



**PEMBROKESHIRE HOUSING
TAI SIR BENFRO**



Running-in Your New Home

**Tips on preventing condensation
in your new home**



Tips on preventing condensation in your new home

Today's new homes include many improvements in construction which the National Assembly for Wales has encouraged over the years, but your new home still needs to be run-in gently over the first few months.

Drying Out

Running-in a brand new home means drying out gradually. As the home is lived in and heated, timber and plaster will shrink, causing small cracks. These cracks are not structurally important and can be permanently cured in the normal process of redecoration.

However, because such minor cracks are inevitable, your housing association is not legally bound to rectify them. It is in your own interest, therefore, to follow the advice given here.

Timber frame houses are less liable than masonry houses to have shrinkage cracks, but the advice holds good.

To minimise cracking, try to keep a reasonably even temperature. If you have central heating, use it sparingly at first so that the building structure warms up and dries out gradually - this will save fuel too.

As the building dries out, the evaporated moisture needs to be ventilated away.

To minimise problems from dampness and condensation:

- Ventilate your home by leaving windows or, at least, the trickle vents (slotted vents in the window frame) open for as long as you can each day
- Leave internal doors and doors of Built-in cupboards open a few inches to encourage air circulation during the drying out period

Efflorescence

Another consequence of drying out may be the appearance of a white deposit on inside or outside walls, called 'efflorescence'. This is caused by natural salts coming out of the wall materials and is quite normal. Salts on external walls will eventually disappear; those on internal walls can be wiped or brushed away.

Preventing Condensation

Condensation is steam or water vapour which reverts to water on contact with cold surfaces. But even before water vapour condenses, it can sometimes cause mould on walls and ceilings.

If allowed to persist, condensation and mould can damage clothes, bedding, floor coverings, decorations and the home itself.



Next to shrinkage, condensation is the most common problem in new homes.

Once materials have dried out, you should no longer experience condensation in a modern, well-insulated home. However normal daily activities produce a great deal of water vapour which may cause condensation if allowed to spread around the home.

Three rules to produce less moisture and prevent condensations:

- 1. Cooking:** Cover pans and do not leave kettles boiling
- 2. Heating:** Avoid using portable has heaters instead of the normal heating system. These supplementary heaters create a great deal of water vapour when they burn.
- 3. Clothes washing:** Put washing outdoors to dry if you can If you have a tumble dryer add a flexible duct to ventilate the moist air to the outside (unless you have a self condensing type) DIY kits are available for this.



Ventilation

You need much more ventilation from the kitchen and bathroom during cooking, washing up, bathing and drying clothes. This means opening the window or better still using the extractor fan. Some fans can be controlled by a humidistat which senses when moisture levels rise too high.

Intermittent heating

Homes where the heating is off all day because the occupants are out are more likely to suffer condensation problems than those which are continually occupied. This is because, when normal activities such as washing and cooking are carried out in the evening, the home has been unheated for long periods.

Make sure you adjust the time clock so that your home is warm by the time you return home.

Condensation On Windows

Most modern homes have double glazed windows which are unlikely to suffer from surface condensation except perhaps temporarily in kitchens or bathrooms. Condensation is more likely to occur on single glazed windows. If you follow the above advice condensation is less likely, but if it does occur on window glass, simply wipe it up. Condensation that repeatedly settles where the glass meets a timber window frame can, in time, cause the timber to rot.

If you have double glazing, you should not get misting between the panes of glass. If you do, contact us.





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Office Hours:

Monday to Thursday

9:00 - 17:00

Friday

9:00 - 16:30