

Condensation Management

The wet cold winter weather we have on the lower mainland cause many calls to repair water leaks below toilets and windows. Many of these leaks are accumulations of condensed water.

Mould and condensation on walls, windows, toilets and in closets is a common problem in units with baseboard heating and poor air circulation. Moisture builds up in a confined and closed air space and is quite normal. Everyday activities of human beings (breathing, cooking, bathing, watering plants, etc.) add considerable moisture to the air. This moisture condenses on colder parts of the surroundings such as windows, toilet tanks, toilet bowls and the inside of exterior walls. This condensed water in turn breeds bacteria and mould. The problem can be reduced and mostly eliminated using the following methods:

- a. Use the bathroom fan during a shower and for at least 15 min after the shower has been in use. The average fan takes approximately 8 min. to change the air in the bathroom once. Use the kitchen fan when cooking or boiling water.
- b. Open the windows during the day to allow the moisture to escape. Stale air is expensive to heat.
- c. Keep the window sills and drain troughs clean and free of water build up and ensure that the water drain troughs are working properly. You may have to do this daily through the winter months.
- d. Ensure that drapes and window covering are kept one or more inches away from the carpet or floor covering. This allows air to circulate across the windows.
- e. Move furniture and clothing away from cold walls and leave bedroom and closet doors open to allow better air circulation.
- f. Clean up any water below the toilet or next to the bath regularly.