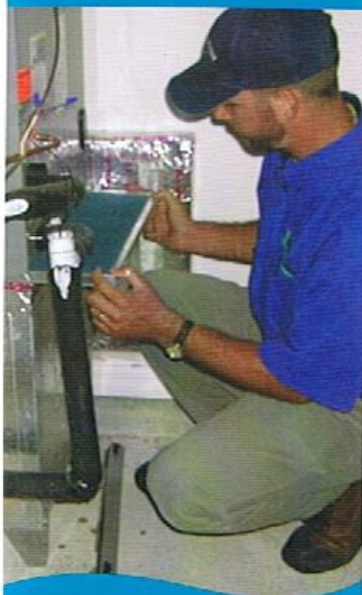


Quality Healthy Homes

If you suspect water intrusion or mold growth, have your builder call SkyeTec.

1-866-SKYETEC
www.SkyeTec.com



SkyeTec®

Environmental Solutions For Life

Maintenance Guidelines

There are three primary causes of **Water & Moisture Intrusion** that could lead to damage in your home. Routinely monitoring these areas is critical in maintaining your home's healthy Indoor Air Quality.

1 Internal Plumbing

- **Turn OFF water** to residence when unoccupied for extended period of time.
- **Routinely check** for water leaks, damage or pooling in the following areas:
 - Under all sink drains and supply lines
 - Under dishwashers and refrigerators
 - Near tubs and showers (near entries and backside of walls)
 - Behind toilets on the floor and supply lines
 - Around washing machines and water heaters
 - Condensation on sides of interior refrigerators and HVAC units.

2 Interior Humidity

Elevated humidity levels within a home can result in homeowner discomfort, paint material defects & potential mold growth. Tips to reduce Relative Humidity (RH) in a home include:

- **Thermostats:** Set between 68 and 78 degrees F. at all times.
- **RH levels:** Should be maintained between 35% and 55% within the home, as recommended by the *American Society of Heating, Refrigeration & Air Conditioning Engineers*. Installation of a humidistat may aid in regulating these levels.
- **HVAC:** Have A/C units serviced semi-annually to clean the HVAC coils, blower, housing, etc. HVAC ducts should be evaluated every 2-3 years for cleaning.
- **Windows:** Inspect for
 - Proper sealants to wall surface
 - Proper water drainage along the sills
 - Water staining on interior window returns
- **Circulation:** Install ceiling fans within the home. Open windows for ventilation when exterior humidity levels are lower than the interior. When on vacation, turn keep air conditioner at 78 degrees F.
- **Showering:** Run bathroom fan (venting to outside) for 15 minutes afterwards or until there is no condensation on bath windows and mirrors.
- **Cooking:** Cover pots when cooking and/or use a range ventilation system that is vented to the exterior.
- **Laundry:** Vent the dryer to the exterior at all times. Inspect the dryer vent for lint.
- **Condensation:** Immediately wipe up condensation on windows and sills. Follow the above guidelines to reduce possible condensation.

3 External Water Intrusion

- **Roof:** Inspect for
 - Damaged or lifted shingles
 - Damaged or missing roof units or boot covers
 - Dirty or obstructed gutters
 - Water staining or mold growth on interior ceiling
- **Landscaping:** Inspect for
 - Grass, plants or shrubs against the home
 - Proper pitch of landscape away from the home
- **Patios & balconies:** Inspect for
 - Water pooling near doors (ensure debris or furniture does not reduce water drainage)
- **Windows:** Inspect for
 - Proper sealants to wall surface
 - Proper water drainage along the sills
 - Water staining on interior window returns
- **Exterior walls:** Inspect for
 - Cracking due to natural settling
 - Caulking and sealants around all penetrations through the wall