



Property Management Services

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**The Concord
Condominium Corporation No. 1511276**

Dear Owners/Residents & Tenants:

RE: Managing Humidity and Condensation

There are several important steps you can take to protect your Condominium during cold weather such as we are and will be having this winter. Please review the below friendly reminder and contact Management if you require assistance.

We thank you for your cooperation and understanding.

**Rancho Realty (1975) LTD.
On Behalf of the Board of Directors**

MANAGING HUMIDITY AND CONDENSATION IN YOUR SUITES

In the winter months, humidity problems can increase because it is colder outside, windows are closed more often and indoor air circulation and ventilation are reduced. During colder and extreme weather the windows, exterior sliding doors and walls will be colder than normal and there may be condensation on these window/door and wall areas. The occupants must take steps to ensure that the moisture generated in your suite is managed properly. Moisture is continually being released inside your home through routine household activities such as cooking, showering, bathing, doing laundry and dishwashing.

When you observed signs –

- Water pooling and/or staining at the sill of windows or sliding doors.
- Water streaming down window and door frames or glazing

What to do –

It is important to allow air flow in your suite which will reduce humidity level and draw moist air out of your suite. There are measures recommended as listed below:

- If you see condensation occurred, it is advisable to immediately wipe it up.
- Try to keep temperature around 20 degrees Celsius / 68 degrees Fahrenheit in occupy suite.
- When you are away for prolonged period of time during winter months, please do not turn down the temperature too low or zero, it is required to set at least 17 degrees Celsius / 62 degrees Fahrenheit to maintain the interior finishes in your suite.
- Ensure that sliding doors are closed tight.
- Use the fan timer (in the laundry closet) - leaving the bathroom fan on for several hours a day. You can program the preferred times to automatically run your exhaust fan in order to circulate air throughout the home.
- Always use the bathroom exhaust fan while having a bath or shower.
- Clean the accumulated dust on the blades of the bathroom fan unit periodically.
- Always use the dehumidistat for steam showers, it has Automatic Humidity Control Mode – the sensor will automatically turn the fan ON upon detecting excess humidity. Manual operation – for immediate ventilation needs.
- Always use the kitchen fan when cooking.
- Run the booster fan while doing laundry.
- It is not advisable to add door sweep under the suite door, it block the air movement.

By following the above steps, you will be able to manage the humidity in your suite and maintain the air flow in your living environment.

Thank you for your attention and co-operation.