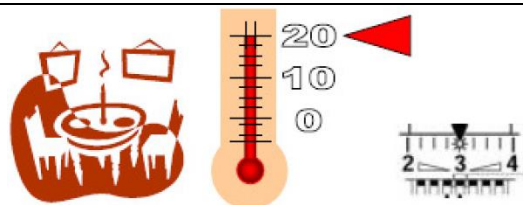


Leaflet on proper heating and ventilation

Heating costs account for an increasing amount of additional costs. High heating costs can be caused by the following: poor-quality building material (not to be confused with objective building damage) or improper conduct can lead to excessive energy consumption. Poor savings can make matters even worse: Problems with mould can negatively impact health and building materials.



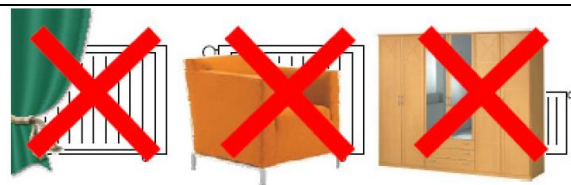
What does “proper” heating and ventilation mean? Please observe some basic tips:



Heat moderately but evenly

Keep temperatures in living areas at around 20 degrees. This often corresponds to setting “3” on thermostat valves. Remember, 1 degree more increases heating energy requirements by around 6%!

The walls should be sufficiently warm and not feel cold to the touch. Lower the temperature at night but do not turn off completely. If an automatic night-time setting is available, you won't need to adjust the thermostat valve!

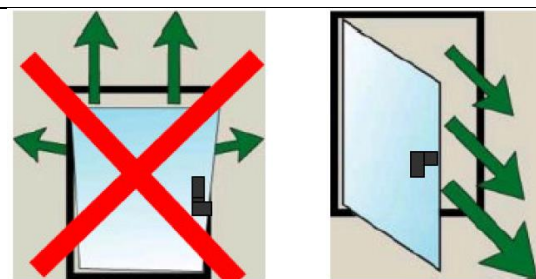


Do not cover radiators

Curtains or blinds positioned in front of radiators reduces the amount of heat emitted into the room and increases heating costs. Covered thermostat valves cannot regulate properly.

Monitor the air humidity

The air humidity in living spaces should not exceed 60 percent as this increases the risk of mould formation in corners and behind cupboards. The following can cause increased air humidity: plants, aquariums, cooking steam, shower steam and tumble dryers. Avoid drying laundry in bedrooms or living rooms and use the building's airing rooms instead.



Ventilation

Always ensure a complete exchange of air when ventilating. When the heating is turned off during warmer months, you can hardly go wrong. In winter, more care needs to be taken: Avoid leaving windows partially open in heated rooms! This only provides moderate ventilation and encourages mould formation above the window.



Duration of ventilation

It is best to fully open windows several times a day for three to five minutes. Turn down the heating while doing so during colder months. Once the room air is cool: Close the window again! The warm, damp room air is replaced by the dry, cold, outside air without cooling the furniture and walls.

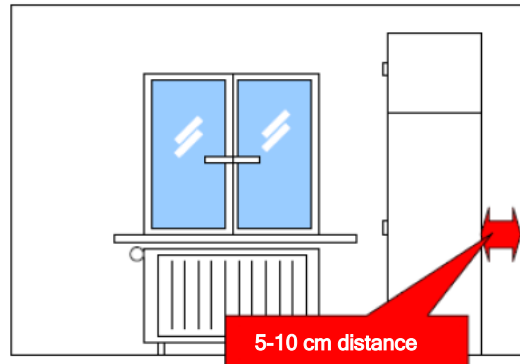
Don't "consecutively heat" rooms

Keep doors, particularly bedroom doors, closed where possible so that warm, damp air from the bathroom or kitchen cannot flow into the cooler bedroom and condensate on the external walls. Mould can form behind large wardrobes without being noticed.



Keep furniture away from cold, external walls

If the wall surface is more than 5° colder than the internal room temperature, mould can form on the wall in the event of high room humidity. Test this in various locations using a thermometer. Temperatures behind cupboards or sofas placed directly against external walls are particularly low. Therefore, keep furniture at least 5-10 cm away from the wall. Ensure an air gap above and below large cupboards to enable circulation (e.g. feet instead of a base).



Tenants must act appropriately in the event of weather conditions and building situations to avoid excessive heating costs or damage to health. After moving, an alternative heating method may be required to prevent excessive consumption or mould formation in the apartment.