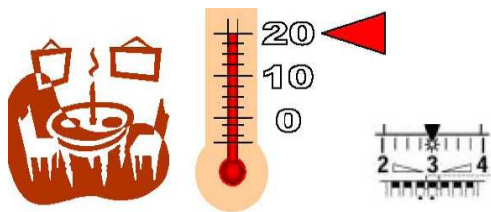


Proper heating and ventilation in the living room

Energy costs are rising constantly. As a result, the residents of course try to reduce consumption. Unfortunately, due to wrong living habits, a massive mold problem caused or promoted. This usually are significant costs for rehabilitation and not to a troubled relationship between landlord and tenant then the final result.

Some basic behaviors can avoid this problem, however:



Reasonable - even heat : The ideal temperature for living and recreation rooms should be around 21 ° C. Mostly this position 3 on the thermostat valve

The walls of the apartment **must be sufficiently warm**. It may be emitted from the walls no cold. The nocturnal reduction of heating is usually centrally. There needs to be at the valve nothing to be changed. A cold outer wall leads to condensation and therefore mold to grow on the wall.



Block heater and not impose: veneers, cabinets or anything in front of the radiators result in less heat dissipation. It is increased by the heating bill. If the thermostatic valves are installed, they can not govern properly. Common mistake are curtains on the radiators.



Humidity Note: In the common areas, the relative humidity should be not exceed 60%, otherwise there is the risk that in the critical areas (such as corners, behind cabinets) molds adhere. May be responsible for high humidity: plants, Aquarium, showers, and laundry drying. Don't dry the laundry in the apartment. Then reasonable air while taking a shower.



Mitglied im Verband
der Immobilienverwalter
Bayern e.V

UST-IdNr.: DE263416501

5-Seen-Hausverwaltung GmbH

Grünsinker Straße 5a
82234 Weßling
Telefon 08153/953495
Fax 08153/953406

Mail info@5-seen-hausverwaltung.de

**HRB 17769
München**

Geschäftsführerin
Herta Stiller
Tel. 08153/9089579
Fax 08153/9089578

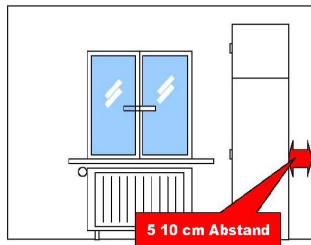
Geschäftsführer
Stefan Eder
Tel. 08153/953495
Fax 08153/953406

Proper heating and ventilation in the living room

Correct airing: Ensure airing always for a complete air exchange. Best in the morning in the summer air, here the humidity is at its lowest because of the cool of the night. In summer if possible not ventilate cellars, because otherwise fails Taufeuchtigkeit at the cool basement walls. Make the window not tipping, but completely open. Best ensure passage. A ventilation duration of 5 minutes is usually sufficient. Once the air is cold, close the window again and again heat up the room. As a result, the moist warm air is replaced by cold dry outdoor air. When this air is heated up again the relative humidity in the room drops. By a short repeatedly airing (passage) either walls or furniture cool and the air is sufficient.



Other rooms not heat with one room : Keep the doors to other rooms, especially bedrooms and bathroom closed Warm air from the bathroom into the bedroom cool and deposited as moisture condenses on the " cool " bedroom wall - otherwise get wet



Exterior walls to keep clear : If the outer wall is more than 5 ° C lower than the room temperature can be formed at high ambient humidity mold. Behind cabinets is the temperature at the lowest. Therefore furniture remove at least 5-10 cm from the outer walls. Cabinets with feet are better than cabinets with fixed shelves.



Mitglied im Verband
der Immobilienverwalter
Bayern e.V

USt-IdNr.: DE263416501

5-Seen-Hausverwaltung GmbH

Grünsinker Straße 5a
82234 Weßling
Telefon 08153/953495
Fax 08153/953406

Mail info@5-seen-hausverwaltung.de

**HRB 17769
München**

Geschäftsführerin
Herta Stiller
Tel. 08153/9089579
Fax 08153/9089578

Geschäftsführer
Stefan Eder
Tel. 08153/953495
Fax 08153/953406