

Key factors around assessing condensation mould.

- The two factors that need to be balanced at the site of mould are:
 - The energy in the air at the immediate location.
 - The amount of water molecules in that air
- There is more than enough space in air to hold more than enough water molecules. Air does not “hold” water molecules.
- To keep water molecules as a gas they either need lots of space to not collide and stick together.
- OR
- Enough energy to keep them moving too fast to stick together.
- A cold surface removes the energy out of the molecules which slows them down causing them to stick and form water.

- I have noticed that the weather conditions over the last 5 years have resulted in many calls to older houses because the roofs have leaked. It is becoming clear that older houses are more vulnerable than before and that single pantiles are particularly at risk to leaks. Often it is found that either prolonged rain overwhelms the gutters or that strong wind driven rain penetrates areas that have, in the past, been satisfactory. This mainly arises around chimneys, valleys or dormers.
- Unless I find actual evidence on the day of a leak I cannot report one. Even if there is staining this can be intermittent and needs to be assessed along with other evidence before a progressive leak can be reasonably concluded. It is becoming apparent that period property roofs and chimneys are becoming more vulnerable and that the incidences of saturation are getting higher. Vendors should be advised to take this into account in their offers when they purchase.