

MOULD

Guide 07/2025

Be sure.



IDENTIFY MOULD

With ease –
thanks to our technology which helps identify damp,
moisture, leaks and other mould related issues.

NEW camera
with smart app
connectivity

UPGRADE
new mould kits
available

TREND RADAR
effects of mould
in the UK

IDENTIFYING & AVOIDING MOULD

UNDERSTANDING MOULD GROWTH IN BUILDINGS

Mould spores are a ubiquitous part of our environment, constantly present in the air around us, though they are invisible to the naked eye. However, these spores only develop into active mould fungi when specific conditions are met. The most crucial of these conditions is the presence of moisture. Regardless of the mould type, none can grow or spread without water or persistent dampness.

In indoor settings, common culprits for moisture accumulation include issues like leaking pipes, water ingress from structural defects, or prolonged periods of high indoor humidity. These conditions create the ideal environment for mould to flourish. The sources of this moisture can be diverse, ranging from construction and maintenance issues (such as faulty plumbing, roof leaks, or inadequate ventilation) to occupant activities (like excessive moisture generation from cooking or showering without proper ventilation).

It is critical to address mould promptly because it presents substantial risks. Beyond aesthetic damage, mould can significantly impact both human health and the structural integrity of a building. Early identification and effective remediation are therefore essential for maintaining safe and healthy living and working environments.

UNDERSTANDING & PREVENTING MOULD GROWTH

Mould thrives indoors when there's a build-up of moisture and not enough fresh air circulating. This often stems from issues like structural problems, a compromised building

"skin" (like damaged insulation), or even just too much condensation. All these issues introduce dampness into building materials, creating the perfect breeding ground for mould. Areas that naturally have higher humidity, such as bathrooms and kitchens, are particularly vulnerable because of the sheer amount of moisture they generate.

The best way to prevent mould is to get ahead of it. Start by monitoring your environment – regularly check temperature, humidity, and moisture levels. Once you understand these conditions, you can then put effective strategies in place to keep your building healthy and mould-free.

ESSENTIAL TOOLS FOR MOULD DETECTION AND PREVENTION

Ventilation - testo 417: Measures airflow velocity and volume flow to identify poor circulation.

Ambient Conditions - Testo Smart Probes Mould Kit: Assesses humidity and temperature, using a traffic light system for quick risk identification.

Surface and Material Moisture - testo 860i Mould Kit: Provides a visual cue of surface moisture potential via thermal images. The testo 606-1: Measures water saturation within materials, indicating deeper moisture penetration.

Continuous Monitoring - Testo Data Loggers (e.g., testo 174H): Continuously monitor temperature and humidity, offering data to identify trends and assess solution effectiveness.

These tools offer a comprehensive approach to identifying, understanding, and mitigating mould-conducive conditions.



Facts & figures

2.7 MIO.

Private rented houses

had excessive cold, damp and mould issues

99.1 %

Increase in compliants

about damp, mould and leaks in social housing
from march 2021 to december 2022

38.4 MIO

GBP Sterling

could be saved by NHS per year if damp and
mould-related illnesses were resolved

8,000

Social houses

have category one damp and mould hazards,
posing immediate health risks

42%

Of Cardiff households

frequently experience mould, which is the highest
among all UK major cities

TENANT RELATED CAUSES.

While structural issues can contribute, mould growth is most often linked to excess humidity combined with inadequate heating and ventilation in living spaces. Daily activities by occupants naturally release significant amounts of moisture into the air. For instance, a household with four people can release roughly 8 to 15 litres of water vapour daily.

This moisture accumulates, particularly in cooler areas like windows, leading to condensation. This occurs because warmer air can hold more moisture. When this moist, warm air encounters a colder surface or mixes with colder air, it cools down, causing the water vapour to turn back into liquid water – this is precipitation in the form of condensation.

A common misconception, especially in winter, is to keep less frequently used rooms cool to save on heating costs. This should be avoided. The greater the temperature difference between areas, the higher the risk of condensation. Furthermore, selectively heating rooms can actually be more expensive than consistently heating the entire space. Proper, consistent heating and effective ventilation are key to managing indoor humidity and preventing mould.



Humidity caused in living quarters daily

- ▶ **Humans sweating & breathing** causes approx. 1 litre of humidity per day
- ▶ **Cooking** causes 0.5-1.0 litres of humidity per day
- ▶ **Showering per person** causes 0.5-1.0 litres of humidity per day
- ▶ **Drying laundry** causes 1.0-3.5 litres per day
- ▶ **Houseplants** causes 0.5-1.0 litres per day



Preventing Mould: Heating, Insulation, and Ventilation Essentials

Controlling mould in buildings requires a combined approach to heating, insulation, and ventilation. By effectively managing these aspects, you can significantly reduce conditions that encourage mould growth and create a healthier living environment. By consistently applying these heating, insulation, and ventilation strategies, you'll create an environment that actively resists mould formation, leading to a healthier and more comfortable living space.

Heating and Insulation Best Practices

- ▶ **Uniform temperatures:** keep temperatures consistent in all rooms.
- ▶ **Clear Radiators:** Ensure radiators aren't blocked for optimal heat distribution.
- ▶ **Close Blinds/Curtains at Night:** Reduce heat loss through windows.
- ▶ **Draught-proofing:** to prevent occurrence of cold spots.
- ▶ **Never switch heating off completely:** Avoid drastic temperature drops that encourage condensation; consistent background heating is more effective and often more cost-efficient.

Essential Ventilation Practices

- ▶ **Use Extractor Fans:** Always operate fans in high-humidity areas (bathrooms, kitchens) during and after use.
- ▶ **Optimise Airflow:** Use additional fans to improve air circulation, even with windows closed.
- ▶ **Strategic Furniture Placement:** Leave a few centimetres between large furniture and outer walls for air circulation.
- ▶ **Adapt to Weather:** Increase ventilation on warmer days; use shorter, more frequent bursts on colder days.

NEW LEGISLATION.

Legislative Compliance: A New Era for Damp and Mould Reporting

The landscape for landlords has fundamentally shifted with recent legislative mandates, notably the Social Housing Act and the impactful Awaab's Law, coming into force from October 2025. These laws now explicitly obligate landlords to provide residents with comprehensive reports on dampness and mould risks.

A core requirement is the prompt investigation and remediation of any identified issues within strict, legally defined timelines. For emergency hazards, repairs must be completed within 24 hours.

These reports are not a one-off; they must be regularly updated to demonstrate tangible progress in resolving concerns. Non-compliance carries severe consequences, with landlords facing potential court action. Therefore, meticulous data recording is no longer just good practice but a critical necessity for adhering to these stringent new regulations.

The Critical Role of Documentation in Mould Management

Efficient documentation and storage of pertinent parameters are essential when it comes to addressing mould risk, regardless of the stage of identification. The process of documenting findings, which includes moisture levels, ventilation assessments, and problematic areas, enables inspectors to establish a baseline for subsequent assessment and action. Comprehensive findings are crucial for early detection, allowing for prompt intervention to halt further development and ensuring compliance with the rapid response times mandated by Awaab's Law. Later-stage identification permits monitoring of progress and evaluation of the efficacy of mitigation measures.

These records serve as invaluable reference points, facilitating trend analysis and targeted intervention strategies. Additionally, in scenarios involving litigation or insurance claims due to non-compliance with new regulations like Awaab's Law, documentation serves as a vital defence. By eliminating subjectivity, it provides a transparent record of due diligence and regulatory compliance, safeguarding against potential liabilities and demonstrating that landlords have met their legal obligations to provide safe and healthy homes.

The testo Smart App: Your Solution for Streamlined Reporting

Given the new mandates and the critical importance of meticulous data recording under Awaab's Law, the testo Smart App emerges as a true game-changer. It simplifies the arduous task of recording data, putting control right in your hands via your phone.

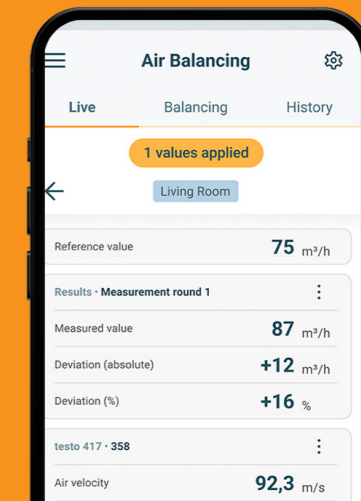
Completely free to use, our app seamlessly integrates with the entire range of Testo smart devices through Bluetooth. This means you only need one app for all your devices, making everything accessible and eliminating the need for a multitude of applications. For devices like the Smart Probes mould kit, the app's screen displays real-time information as you carry out your service. It also enhances your understanding of the data with additional visuals, such as an intuitive traffic light system for assessing mould risk.

Whether you're on site or on the move, the testo Smart App ensures your data is readily available, empowering you to maintain control over your inspections and reporting. Its user-friendly interface makes data organisation a breeze, facilitating swift access, analysis, and sharing of crucial information. You can easily switch between multiple customers and locations, enabling you to efficiently update and quantify your hard work. Our app also takes data visualisation to the next level, transforming raw data into captivating graphs and tables, providing you with even deeper insights. Embrace efficiency and redefine your workflow with the testo Smart App, ensuring you meet the rigorous demands of modern housing regulations.



Measure up to 30% faster on balanced residential ventilation systems

PRO measuring program Air balancing in the testo Smart App

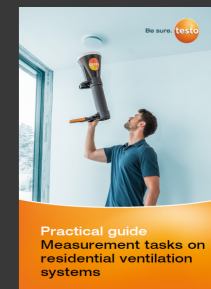


testo Smart App for free download



Practical guide Measurement tasks on residential ventilation systems

Download now free of charge



VERSATILE RANGE FOR ACCURATE MOULD DETECTION.

We offer a comprehensive range of products, from data loggers to thermal imaging cameras, designed to meticulously identify risk factors and early indicators of mould. We invite you to explore our solutions and discover how they can effectively support your mould prevention strategies.

Long term monitoring of ambient temperatures and humidity values

Measuring ambient temperature and humidity has never been easier, especially with the Testo 174H Bluetooth data logger. Ensure the optimal conditions of your environment with our selection of data loggers, tailored to suit your different needs.



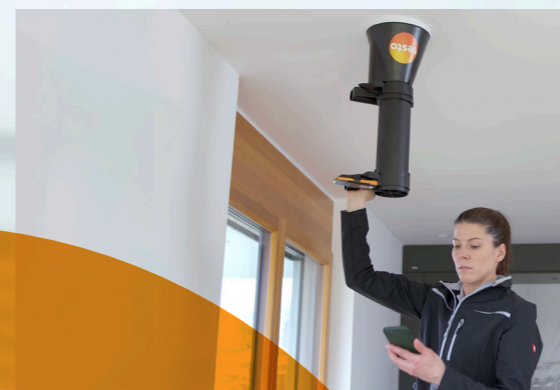
Visualise surface moisture risk via a special colour palette within camera

This testo 860i Mould Kit pairs up to the testo 605i thermohygrometer. In combination, these devices assess levels of ambient humidity and temperature, both linking to the testo smart app to display mould risk via a traffic light system.



Measurement of flow, volume flow and temperature at air inlets/outlets

The testo 417 digital vane anemometer presents an optimal solution for assessing flow velocity and volume flow. This allows users to identify potential issues within air conditioning and ventilation systems, enabling proactive remediation measures to be



Measurement of ambient/ relative humidity and surface temperature

This kit pairs up the testo 605i thermohygrometer with the testo 805i infrared thermometer. In combination, these devices assess levels of ambient humidity and temperature, both linking to the testo Smart App to display mould risk via a traffic light system.



Measure moisture content on a wide range of materials with ease

The testo 606-1 moisture meter is a fast, reliable and precise device to measure moisture content - an essential parameter given its correlation with mould proliferation. This device can be used on a diverse range of materials making it extremely versatile.

