



Freehold Management Services Ltd

Black Spot Mould Advice

22 Weston Park Road
Plymouth, Devon.
PL3 4NU

01752 603900

info@fhms-ltd.co.uk
www.fhms-ltd.co.uk

Advice on Condensation and Black Spot Mould

Freehold Management Services Ltd often receive calls from leaseholders / tenants who are experiencing problems with condensation, damp and black spot mould. Before arranging a site visit, we would ask you to consider the advice below as these sort of problems can often be resolved by taking some simple steps.

The air inside your home is full of moisture vapour. An adult asleep in bed will breathe and perspire as much as one pint of moisture into the air during the night. Take a shower or a bath, cook a meal and do some washing and there could literally be gallons of vapour unseen in the air. All that moisture is looking for a cold surface to condense onto and it will do so on the coldest part of the room. Usually, the window glass is the coldest part of a room but with modern double-glazing becoming more common, condensation can occur in all sorts of places such as on external walls, solid floors and upper floor ceilings. Before long, black spot mould is on the window frames, cills and walls and the home starts to smell damp and musty.

The Cure

Often the cure lies in the hands of the occupier. The battle against condensation is fought on three fronts:

- 1) Reducing the amount of water vapour getting into the air,
- 2) Removing vapour from the house, and
- 3) Taking a few sensible precautions.

Reducing Vapour: Obviously you can't stop breathing and washing but simple measures include putting lids on pans, drying washing outside the house and keeping the bathroom door closed whilst bathing.

Getting Rid: This is the key. Open windows and let the moist air out, especially whilst cooking or after bathing. Many windows have trickle vents and we strongly recommend these be left open, particularly in bedrooms. Modern double glazed windows often have very effective seals and when the windows are shut the house can be virtually airtight. Use extractor fans and cooker hoods where possible. Unblock any ventilation bricks/grills that may have been covered. Leave internal doors open when you are out, to let air circulate around the property.

Other Precautions: Condensation occurs where the warm moist air is allowed to cool. This is made worse if the air is still; say behind furniture or in the corner of a room. To help prevent this, ensure that furniture is a good 3-4 inches away from outside walls (6 inches for a big wardrobe) and that belongings are not piled up in corners or against outside walls.

Black spot mould can be treated with diluted bleach solution (always follow the manufacturer's instructions and take appropriate safety precautions). If left untreated, mould can stain surfaces irreversibly and you may be faced with the cost of redecoration.

We hope the above advice helps. If you still have concerns, then please do not hesitate to contact **Freehold Management Services Ltd's** Maintenance Department.