CONTROLLING INDOOR HUMIDITY

Simple steps to keep your home comfortable and protected

Your new Harbor home is built to be well-insulated and energy efficient. While this helps reduce heating and cooling costs, it also means your home holds air more tightly than older homes. Because of this, **managing indoor humidity is important—especially during your first year of homeownership.**

By reducing sources of moisture and improving ventilation, you can help keep humidity levels comfortable and prevent condensation.

Why Humidity Control is Important

During construction, materials like lumber, drywall, and trim absorb moisture from weather and building processes. Once the home is closed in, this moisture slowly dries out, typically over the first year of occupancy.

- Expect **higher humidity in the first year,** especially during summer and before the heating season begins
- Proper ventilation and a dehumidifier can help your home dry out and maintain comfort

Common Sources of Moisture

Everyday activities and household features add moisture to the air:

Bathrooms: Showers, baths, sinks
Kitchen: Cooking, boiling water, dishwashers
Laundry: Washing machines, indoor dryers not vented outside
Basements: Dampness from the ground into your home
Daily Living: Indoor house plants, pets, even a large group of people in your home

Signs of Excess Humidity

Small amounts of condensation—like fog on mirrors or windows after cooking or showering—are normal. Persistent or heavy condensation may indicate excess indoor moisture and can lead to:

- Warped window frames or sashes
- Peeling paint or stained finishes
- Damp insulation in walls or ceilings
- Blistered or warped floors and siding
- Mold or mildew growth
- Water dripping from vents or plumbing
- Bubbling trim

HARBOR HOMES

Recommended Humidity Levels

To assist you in monitoring the humidity levels in your home we've included this chart.

General guideline: Adjust humidity based on outdoor temperature **Example:** Outdoor 8°F, Indoor 70°F to keep humidity below 30%. Higher levels may result in excess condensation on window.

Recommended maximum indoor humidity for 70°F indoor temperature

Outside Temp	Humidity
Below -20°F	15%
-20° to -10°F	20%
-10° to 0°F	25%
0° to 10°F	30%
10° to 20°F	35%
20° to 40°F	40%

Simple Ways to Reduce Moisture

Ventilation

- Run bathroom fans every time you shower or bathe
- Use kitchen and bathroom exhaust fans regularly
- Open windows briefly to allow fresh air exchange

Manage Basement Moisture

- Run dehumidifier daily
- Ensure outside drainage directs water away from your foundation

Laundry and Cooking Tips

- Use your dryer and avoid indoor drying of clothing
- Make sure dryer vents are properly attached and vented outside
- While cooking, cover pots or use microwave when cooking

Everyday Habits

- Do not use humidifiers during your first 12 months of occupancy
- Limit number of indoor plants
- Open blinds and drapes to circulate warm air near windows
- Open fireplace dampers occasionally to vent moist air

Helpful Tips!

- Run a dehumidifier to control the humidity in your home from showers, cooking, and dryer vents.
- Increase ventilation in winter by briefly opening a window to let dry outdoor air mix with humid indoor air—especially in bathrooms and basements.
- Keep your home at a consistent, comfortable temperature—warm air helps lower indoor humidity and reduces condensation.