

# East Coast Home Care

We care for your home.



## April 2013 Newsletter

It doesn't matter who your Home Watch company is, until it does.

Consistent ownership since 2005

Licensed and insured.

We are a full-time business. Managing your property is not a hobby.

We have 40 years of residential construction experience.

It's hard to believe that winter is behind us already and many residents are planning their return to summer properties.

We have begun to "summerize" properties; the purpose of which is to reduce risk to perils as well as minimize costs while homes are vacant.

We take pride in "managing" properties, not just "watching" them. I have learned much since establishing East Coast Home Care 8 years ago and continue to learn as unusual situations arise or technology allows us to improve our service.

Our 8 years in business coupled with 40 years of residential construction experience has enabled us to create an evolving "best practices" manual for managing Florida properties.

East Coast Home Care's newsletter is intended to share some of these best practices as well as clarify topics that may be confusing to homeowners.

### Dehumidistats

This device may well be the most misunderstood device in a Florida home.

Many homeowners have installed dehumidistats to reduce utility bills or keep their home's humidity at an acceptable level. They *can* accomplish both of these tasks, however, understanding how dehumidistats work is important to assure they are set properly.

The confusion is understandable given that most northern homes do not have them and they can be wired in two different ways. Either method is acceptable but it is helpful to understand the difference.

How the device is wired really determines how you should set your dehumidistat as well as your thermostat. Your home's location is also of importance. A home on Hutchinson Island has a different climate than one in St Lucie West.

I will avoid the "electric speak" where open is off and closed is on.

Your air conditioner removes humidity from the air as it runs. Your AC is turned on by the dehumidistat or the thermostat.

### Wired In Series

This is the most common method used by local AC contractors.

Simply put; conditions set by **both** the thermostat **and** the dehumidistat must be met for the AC to go on.

Thermostat set to: 80  
Dehumidistat set to: 60%

Temperature in the house must exceed 80 **and** the humidity must exceed 60% for the AC to kick on. When either falls below the set point the AC will shut off.

**We have over 20 licensed & insured vendors to address your capital improvements, repairs and/or maintenance needs.**

**Never pressure wash your roof again!! Ask about our copper sulfate roof treatment**

In the summer in St. Lucie West 80 degrees would almost always be met, so effectively the dehumidistat is controlling the AC. That is less often the case on Hutchinson Island where you can have very high humidity with cooler temperatures .

If this is of concern, simply lower the temperature to 75 or so. Your AC will not go on until the humidity exceeds 60%.

This method is also the one chosen if you want to save on utility bills. On drier hot days house temperatures can exceed 86 without humidity exceeding 60%.

### Wired In Parallel

This method is less common but arguably offers the most control.

Simply put; **either** condition set by the thermostat **or** the dehumidistat will turn on the AC.

Thermostat set to: 80

Dehumidistat set to: 60%

If temperature in the house exceeds 80 **or** the humidity exceeds 60% the AC will kick on. When **both** fall below the set points the AC will shut off.

This method can also save on utility bills (as opposed to not having a dehumidistat) but you would have to push the temperature to approximately 85 degrees to create a savings.

### How do you know?

- If you set the dehumidistat to "On" when you are in residence it is wired In Series.
- If you set the dehumidistat to "Off" when you are in residence it is wired In Parallel.

### No Dehumidistat Installed

A fairly safe temperature setting would be 78 - 80 degrees. This should keep humidity below 60% during the summer.

### Humidity in the Garage

You may wish to place a dehumidifier with a pump in your garage if you store a vehicle in your garage over the summer months and you;

- Have had a roof leak above your garage
- Have had a garage air handler leak
- Have had your vehicle caught in the rain with windows open or top down

The tube from the pump can be placed right under the garage door. Dehumidifiers can be purchased at Lowes or Home Depot.