

FIRST WINTER IN A NEW HOME ?

DID YOU KNOW?

Damage to your home caused by condensation and humidity can be costly, damaging to your families health and is not covered under warranty. **Due to the extreme temperature variances and humidity in our winters; we strongly recommend you purchase an affordable hygrometer to monitor the humidity at your home from online or a local building supply store.**

CONDENSATION/ICE ON WINDOWS

We often receive calls in the winter from new residents who have excess water running off their windows and therefore believe their windows are leaking. This in fact is condensation, and is due to cold air from outside meeting the warm air on the inside of the home at the window. This is the first sign that the humidity in your home needs to be adjusted. **Although it is recommended to keep a humidity level of 35 - 45 % year round, during the extreme cold weather like we experience in Saskatchewan, a humidity level below 30% may be required.**

Steps to control humidity and condensation:

1. Ensure floor heat registers near windows are free from any debris so air can circulate.
2. Leave window coverings or blinds open where possible, to allow air flow and remove the screens from the windows.
3. Run bathroom fans and kitchen fans for extended periods after showering and cooking and also for extended periods when the humidity is high.
4. If your home has a HRV system; run the system on the intermittent cycle of 20min/hr
For more info on your HRV system visit: northprairiehomes.com/customer-experience
5. If your home is equipped with a humidifier on the furnace, daily adjustments may be required as the outside temperature changes. **ie. Turn the humidifier down when exterior temperatures drop.**



FROZEN DOORS AND DOOR LOCKS

It is very common for exterior door locks to freeze up for the first few winters in a new home, as there is a great deal of moisture caused by the building materials drying out. **We would strongly suggest to keep some Lock De-icer in your mailbox or leave on your front step to ensure it's always on hand on those cold winter days. Moisture in your lock is also a sign you need to reduce the humidity in your home by following the steps listed above.**



CONDENSATION & FROST ON CONCRETE BASEMENT WALLS

In extreme cold you may notice frost build up in the corners of your basement or condensation forming on the concrete walls; this is perfectly normal as basements receive limited air circulation. This is not a concern and will disappear once the basement is insulated and finished. We often suggest residents run a fan in the basement to allow for air circulation as well as run a dehumidifier to alleviate this issue.



FACT

You should never use de-icing chemicals or salt on any of the concrete around your home. These products will damage the concrete and will not be covered under warranty. Sand or cat litter are safe to use on concrete. It is also important to remove any snow and ice that collects in the undercarriage of your vehicle, as this may damage your driveway or garage slab as it melts.