

What's New with RND

Another year has come & gone and here at RND we have been busy. We're working at a number of locations including office reno Phase II of Heartwood House, a green custom home on Granville Ave. and the final stage of a new semi-detached Energy Star® home on Merton St.

We are thrilled to announce we have completed certification of our 3rd LEED® Platinum home on Nelson Ave. as seen on the picture to the right.

We would like to introduce the newest member of our project coordination team, Richard Khoury, who has a Bachelors degree in Architecture and has experience with an architectural firm in project management. Richard's education and experience will enhance our project delivery services.



Frost Inside Your Windows

As the temperature drops, we receive an increasing number of calls relating to frost buildup on windows and would like to address the issue. There are a number of factors which contribute to the buildup, including the level of moisture in the home, the air temperature inside, the type of space bars around the perimeter of the seal (which are often aluminum), the facade temperature of the window and the convection current within the glass (this is what causes the colder air within the glass pane to sink to the bottom, thus explaining why frost is always at the bottom of the window). All of these conditions are required in order for the frost buildup to occur; therefore, it is essential to sever the bond between them in order to minimize or eliminate the issue.

Here are a few suggestions to help relieve this winter problem:

- open your blinds during the day to help air move across windows;
- reduce the level of humidity in the home;
- set your furnace fans to manual in order to keep the air circulating continuously;
- use caulking and weather stripping to seal any cracks/leaks around the frames;
- for older homes, consider upgrading the windows for ones with a higher R rating.



Why Raising the Temperature Doesn't Help

There is a common misconception that raising the temperature of the home when the outdoor temperature drops will quickly do away with the cold feeling you have during the winter months. This myth, however, couldn't be farther from the truth. Not only is this an immense waste of energy, but can also become costly over time. We often turn up the heat in the winter when we get a chill without understanding why you aren't thermally comfortable. The main cause of why we feel cold in our homes during the winter is because of the radiant temperature of our surroundings. Because our warm bodies are radiating heat to the cooler objects such as windows in a room, we feel colder. There are a number of small ways to help us feel warmer without raising the temperature: move beds or sit away from doors, windows and exterior walls as these are the coldest areas of the home, close the blinds at night in order to create a warmer surface area, look into thermal blinds for the winter season, turn on your fireplace, and put on a sweater or try wearing slippers — this alone is the cheapest and quickest way to warm up!

Seasonal Tips

RND Construction would like to give all of our clients and associates a friendly reminder to take the necessary precautions for the maintenance of your homes during this winter:

- Clear excessive snow from roof and inspect gutters to prevent ice damming, leaks and ice sliding off.
- Add extension to downspouts to divert water away from the home foundation.
- Shovel snow from around the heat pump so that air can circulate across the coil (if applicable).
- Switch your ceiling fans to run in the opposite direction — this will push the warm air downward and force it to recirculate.
- Clean air vents/registers and move furniture and curtains away from them to help better circulate hot air.
- Increase the energy efficiency of your windows by using caulking and weather stripping to seal any cracks/leaks around the frames. You can also add a layer of plastic (kits are sold at most hardware stores).
- Perform necessary maintenance on your furnace to keep it running at its maximum efficiency and prevent it from breaking down in the middle of the night (change furnace filter, have it inspected annually, etc.).
- Ensure that your Carbon Monoxide (CO) detectors are working correctly and have new batteries.
- Drain p-traps in unused plumbing fixtures as these tend to dry out quickly during the winter. By filling unused drains with water periodically, you can ensure the traps remain full and avoid sewer gasses backing up into your home (often the cause of an unpleasant odor).
- Clear out excess snow in basement window wells to prevent leaks on warmer days.
- Test your sump pump.
- Please remember to double check and ensure the exterior faucets have been shut off and the hoses removed.

Please feel free to share this newsletter with your friends, family and colleagues!

