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Let Me Ltd (06620607) T/A "Let Me Properties" since 2008

### **How to Reduce Condensation and Prevent Mould and Mildew in your Rented Home:**

- Avoid inadequate ventilation (Not opening the windows or using extractor fans enough). When drying clothes, make sure the room is ventilated properly (Open Windows!). Fresh air should be allowed into the property every day.
- Attend to all leaks immediately. **(Report Leaks to Let Me Properties ASAP!)**
- Humidity can lead to moisture build-up in the air. Keep humidity levels low ventilating all rooms and using a dehumidifier if needed. **(Dehumidifiers are HIGHLY recommended)**
- If you do spot condensation - typically in bathrooms, around kettles and stoves and in closed areas - take steps to dry the area out, wiping it with a cloth and opening windows. Use a fan to dry out the remaining dampness. Remove wet clothes from shower stalls and the washing machine immediately, and let the area dry out.
- Vacuum and clean regularly to remove possible sources of mould growth. Pay special attention to bathrooms and other areas of your home that are likely to generate a lot of moisture. Do not store materials such as paper, books, clothes, or other possible sources of food for mould in humid parts of your home.
- Clean refrigerator drip pans regularly according to the manufacturer's instructions. If your refrigerator and freezer doors do not seal properly, moisture can build up and mould can grow there. In the kitchen and bathroom, open windows or use exhaust fans when engaging in activities that produce moisture. Exhaust fans should be vented to the outdoors and not to an attic or crawl space.
- Ensure that you are using the space heating correctly. Your property should never be too hot or too cold, even when you are not home. Your heating should be set to keep your property at a constant temperature of between 12 and 18 degrees. You should try not to let it become colder or hotter than this if it can be avoided.

**CLEAN ALL MOULD AS SOON AS YOU DISCOVER IT AND TAKE THESE STEPS ABOVE TO ENSURE IT DOES NOT RETURN. IF THE MOULD ISSUES PERSIST PLEASE WRITE TO US SO WE CAN INVESTIGATE.**

**By far the most common cause of mould growth is excess condensation. The true cause of condensation-based mould growth is often complex and a combination of things. It is sometimes caused by inadequacies in the building but most often the main cause of mould growth is the lifestyle of the occupants - the tenants.**

#### **Causes of Condensation:**

- Breathing (asleep) 0.3 kg
- Breathing (awake) 0.85 kg
  - Cooking 3 kg
  - Personal washing 1.0 kg
- Washing and Drying clothes 5.5 kg

#### **REMEMBER:**

**OPEN THE WINDOWS EVERY DAY, EVEN WHEN IT IS COLD OUTSIDE AND ALWAYS KEEP ALL VENTS OPEN AND CLEAR FRESH AIR IS REQUIRED TO REDUCE MOISTURE INSIDE THE PROPERTY AND TO ALLOW CONDENSATION FILLED AIR TO ESCAPE**

