



PROTECTAHOME LTD ENVIRONMENTAL SOLUTIONS

Targeting problems with the best solutions

Established 1980

Case Study 177:

CONDENSATION – LLANSADWRN, CARMARTHENSHIRE

THE PROBLEM

Protectahome were asked to inspect a reported dampness problem in a ground floor flat of a property in Carmarthenshire. The occupier of the property had been complaining about Mould growth and pools of water forming under windows and mirrors throughout the flat.

Protectahome's Surveyor completed a detailed inspection of the property and found extensive Black Mould growth. This was particularly prevalent in the bathroom and kitchen areas. Having evaluated the physical evidence and the environmental data recorded with an electronic moisture meter, hygrometer and laser thermometer, he concluded that the problem being experienced was attributable to surface Condensation.

Condensation results from warm moist air coming into contact with colder surfaces. The occupant's behaviour and activity can often contribute to condensation problems and in this instance the building was not being heated sufficiently. Heating alone is unlikely to provide a solution to the problem, remedial action must involve both the lowering of moisture levels in the air and warming up cold surfaces.

THE SOLUTION

Protectahome created a specification of work that included for the installation of powered ventilation units, matched to the areas of employment, zone and room size.

Protectahome's Technicians installed a Humidistat Controlled Extraction Unit in the bathroom. In the kitchen a Humidistat Controlled ventilation unit was installed with a heat recovery module. The units manage the moisture laden air in the areas where it is most frequently generated and that are most susceptible to condensation. The risk of Condensation is reduced by removing warm moist air at source. As both units are humidistat controlled, they switch from trickle to boost automatically when the humidistat senses an increase in relative humidity. The unit in the kitchen also benefits from energy savings due to its heat recovery characteristics.

The work was completed with the minimum of disruption to the buildings occupier. Additional information was provided to the occupier about how to avoid problems with condensation and giving helpful advice for future reference on how to maintain a condensation free environment.



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