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BJ Building Services User Guide:

Top Tips for Controlling Condensation

What is condensation? It is the water vapour released by warm, damp air when it comes into contact with cooler air or surfaces. It can eventually create damp or mould problems, so should be avoided.

Fans are a good solution in controlling condensation; extract and humidity controlled fan systems are widely used. They are usually installed in your bathroom and possibly your kitchen as these rooms are susceptible to condensation problems.

Here is our 'ABC' user guide for using humidity controlled fan systems in your home:

Automatic

A

Humidity controlled fan systems are installed to relieve condensation. They are designed to come on automatically when required. They do this by monitoring the air in your room and detecting when there is increased moisture in the air. Once this is detected, the fan switches itself on and automatically vents the air until moisture levels are reduced.

You'll probably notice that your **fan switches on automatically** when you run a hot bath or shower. If you have had building, plastering or tiling work done, your fan may stay on continuously for up to two weeks, or longer if required. This is not a cause for concern.

Basic Operation

B

Your fan will usually switch on for up to three hours each day, according to what is happening in your property, (running baths/showers, using paraffin heaters or washing/drying clothes may cause condensation, for example). The outside humidity can also produce condensation indoors and may cause your fan to switch itself on. This is usual practice.

You do not have to work your humidity controlled fan system yourself at any time. There is, however, an override switch. This offers flexibility if you want to extract hot air at any time which can be useful during hot spells. **No maintenance is required.**

Cost

C

As no maintenance is required, only the running costs are involved. A humidity controlled fan system is **very economical** to use. In fact, it equates to just a quarter of the cost of switching on an electric light bulb!

Humidity control fan systems give **ultimate flexibility**; automatically adjusting to the humidity within your property. This allows condensation to be controlled and minimises the risk of damp and mould problems.

For more details, please contact BJ Building Services on 01727 867875.