

## **YOU CAN: Control High Humidity and Condensation in your home.**

1. If your home is constructed on or after 1998, and built following the International Building Code, make sure your air exchange unit is in working order. Clean filters, and check the condensate drain to make sure it is draining properly.
2. If you do not have an air exchange unit, and your home is well insulated, install one to refresh interior air and reduce humidity. An added benefit for you having an air exchange unit installed is reduced allergy problems. Use a high efficiency air/heat exchanger if you are in a cold climate area.
3. Install a passive or active “sub soil exhaust system” to reduce moisture just below your basement floor. It will lessen your chances of mold growth and mold smell in your basement.
4. Check to make sure your drain-tile, sump can, and sump pump are in working order. The sump pump must pump water outside, and not into a sewer line. In your yard, make sure water drains away from your house. Check while it is raining to see if water is pooling next to, or running close to your house, basement, or foundation wall. To correct this problem, place fill next to your house and use a minimum slope of three inches in five feet. If neighboring houses are not close to you, slope a minimum of six inches in ten feet away from your house or foundation. Fill with clay type soil where necessary to divert water away from your home. Do not use crushed rock or sand to fill holes next to your house. Use the slab on grade method of insulating the exterior of your basement walls. A professional with experience in this area may be necessary. This will keep your basement walls warmer, reducing the surface dew point.
5. Remove humidity by locating the source of the humidity. This includes repairing leaking pipes. Leaking water lines will increase water usage bills and water heating costs. Use exhaust fans in bathrooms, kitchens, and hot-tub rooms. Ventilate areas in your house where you air dry clothes or have fish tank aquariums.
6. Do not use a non-vented clothes dryer, or try to dry clothes in your house. If your house is insulated well, and you do not have an air-exchange unit, do not humidify your house over 60% humidity. Make sure your floor drain traps are full of water. Make sure your furnace and gas or propane water heater is venting properly. They can be a source of humidity and deadly gases.
7. If you have an indoor hot-tub, cover it when not in use. When in use, ventilate the area well. Mop and or squeegee your hot-tub, bath-tub, shower areas after each use. If your floor, rugs, or carpet is wet, dry as soon as you can by removing as much water as possible, open windows, and have a fans blowing directly over the saturated areas. Use a shop vacuum cleaner approved for wet areas on wet carpet.
8. If you need to dry out a room, try some of the following: Mop or wipe up excess condensate and water. Open windows, use exhaust fans, and portable fans as necessary until dry. If your carpeting or floor is still wet, close your windows and turn off exhaust fans. Increase the temperature in the room. As the room is warming up, wipe off wet surfaces with a dry rag or towel. The warm air will hold a lot of the humidity you are trying to get rid of. After the room surfaces have warmed, turn heaters off, remove the warm humid air by opening windows, using exhaust fans, or opening doors only long enough to exchange the inside and outside air. Repeat this process of heating and venting until adequately dry. Use dish soap and water on dirty surfaces.
9. Your final option may be to use a dehumidifier to reduce moisture in the air. Your electric bill will increase when you use a dehumidifier, so use a new energy efficient one. A dehumidifier will do a good job of reducing humidity in a room, but it cannot correct the cause of the humidity.

If you have any questions, please feel free to contact me at 218-254-7906.

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