



# *CONDENSATION / HUMIDITY MANAGEMENT IN YOUR SUITE*

As the rainy and cooler season has begun, condensation and humidity tend to build up in the interior of the building and suites. If this is not properly attended to, it may lead to leakage of excess moisture in the ceiling and through the walls of your home.

Normal activities cause condensation. As you live in your home, your daily lifestyle contributes to the moisture in the air. Cooking, clothes washing, clothes drying, bathing, showering, aquariums, plants (etcetera) all add water to the air in your home. Your daily routine can minimize the amount of moisture in your home, thereby reducing condensation on interior surfaces.

## **TIPS TO REDUCE IN-SUITE MOISTURE**

- Do not cover or interfere, in any way, with the fresh air supply to your suite;
- Keep the dryer exhaust hose clean and securely connected;
- Keep the dryer lint trap clean (remove lint after each use);
- Where applicable, keep the dryer booster fan lint trap clean
- Keep the laundry closet doors open when the washer/dryer are in use;

- Do not allow wet clothes to dry indoors. Dry your clothes in the provided dryer;
- Run the hood fan when you are cooking;
- Do not use your gas stove to heat your home;
- When cooking, put a lid on boiling water;
- Run your bathroom fan(s) when taking a shower or bath. Continue running the fan(s) for approximately 1 hour following your shower or bath.
- Main bathroom fan timers must be turned-on for a minimum of 8 hours per day (e.g. 4 hours sessions, 2 times a day – usually in the morning and evening when the suite is occupied and increased humidity exists).
- If you notice condensation forming on your windows and mirrors, increase ventilation by opening a window slightly. This will allow humidity to escape;
- Open blinds and drapes so air can circulate freely over windows;
- Do not allow furniture/bookcases to touch outside walls – this will improve air circulation around the cooler outside walls;
- Keep your suite temperature between 18 - 24°C, at all times; and
- Use a de-humidifier in the cooler months, when the surface temperature of the building components (walls, windows) is close to the dew point.

If you observe condensation, ventilate your home by turning on a fan or opening a window. Next, confirm your home's heating system is running 24 hours per day, 7 days a week (see above for temperature setting requirements).

## **EXAMPLES OF CONDENSATION DAMAGE INCLUDE:**

- Mold growing on window frames, drywall and other surfaces;
- Cords on the window blinds swelling, making the blinds hard to operate and likely to break; and
- Water filling the bottom window track and damaging the drywall and wood sill beside it. If your windows are fogged up or wet on the inside, you are damaging your home. You will be held accountable for the damages. Remove standing water from your window sill(s) and ensure it does not travel to adjacent drywall/baseboards. Take steps to ensure condensation does not re-occur.

This is a courtesy notice to better prepare your residence against these moisture conditions that can cause a challenging environment. Many issues are reported as leaks when in fact they are moisture related issues from condensation and not warrantable.