

PETRIE'S LETTING SERVICES

# MANAGING MOULD AND CONDENSATION

A RESOURCE FOR LANDLORDS AND  
TENANTS ON EFFECTIVE MANAGEMENT  
STRATEGIES

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# WHAT IS MOULD ?

Mould is a kind of fungus that thrives in moist or humid environments. It may manifest as fuzzy patches in black, white, or green colors on walls, ceilings, and various surfaces.

The microscopic spores of mould can become airborne, possibly leading to health concerns. Exposure to mould can trigger allergic reactions, asthma attacks, and other respiratory issues in some individuals.

## HOW IT CAUSED?

There are a few potential causes for mould, however the most common cause is due to condensation. Mould from condensation has the greatest potential for misdiagnosis, and subsequent inappropriate, ineffective remedial work. More significantly, condensation has the greatest potential impact on human health, so an understanding of it is vital.

Lack of ventilation ie opening windows, use of extractor fans, space for airflow between walls and furniture / curtains allowing for trapped moisture is going to lead to mould .

## ...HOW IT CAUSED?

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Any cool surfaces within a dwelling are at risk of condensation: single glazing, cold-water pipes and WC cisterns are obvious examples. Areas in the house that produce large quantities of moisture, such as the kitchen and the bathroom, are frequently subject to condensation. Both are spaces where building regulations insist on the provision of ventilation, partly in order to reduce the air humidity.

Animals also produce large quantities of moisture into the atmosphere. A number of appliances that produce significant quantities of moisture are being used in dwellings. Including both heating appliances and cleaning appliances. By far the worst culprits are tumble dryers, particularly if not appropriately ventilated, though dishwashers and washing machines also both produce moisture.

## HOW CAN I PREVENT CONDENSATION?

- Thermal Insulation
- Ensuring Structural Stability
- Double Glazing
- Ventilating - use of extractor fans and windows
- Drying clothes outside
- Air flow - furniture placement
- Adequate Heating

# HOW DO I SPOT CONDENSATION?

Condensation is a build up of moisture, usually water droplets and small pools of water in the corners of windows and sills, under cupboard units and cold pipes.

Typical signs of excessive condensation to look out for are:

- *Mould growth on wall surfaces, around external wall openings, areas of low air circulation and poor ventilation*
- *Misty wall surfaces*
- *Water staining and streaking running down walls, particularly in bathrooms and kitchens*
- *Patches of damp with no obvious edges.*

## HOW CAN I STOP CONDENSATION FROM CAUSING MOULD?

As mentioned, condensation is a build up of moisture, By wiping the moisture away at the first site you deal with the majority of the problem and stop the chance of excessive, rapid damage occurring.

Once the area has been dried down, the next thing is to provide airflow by opening windows and making sure curtains are tied back, furniture is pulled slightly away from the walls to create a gap, heating the area and even using a dehumidifier if possible.

# WHAT IF I FIND A BUILD UP OF MOULD?

The area will need to be cleaned, dried, ventilated and potentially treated. Depending on the location of the mould the way to resolve the issue will differ

## **To clean the mould, you will need:**

- *Rubber gloves, eye protection & mask (protect yourself! mould spores are no joke for your lungs.)*
- *Bucket*
- *Warm water*
- *Mild detergent OR white vinegar*
- *Sponges or soft cloths*
- *Old toothbrush (for stubborn spots)*
- *Dry towels*
- *Recommended: Mould-killing spray (like HG Mould Spray or Dettol / Cillit Bang Mould & Mildew Remover)*

## **Once you have everything you need, you will need to:**

- *Ventilate the Room: Open windows. If you've got a fan, get it blowing outwards.*
- *Protect Yourself: Gloves, mask, ideally goggles.*
- *Move Furniture Away:*
- *Mix warm water with detergent OR spray with vinegar.*
- *Wipe gently—don't scrub hard or you'll release more spores.*
- *Use the toothbrush for little crevices.*
- *Dry the area completely with a clean towel. Use a dehumidifier*
- *Disinfect: After cleaning, spray with mould remover and let it sit (follow product instructions). Let it dry fully.*
- *Dispose of Cleaning Materials Carefully:*
- *Bag any paper towels, cloths, or sponges and toss them.*

# HOW DO I TREAT THE AREA ONCE CLEAN AND DRY?

## **If the mould is found on sealant:**

### Step 1: Remove the Old Sealant

1. *Dry the Area:*
2. *Don't do this job with a damp bath or wet walls.*
3. *Cut and Scrape Off Sealant:*
4. *Use a utility knife or sealant removal tool to carefully slice and pull out the old silicone. It should come off in strips. Don't gouge the bath or tiles!*
5. *Clean the Surface:*
6. *Wipe down with white spirit or rubbing alcohol to remove any residue and kill lingering mould. Let it dry completely.*

### Step 2: Prep for New Sealant

1. *Optional – Apply Masking Tape:*
2. *Run parallel strips along the gap to keep the line neat and tidy.*
3. *Load Your Sealant Gun:*
4. *Cut the nozzle at a 45° angle, and pierce the inner seal (if needed). Make sure the hole is the right size for your gap (usually small!).*

### Step 3: Apply the New Sealant

1. *Smooth and Steady:*
2. *Hold the gun at a 45° angle and apply a continuous bead of sealant along the edge.*
3. *Smooth the Bead: Use a damp finger, a sealant smoothing tool, or an ice cube (weird trick, but it works!) to smooth the line before it skins over.*
4. *Remove Tape (if used):*
5. *Pull it off immediately and carefully.*

# HOW DO I TREAT THE AREA ONCE CLEAN AND DRY?

## If the mould is found on a wall:

### 1. Inspect for Damage

- *If the paint is blistered, flaking, or the plaster is crumbly—you'll need to sand it back and possibly fill it.*
- *If it's just stained, cleaning might be enough.*

### 2. Treat the Wall

- *Use a mould-resistant primer/sealer (like Zinsser B-I-N or Ronseal Anti Mould Paint Additive).*
- *This prevents future growth and helps paint stick.*

### 3. Repaint

- *Use mould-resistant paint or mix in an anti-mould additive.*
- *Go for breathable paints (avoid vinyl paints which trap moisture).*

## WHAT IF I HAVE EXHAUSTED ALL OPTIONS AND MOULD PERSISTS?

### ✓ Check for:

- *Leaky pipes or taps (especially behind units or under floors)*
- *Leaking sealant around the bath/shower/sink (water seeping into walls)*
- *Rising damp – if it's near the floor and feels cold/damp*
- *Penetrating damp – if it's on external-facing walls, especially after rain*

*You can get a cheap moisture meter to test the conditions of the wall. You may need a plumber or damp specialist to investigate hidden issues. relating to:*

- *Cold, Uninsulated Walls*
- *Damp Walls (Rising or Penetrating Damp)*
- *Cracked or Damaged Plaster*
- *Poor Surface Materials or Finishes*
- *Hidden Leaks Behind Walls*

# MOULD HAPPENS. *UNLESS YOU ACT FIRST*

Mould and condensation are more than just a nuisance—they can damage your property and affect your health. The key to preventing them is consistent care: keep your home well-ventilated, manage indoor moisture, and address any signs of damp early by:

Improving airflow,  
Controlling humidity,  
Keeping surfaces warm,  
Treating affected areas properly,

You can protect your home and create a healthier living environment. Don't ignore the warning signs—tackle condensation and mould early. You'll save time, money, and stress in the long run.

## GET IN TOUCH



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