

# You Are Reading

The Independent  
Weekend Edition & Free Press

Real Estate Digest

## Home humidity can be tricky thing

**W**e all need humidity in our homes for our comfort and our health. But how much is just right?

Too much humidity causes excess condensation, mold and mildew, and occasionally, structural damage. Too little humidity may cause static electricity, damage to furniture and chapped skin and lips.

It's a constant balancing act between high humidity in summer, and low humidity in winter, and between what we as humans like, and what the home can tolerate. Typically, most of us prefer more humidity than the home needs. Many homes have humidifiers to add moisture to the air in winter, and others have dehumidifiers to extract moisture in the summer months.

The humidity level in your home will vary from season to season, from day to day, and in fact, from room to room. It will depend on how weatherproof your home is, and also how many occupants there are in the home. Moisture is added to the air through our breathing, as well as in good measure by the frequency of having showers, washing clothes, doing dishes, etc. The challenge is to find the right balance despite changing conditions.

### How to measure the level of humidity:

If you are really interested in getting a constant reading on the humidity in your home you could purchase a hygrometer. Most hardware, building supply, or department stores carry them. Two types are available; mechanical and electronic. But don't be intimidated by the name "hygrometer", they are also known as a "humidity sensor", "relative humidity indicator", or "indoor temperature and humidity meter".

Humidity can be controlled. If the relative humidity in your home is too high, you can reduce it; if it is too low, you can increase it.

### To increase the level of humidity:

The usual choice is to install either a stand-alone or room humidifier, or one that attaches to the furnace; essentially, a central air humidifier. But remember that humidifiers, if not installed, used and

maintained properly, can also be sources of excessive moisture and mould in your home. Leaking furnace humidifiers, usually due to lack of maintenance, can also damage the furnace. The Humidistat, which controls the amount of moisture added to the air by a humidifier, typically might show the following settings:

Outside Temperature	Home Humidity Level
-20°F or lower	15%
-20°F to -10°F	20%
-10°F to 0°F	25%
0°F to +10°F	35%
+10°F and above	40%
Summer Months	Off

### To decrease the level of humidity:

Some solutions are to install extractor fans for kitchens and bathrooms, an air conditioner, or a heat recovery ventilator (also known as an air-to-air heat exchanger). The relatively inexpensive extractor fans simply expel the warm moist air directly from the kitchen or bathroom to the outside, through a wall or roof vent.

Air conditioners, in the process of cooling the indoor air, extract moisture which drains off as condensation, making the air drier and more comfortable. A heat recovery ventilator, often used in energy efficient homes, exhausts the stale contaminated air from inside the home and replenishes it with fresh air from the exterior, and in the process reducing the humidity. In the winter, heat from the exhaust air is transferred to the fresh incoming air, making the HRV more energy efficient.

Apart from being expensive, the high-tech solutions are not always the best solutions. It's often best to start with the low-tech solutions first. Try opening a window!

So, how much humidity is just right? Well...it depends, but, the ideal humidity level of 30 per cent is that point when condensation is just beginning to appear at the bottom of the windows on a winter day.

Contributed by Les Boothroyd, Boothroyd Home Inspection Services, (905) 877-0832, or, 1-800-575-2598.



### GREAT FAMILY HOME

Super 4 bdrm home with master ensuite, main floor family room with F/P. Main floor laundry. Bright kitchen. Nicely decorated. Double garage. Super location close to park. Only \$212,000. Come see it with **Kathy Monckton\*** RM306-96



### HOT CONCEPT!

This great bungalow has a 2 bedroom apartment downstairs. Find out how you can live here for less than rent. Quiet location. Super price at only \$164,900. Call **Kathy Monckton\*** 874-3051. RM376-96



**Kathy Monckton\*** Sales Rep.

(905) 877-5211 Tor. (905) 874-3051

Re/Max Blue Springs Realty (Halton) Corp.

**ATTENTION RENTERS NOW YOU CAN AFFORD A HOME OF YOUR OWN**

**Carol Wood\***  
Sales Rep.  
877-5211

**RE/MAX**  
Blue Springs (Halton) Corp.

If you're a first time buyer, less than \$6100 down will enable you to carry this gorgeous 3 bedroom townhome like rent. 3 appliances, upgraded kitchen cupboards, private patio and even a garage are featured. Say goodbye to your landlord and call me on this one. **Carol Wood\*** RM355-96

**JENNIE STANHOPE**  
Sales Rep.  
24 hour pager

**CALL ME TO ARRANGE A VIEWING OF ANY OF THESE PROPERTIES.**

**853-2074**

**NOW IS THE TIME TO PREPARE FOR THE SPRING MARKET. PLEASE GIVE ME A CALL FOR A FREE MARKET EVALUATION.**

**FOUR-PLEX**  
Good investment in beautiful village with lots of parking. Shows well. \$185,000. RCA6-91-072

**MAKE A DEAL!!!!!!**  
Great opportunity for first time buyers. Spacious well maintained home on huge lot close to lake. Call for the SCOOP!!!!  
RCA6-90-075

**NEW**  
**\$109,900**  
1 1/2 Country acres, Limehouse location  
RM391-96  
Call Doug\* 877-5211

**YOU LIKE TREES???????**  
If so then this home is for you. Three bedroom bungalow with full basement, double car garage, beautiful fireplace and hardwood floors. All within easy access to the 401.  
RCA6-050

**RE/MAX Blue Springs Realty (Halton) Corp.**

**\$104,900**  
3 bedrooms, finished basement, gas fireplace in living room. RM397-96  
Call Doug\* 877-5211

**COUNTRY HOME**  
**\$169,900**  
.83 ACRE  
4 bedroom home recently painted, located on just under an acre, close to town. Big, big kitchen. RM360-96  
Call Doug\* 877-5211

**END UNIT**  
Extra windows side & back, finished basement R/R, fireplace, air conditioning, covered parking. RM346-96  
Asking **\$120,900**  
Call Doug\* 877-5211

**LOOK HERE**  
3 bedroom townhouse - quiet street, walkout to yard, air conditioning, fireplace.  
Vendor says bring me an offer.  
Asking **\$124,900**  
Call Doug\* 877-5211

**DOUG MEAL\*, Sales Rep.**

877-5211 877-5211 877-5211 877-5211

877-5211 877-5211 877-5211 877-5211