

Indoor Humidity Notification Acknowledgement

It is Excel Homes' goal to fabricate high quality structures for all purchasers. During construction, Excel Homes takes a variety of precautions to reduce the likelihood that mold growth will occur in the structure. Since molds and their reproductive bodies, called spores, are all around us as a normal component of the environment, it is virtually impossible to completely exclude these organisms from the structure. While the presence of low concentrations of these organisms does not represent a concern in most cases, increased mold growth can occur following the wetting of building materials such as lumber, drywall and flooring.

Some sources of moisture that could encourage problematic mold growth include high humidity (such as in bathrooms or kitchen facilities), poor housekeeping, open windows during rain events, flooding, sewer back-ups, and leaking roofs/plumbing. Elevated concentrations of mold and their spores inside structures can potentially cause damage to building materials and adversely affect the health of occupants. As the building owner, you have a responsibility to take reasonable actions to prevent mold from becoming a problem in your property. Failure to control moisture, leading to excessive mold growth, could affect or invalidate any warranties or insurance coverage you may have on the property. To assist you with this responsibility, Excel has provided some **tips on the flipside of this page** for preventing mold growth in occupied structures.

The client/owner herein acknowledges that they are responsible for the proper operation and maintenance of the structure and the internal systems that have been constructed, installed, upgraded, designed, serviced, cleaned, modified, altered, and/or repaired by the Company pursuant to written agreement with the client/owner. The client/owner will indemnify Excel Homes for any claims, including but not limited to mold or fungi claims, arising from or related to the owner's/client's maintenance, operation, modification, alteration and/or changes made to the structure and internal system without the involvement of the Company.

I hereby certify that I have read and understood the information contained in this document as provided by Excel Homes at the time of the Possession Letter.

Homeowner Name: _____

Homeowner Signature: _____ Date: _____
MM/DD/YYYY

Builder Representative: _____

Builder Rep. Signature: _____ Date: _____
MM/DD/YYYY

as of May 13, 2024

Tips to avoid mold growth in your home

CONTROL MOISTURE TO MINIMIZE MOLD GROWTH

- Respond to any water intrusions and repair or stop water leaks upon discovery
- Manual removal of water and ventilation are required to mitigate damages
- Respond to any signs of mold growth immediately
- Maintain optimum indoor humidity levels between **30% - 40%**. During cold weather, Edmonton optimum indoor humidity levels are between **10% - 20%**.
- Check humidifier settings and adjust according to the exterior temperature, lower indoor humidity levels are required in colder weather
- High indoor humidity levels inside the home will be indicated by moisture and frost build up on exterior door handles, window glass, window/door frames and possibly within in an HRV where installed
- Proper maintenance of the mechanical systems is required to ensure optimum performance
- Follow the manufacturer's recommendations for proper HVAC system operation and maintenance
- Operate ventilation fans regularly, this is especially critical before, during and after showering or bathing
- Make sure that floor vents and basement ceiling vents are open and unrestricted (never close fully)
- Perform regular building inspections watching for signs of moisture damage
- Restrict and monitor the usage of additional personal humidifiers, indoor plants, water features and aquariums, these are some of the many contributors to extra humidity in homes
- Leave an air gap between your belongings, furniture and exterior wall
- Keep items stored in the basement off the floor and away from the mechanical systems
- Inspect basement poly for any rips, cuts or tears
- Hiring professionals for any future alterations to the original structure is highly recommended
- If sharing or leasing any of the structure to others, communicate these moisture and mold prevention requirements to all occupants



FOR MORE INFORMATION, PLEASE VISIT THE ALBERTA
NEW HOME WARRANTY PROGRAM AT [ANHWP.COM](https://www.anhwp.com)

as of May 13, 2024