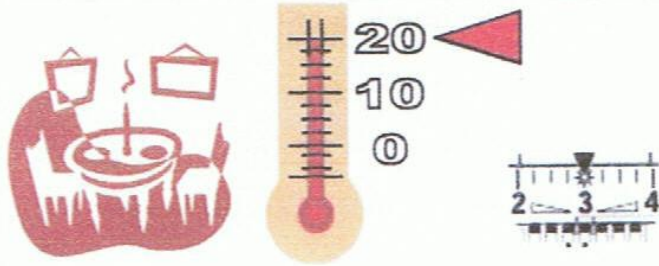


Leaflet on correct heating and airing

The energy costs for heating make up an ever greater proportion of additional costs. High heating costs can have various causes: poor building fabrics (not to be confused with objective structural damage) or wrong behaviour can result in above-average energy consumption. Misguided efforts to cut costs can also make the situation even worse: mould problems can arise with serious effects for both health and building fabrics.

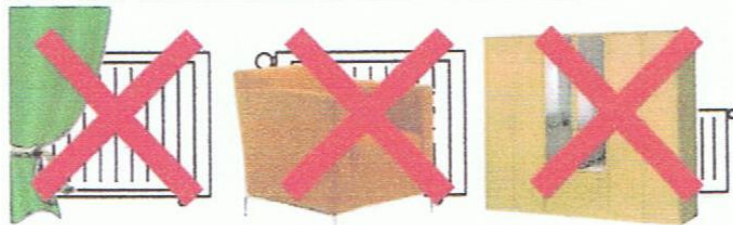


What does "correct" heating and airing actually mean? Keep the following basic tips in mind:



Heat moderately but regularly
Regulate the temperature in living spaces at 20 degrees where possible. This often corresponds to the setting "3" on thermostatic valves. Bear in mind: 1 degree more means approx. 6% more heating energy consumption!

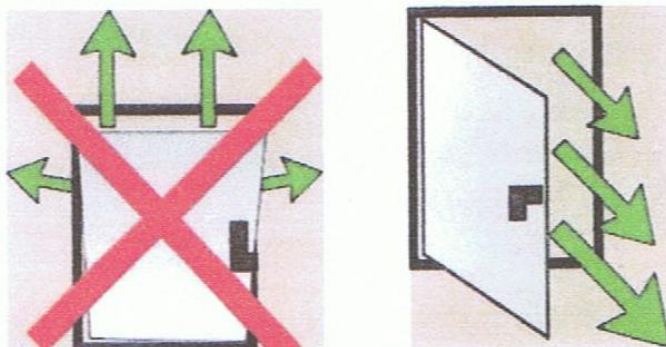
The walls should be sufficiently warm and not radiate cold. That's why you should only reduce the heating at night and not switch it off completely. Or if there is an automatic reduction setting at night, then you don't have to change anything on the thermostatic valves!



Don't cover radiators with curtains
If radiators are covered by curtains or other objects, less heat will be radiated into the room and hence heating bills will increase. Concealed thermostatic valves cannot regulate the temperature properly.

Monitor air humidity

Air humidity should not exceed 60% in living spaces, otherwise mould may grow in corners and behind cupboards. Causes of increased air humidity can be any of the following: plants, aquariums, cooking vapours, steam from the shower or drying laundry. That's why you should not dry laundry in bedrooms and living spaces where possible. Use suitable drying rooms in the house.



Let some air in

When airing a room, always ensure there is a complete exchange of air. In the warm season when the heating is off, it is pretty hard to do anything wrong in your home. However, in winter, you must pay more attention: Avoid partially-opened windows in heated rooms! The ventilation effect is only moderate, which, instead of preventing mould growth, will actually promote it above the window.



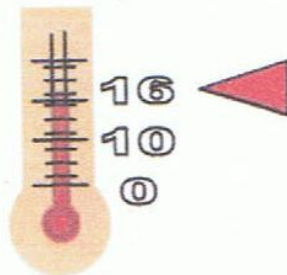
Duration of airing

It is best to completely open windows for three to five minutes several times a day to allow in fresh air. Turn down the heating during the heating period but at

the same time. As soon as the air in the room is cold: close the window! Then the warm, humid room air will be replaced by dry, cold outside air without cooling down the furniture and the walls.

Do not allow heat to escape to other rooms

Keep doors, and in particular bedroom doors, closed where possible so that warm, humid air cannot get into the cooler bedroom from the bathroom or kitchen and begin to condense on the outer walls. Mould can start to grow unnoticed, especially behind big wardrobes.

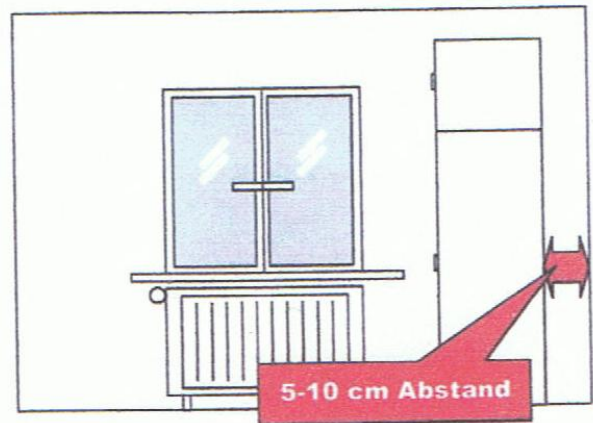


Temperature in bedrooms

Bedrooms can remain cool. 16 degrees is a good temperature for a healthy night's sleep. If the door is closed, the thermostatic valve on the radiator should be adjusted accordingly so that it does not cool down too much in the room. If it is not possible to air the room during the day, the window can remain slightly open at night in the cool bedroom (remember then to also turn off the radiator at night), but this is the only exception to the rule.

Keep furniture away from cold outer walls

If the wall surface is more than 5 degrees colder than the inside temperature and room air humidity is high, mould can begin to grow on the wall. Check the temperature in different areas with a thermometer. Temperatures are particularly low behind cupboards or three-piece suites, which are directly backed against an outer wall. That's why you should move furniture at least 5-10cm away from the wall. If you have large cupboards, ensure that there are air gaps above and below the cupboard so that there is a good circulation of air (e.g. feet instead of base).



All of this means that tenants have to act correctly according to weather conditions and building conditions if they don't want to receive extremely high heating bills or risk damage to their health. After moving to another premises, for example, a different heating system may be required so that you don't consume too much heating energy nor promote any mould growth.
