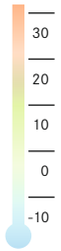
How it’s done

Seasonal ventilation

A different airing time depending on the season makes sense. In winter, at lower ambient temperatures, the air exchange is faster than in summer when it is warmer outside.



Month	Ventilation time
June, July, August	25 – 30 min
May, September	15 – 20 min
April, October	12 – 15 min
March, November	8 – 10 min
December, January, February	4 – 5 min

Your optimal room temperature

Proper heating is often a matter of personal preference. You can only create a pleasant room climate if you heat all rooms consistently at moderate temperatures. We recommend the following table for guidance.

Room	Temperature	Thermostat setting
Bathroom	approx. 24 °C	4
Living & childrens´rooms	approx. 22 °C	3 – 4
Kitchen	approx. 20 °C	3
Bedroom	approx. 16 °C	2
Stairwell	approx. 12 °C	1
Cellar	approx. 6 °C	❄

Consulting and service

Avoid humidity

Moist air in living spaces can damage both your health and the building structure of your home and leads to higher heating costs. Through conscious heating and regular airing, one can provide a good and healthy indoor climate which benefits your health, your wallet and your quality of life. This brochure provides valuable information for your daily heating and ventilation.

If you have any questions or suggestions concerning heating and ventilation, talk to us. Your customer service representative is happy to advise you!

For further information about heating and ventilation, see our website at:

www.tag-wohnen.de/mieterinformationen

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Throwing money out the window?

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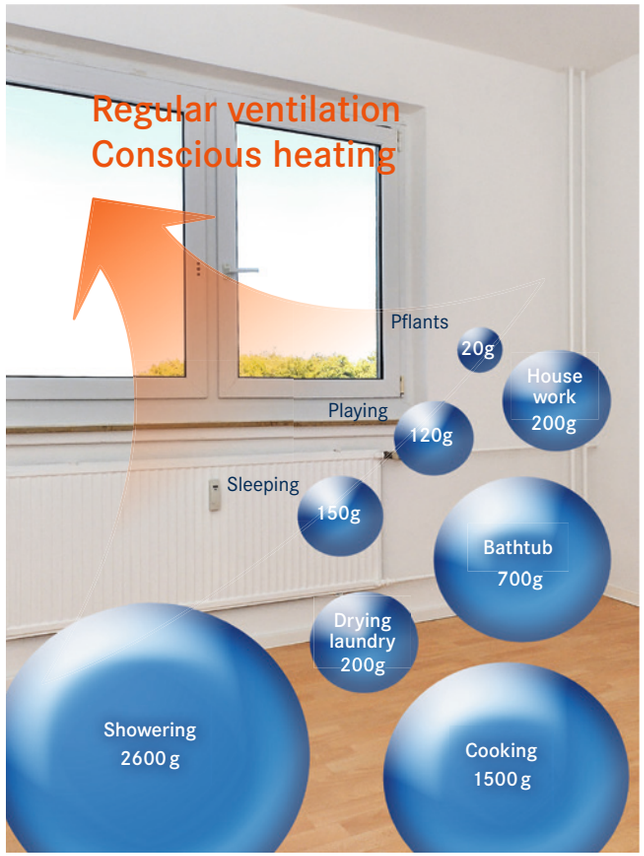
How to keep your home dry and free of mould

Room moisture damages the building and is a health risk for its residents. The cause is almost always high humidity in the air. You can prevent this by observing the following instructions for heating and ventilation.

Moisture sources in the household



Water vapour release in g/h

Properties of air

Air tends to absorb water. The amount which a cubic metre of air can absorb is dependent on the temperature and air pressure. The warmer the air is, the more water it can absorb. When it cools, the saturation point decreases and moisture is released again. The humidity in the air is discharged in the form of condensed water at the points with the lowest surface temperature. In living spaces these are usually outside walls, lintels and areas where air does not circulate well, such as behind furniture. Your personal heating and ventilation habits enable you to have your indoor climate under your control.

Why do these problems arise more frequently?

Modern windows are much better sealed than they used to be. While this helps to save energy, it prevents the exchange of air and moisture. Nowadays, therefore, a window has to be opened more frequently; something many avoid, however, due to rising energy costs.

Today, more emphasis is placed on saving energy. To reduce the energy consumption of residential buildings, modern windows are double-glazed and impervious. The drawback is that there is no longer continuous air exchange. High energy costs and a consumption-based billing have led to extremely sparing heating and ventilation. Yet saving at the wrong end can result in energy wastage through insufficient heating and ventilation. Heat is conducted outwards up to three times faster through damp walls. Thus, despite scrimping, more energy is consumed and the structure of the building is damaged in the process.

At a temperature of 10 °C and a relative humidity of 35 %, a cubic meter of air contains only 3.3 g of water. At 20 °C and a relative humidity of 65 % the proportion of water is four times as high.

Indoor climate tips

- An intensive exchange of air can be achieved through “impact ventilation”. Open the windows in each room for 5 minutes completely, so that the air entirely exchanges as quickly as possible.
- Ventilate two to four times daily, in winter at least as long as it takes for condensation on the window to evaporate. In summer with sultry air, avoid opening the window for more than 5 minutes.
- You yourself cause most of the humidity in your home through showering, bathing, cooking or sleeping. It is recommended to immediately remove the moisture after such activities through ventilation. If condensation forms on the windows, the window should be immediately wiped dry.
- Tilted open windows are not an effective ventilation method! They significantly increase energy consumption and the risk of mould in the rooms.
- Turn off the heating before ventilating to not waste heat out the window.
- Also heat rooms that you don´t use often at a low setting. If you don´t heat or very little, walls and ceilings cool off. Moisture from other rooms condenses on cold spots in the residence and may lead to mould.
- Keep the doors between differently heated rooms closed to prevent warm moist air condensing in cooler rooms
- Keep radiators free of furniture, etc. to allow good heat circulation.
- A hygrometer is ideal to control the humidity in your home.