Important notice

To prevent moisture damage in the flats, we would like to draw your attention to the following information on the subject of heating and ventilation:

Complaints are often made about sudden wall dampness, especially in 'wet rooms' such as kitchens, bathrooms and bedrooms. In connection with this, prolonged dampness has caused further damage such as mould stains, mould growth or even fungal infestation. In some cases, even furniture has been affected.

The cause is excessive humidity inside the home, which condenses on cold exterior walls and cannot dry off quickly enough. Damage of this kind can be prevented or remedied retrospectively if the following advice is followed:

1. Proper ventilation does not consist of continuous ventilation by tilting the window sashes, especially on cold and damp days, but rather of brief cross-ventilation several times a day for a period of approximately 5 to 10 minutes. The ventilation sashes should be opened fully for this purpose.
2. After cross ventilation has been carried out, all rooms, including bedrooms, children's rooms, bathrooms and kitchens, should always be heated evenly.
3. A significant temperature difference between individual rooms should always be avoided.
4. If furniture is placed against exterior walls, it should be at least 10 cm away from the wall to ensure rear ventilation of the exterior walls.
5. Rooms on the north side cool down particularly quickly and should be heated slightly more than the other rooms. This also includes bedrooms and children's rooms. It should be noted that a person exhales up to approx. 1 litre of moisture per night.
6. The heat output of radiators should not be impeded by coverings or long curtains. In this context, we would like to point out that, particularly in the case of electric storage heaters, combustible objects such as curtains, decorative doilies or similar items must not be placed on the heat storage heaters under any circumstances due to the risk of fire.
7. The doors to less heated rooms should be kept closed whenever possible. Their temperature control is the responsibility of the local radiator. Otherwise, too much moisture will enter the colder rooms with the warmer air, e.g. from the kitchen or bathroom.
8. Larger leafy plants evaporate up to 1,000 grams of water per day. Decorative fountains in the home and extensive hydroponic indoor plants make the home particularly humid. Aquariums also greatly increase humidity. For this reason, it is recommended to avoid the aforementioned items or to only place them in fully heated rooms.
9. Finally, it is advisable to immediately vent the large amounts of water vapour released in relatively short periods of time, for example when showering or cooking, to the outside. You should prevent it from spreading throughout the home via open doors.

We are confident that if the above rules of conduct are observed, the familiar mould growth on cold exterior walls will not occur!