



**Premier
Properties**
Perth

Tenant's Guide to Damp, Mould & Condensation





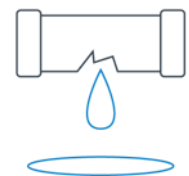
Preventing damp and mould is much easier than you might think and, in many cases, is caused by condensation produced in the home through everyday living. Breathing (including pets), steam from cooking and bathing, washing and drying clothes indoors and insufficient ventilation cause moisture to be absorbed into the warm atmosphere of your home. When the temperature cools down, the moisture condenses on cool surfaces and creates condensation.



A common sign of condensation is water collecting on the inside of windows or on the window sill. Make sure to keep surfaces dry with a mop or towel. This quick guide explains how everyday behaviours can help minimise condensation, damp and mould issues and offers simple ways to deal with them.

Keep an eye out for leaks

Leaky window frames, pipework, walls and doors are common sources of moisture. If you see a leak, you should report it to us as soon as possible so we can deal with the problem swiftly. This will also stop the issue from turning into more serious problems and cause further damage to the property. Use a bucket or bowl to collect any drips.



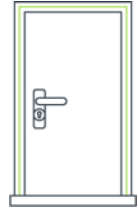
Drying clothes in a ventilated room

Dry clothes on a clothes airer in a well-ventilated room. Open a window or use a dehumidifier to minimise the spread of moisture indoors. Avoid drying your clothes on a radiator.



Keep doors closed

Keep bathroom or kitchen doors closed when having a shower or bath, or when cooking. This will prevent moisture from spreading to other parts of the property.



Use extractor fans

If you have an extractor fan in the bathroom, always make sure it is running when you're having a shower or bath. If you have an extractor fan in the kitchen, you should also use it to disperse moisture and cooking smells. If possible, open windows for extra extraction. In the absence of extractor fans, open a window when you cook to allow the moisture to escape.



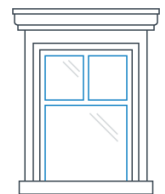
Keep lids on pots

Always keep lids on pots and pans whilst cooking so that the moisture does not escape from pans. If the lids are off, moisture will be rising from the pans even if you cannot see it.



Air property regularly

Open windows regularly to make sure your property is well-ventilated. Even when it's cold, moisture gathers in the home so opening the window allows some of this moisture to escape.



Use a dehumidifier or damp trap

Using a dehumidifier is a great way to take the moisture out of the air, especially if you dry your clothes indoors. You can buy an inexpensive one from a local hardware store or online. Disposable damp traps can be picked up relatively cheaply, but over time, you might find it more economical (and environmentally friendlier!) to use an electric dehumidifier.





Wipe away condensation

Cleaning the condensation from windows and frames every day will minimise the spread of black mould. You can simply use a rag or towel to wipe away condensation.



Grow moisture-absorbing plants

Some plants can absorb moisture and pollution from the air and are a great addition to your damp prevention arsenal. Peace lilies, tillandsia, palms and ferns are all moisture absorbers — some ferns actually thrive in damper rooms such as kitchens and bathrooms, just make sure you also give them some indirect sunlight.



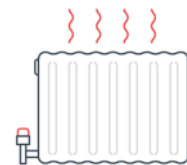
Be careful with furniture placement

Avoid pushing furniture against the wall, or overstuffing wardrobes as this can cause damp and mould to grow and spread. Check behind furniture regularly for signs of damp or mould developing.



Turn on your heating

Running your heating can avoid cold spots, dry out damp and lower the chances of getting mould.



Guttering & Pipes

Over the autumn and winter months, excess rain and leaves falling from trees can result in gutters becoming clogged with debris. That's why it's important to clear your gutters and drains properly before winter hits, as any blockages could result in rainfall overflowing into render and brickwork, getting into loft areas or splitting the pipework when water freezes.



Locate the stopcock

Your home's stopcock is what controls your home's water supply. In the event of a leak or burst pipe, you'll want to know exactly where this is located so you can quickly access it and turn it off, helping to keep water damage to a minimum. The stopcock is usually under or near the sink – in older houses it is often close to the front door.



How to clean damp and mould spots

Damp commonly occurs in the bathroom, on exterior facing walls and around window and door frames. Keep an eye on these problem areas and clean the moisture and damp regularly to minimise your chances of getting black mould or mildew.

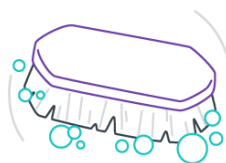
If you do see mildew or mould forming, be sure to use gloves and a face mask before cleaning. Ventilate the room well when cleaning mould spots. When working with chemicals, you must always follow manufacturers' instructions. Dispose of any rags that you have used to clean mould after using.

Most black mould spots can simply be wiped off with a damp cloth. Be sure to dry the affected area after and leave the room to ventilate.

If there is a more ingrained mould problem, such as in a bathroom or exterior wall, follow these steps:



Make a bleach solution with 1 part bleach to 3 parts water or as advised by the manufacturer.



Use a stiff bristle brush to scrub the area.



Clean off the area then dry it, then leave a window or door open to ventilate.

If you have tried the above tips and suspect your property may require further attention, please use our maintenance portal to raise the issue:

<https://premier-properties-perth.fixflo.com/>