

What is condensation?

In modern apartments all the openings are better sealed than they were years ago. This makes the apartment more energy efficient as it reduces loss of heat in winter and cool air in summer. One of the side effects of this reduction in air leakage is that moisture is also kept inside.

Warm air holds more moisture than cold air so during winter the normal living processes—bathing, washing, cooking, drying clothes and even breathing—add to the moisture content of the air. This means that when the warm, moist air in an apartment meets a cooler surface such as a window, mirror or even a wall it is unable to continue to hold all the moisture and some of it is deposited on the cooler surface. This deposition is called condensation.

This is the same effect that occurs on the outside of a glass containing a cold drink during summer.

What can be done to prevent condensation?

There are a number of things that can be done to reduce condensation. They include:

Airing out the apartment

Open the up windows and exterior doors for a while during the daytime to allow fresh air to replace the moisture laden air in the interior.

Exhaust fans

Exhaust fans operate automatically in the bathrooms and laundry when the light is turned on. Leave the light on for at least 15 minutes after bathing or using the laundry to make sure as much of the moisture is removed as possible.



Air conditioning

Air conditioning adds to the moisture problem by increasing the temperature of the air. However, during normal operation it does not remove any of the moisture from the air. There is a setting on the remote control (shown as a tear drop) that removes moisture.

Dehumidifiers

Dehumidifiers can be purchased from electrical stores. Their sole purpose is to lower humidity.

Removing mould

Mould grows in a warm moist environment. To prevent mould growth dry surfaces by wiping away condensation. Any build-up of mould on the walls or ceilings should be treated with a bleach/water solution or a commercial mould remover.

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