



CASE STUDY: Who to Blame for all this HUMIDITY?

A Contractor vs. Home Owner Show-Down

We were recently called out to inspect a home with major humidity and condensation concerns. The home owner was rightly concerned that excessive humidity they were noticing would cause mold-growth. The owner thought their contractor probably was to blame for over-tightening the building envelope after installing new windows during a renovation. Their contractor wondered if the moisture was possibly entering the home – unknown - from below in the crawl space or even a cracked foundation.

The contractor suspected the excessive humidity was caused by the home owner neglecting to properly ventilate the home. A new bathroom ceiling fan was added but condensation dripping onto the new bathroom floor from the sweating toilet tank caused remaining doubt. After a thorough review of the living area and both the attic and crawl space below, it was discovered the contractor and the home owners were actually both correct. The home owner was educated on using their new ventilation system properly, which was now critical to manage indoor moisture.

A de-humidistat fan control should be set below 50% at all times. This may cause the exhaust fan to run on and on, but this may be necessary at times. Unfortunately, many people only turn the fan on when they have shower or right after. We've also so many times seen this control device turned "OFF" completely as in the image below – which is just plain wrong. However, in tightly built modern homes or substantially renovated homes it is more important than ever to de-humidify using mechanical ventilation. In fact, this is now one of the newest building code requirements.





WRONG

We all produce many liters of water per day inside our homes, just by occupying it (*cooking /laundrying /showering and bathing /evaporation /expiration*). Any excessive humidity will become trapped inside a tightly-built home and will condense on cold windows and walls if opportunity exists. It's very easy to create excessive humidity inside a home with every day activities we just don't think about...

It's essential to get rid of this excessive humidity to maintain the overall air-quality in your home. **Wet windows and walls lead are a breeding ground for unhealthy elements like bacteria and mold which can be very harmful to your family's health.**

***“Contact [Duxbury & Associates](http://www.glennduxbury-inspections.com)
for Answers to ALL Your
Home Concerns & Questions”***

Uncovering Tomorrow's Surprises, TODAY !”

Turning worry-lines into SMILES !

