution concentrate that contains a powerful fungicide that eradicates black mould growth, etc. on internal surfaces prior to decoration. It may also be used as a maintenance wash to control mould growth where painting is not possible or desired.



Fungi Chek Emulsion

A high quality acrylic emulsion containing a powerful fungicide, suitable for wall and ceiling surfaces where mould growth is problematic. Fully washable and resistant to the effects of condensation, black mould and mildew once fully dried.



Mould Control Pack

Contains Dentolite Sterilising Solution Concentrate for removing black mould/sterilising surfaces, and 2 pots of Mould Eradication Additive for stirring into emulsion paint to prevent its return. This pack is also supplied with 1 pair of protective gloves, 1 pair of protective goggles, 1 paint brush and 1 sponge.



Scrub Out Black Mould

This is supplied ready to use in a trigger operated spray bottle. It is a fungicidal cleaner, containing a powerful blend of biocide and detergent used to sterilise mould infected surfaces prior to decorating with FungiChek.



SOVEREIGN
CHEMICALS LIMITED

Park Road, Barrow-in-Furness, Cumbria, LA14 4EQ

Tel: 01229 870800 Fax: 01229 870850

Email: sales@sovchem.co.uk web: www.sovchem.co.uk
www.basement2rooms.co.uk