

How Can I Monitor Damp and Mould in My Property?

To monitor damp and mould effectively, use moisture metres to detect hidden wall moisture, thermal imaging cameras to identify cold spots, and hygrometers to track humidity levels above 60%—a key mould risk threshold. For persistent issues, IoT sensors like COSIE Homes provide real-time alerts via connected apps, while professional surveys ensure compliance with UK housing standards.

1. Essential Tools for Detecting Damp and Mould

a) Moisture Metre

These handheld devices measure moisture content in walls, floors, and ceilings. Pin-type metres penetrate surfaces for deeper readings, while non-invasive models use electromagnetic waves. Aim for readings below 15% in plaster and 20% in timber to avoid rot or mould growth.

b) Thermal Imaging Cameras

By visualising temperature differences, these cameras highlight cold spots where condensation forms. For example, a poorly insulated exterior wall might show a 5-10°C drop, signalling a condensation risk zone.

c) Hygrometers

Ideal for bathrooms and kitchens, these devices monitor relative humidity (RH). Maintain RH below 60% to inhibit mould.

d) IoT Monitoring Systems

Devices like COSIE Homes use sensors to track temperature and humidity 24/7. Data feeds into algorithms that predict mould risks, triggering alerts to landlords or tenants via email.

2. Implementing a Proactive Monitoring Strategy

Step 1: Initial Inspection

- **Visual Checks:** Look for black/green mould patches, peeling paint, or musty odours.
- **Target High-Risk Areas:** Check bathrooms (85% of mould cases start here), kitchens, and north-facing walls.

Step 2: Deploy Monitoring Tools

- Place hygrometers in bathrooms and kitchens.
- Use thermal cameras annually before winter to spot insulation gaps.
- Install IoT sensors in properties with historical damp issues.

Step 3: Act on Data

- If moisture exceeds 20%, use dehumidifiers or improve ventilation.
- For recurring issues, consider mechanical ventilation systems like VENTI's FLUXO, which reduces humidity by 40–70% in poorly ventilated homes.

3. Legal and Health Considerations in the UK

- **Awaab's Law:** Following the 2022 coroner's ruling, landlords must investigate damp reports within 14 days and fix hazards within 7 days of identification.
- **Health Risks:** Prolonged exposure to mould spores can worsen asthma (30% higher hospitalisation risk) and cause respiratory infections.

Act now—equip your property with IoT sensors like COSIE Homes and partner with experts like VENTI to eliminate damp and mould risks before they escalate.