

## Can't get a clear view?

---



### How to avoid moisture damage:

---

- Thorough ventilation of the property in the mornings and evenings, especially in winter
- Open all windows wide, do not tilt the windows
- Dry glass pane, window sills and floors
- Dry tiles and glass partitions after showering
- When cooking, switch on the extractor hood and ventilate afterwards
- Take off wet shoes at the entrance area
- Check bathroom fan for proper function
- Do not cover heaters with curtains
- Leave space between furniture and external walls

Please read the detailed information on the following pages

# Avoid mold and moisture damage

---

Did you know that you release 1 to 1.5 liters of moisture into the air in a day just by breathing? Cooking, washing and showering can increase the humidity up to 10 liters per day. If the humidity in the room is too high, molds can develop. They already grow at 65% relative humidity and can endanger your health. Therefore it is very important to ensure an active air exchange.



## So what can you do?

---

### → Thorough ventilation as opposed to continuous ventilation with tilted windows

Open the windows completely for 2 to 3 minutes. Please do not just tilt the windows, as this will not allow proper air exchange and moisture will remain in the apartment. Furthermore, the apartment cools down too much and the coldest spots above the tilted window become the perfect breeding ground for mold.

### → Ventilate regularly: Open all windows 2-3 times a day

Moisture builds up in every home and only the daily supply of fresh air can create a healthy and pleasant room climate. Well insulated windows and walls do not allow proper airflow, therefore all windows must be opened regularly.

### → Ensure the right airflow

If you open all windows in the apartment at the same time and thus provide airflow, you ventilate the rooms more efficiently. Please remember to heat the apartment afterwards, as warm air can absorb more moisture than cold air.

### → Ventilate as soon as moisture develops

Since humidity is generally highest in the kitchen, bathroom and bedroom, mold is particularly frequent here. It is best to ventilate thoroughly after each shower and after cooking and make sure that the doors remain open. After getting up, ventilate the bedroom and heat it slightly during the day (approx. 20°C). Dry wet windows and tiles on the bathtub or shower after use. Do not open the dishwasher after it finished the program, but keep it closed for at least 30 minutes.

—> Reduce humidity in the air

If possible do not dry laundry in the apartment. If it is not possible otherwise, heat the room sufficiently and pay particular attention to regular ventilation several times a day. It is advisable to spin dry the laundry in the washing machine beforehand. Please do not use humidifiers in the apartment.

—> Heating correctly: Check the room temperature regularly

The room temperature in the living area should be between 18 and 22°C. In the other rooms, a lower temperature is often sufficient. In the bedroom 16-17°C is best for a comfortable sleep at night. The kitchen is always slightly heated by the stove and the refrigerator.

—> Do not cover the heaters with furniture or curtains

Keep a minimum distance of 6 cm between the outside wall and the piece of furniture so that the warm indoor air can circulate properly in this area and the outside walls do not become too cold.

—> Note the first signs of high humidity

Window panes are usually the coldest parts of a room. This is where the moisture deposits, if it cannot escape out of the window. Fogged windows are therefore an important indication that there is not enough ventilation or too little heating.

—> The humidity should be between 35 and 55 %

With a hygrometer you can easily control the relative humidity in your home. In winter the humidity should not exceed 55 percent to avoid mold.

—> Early detection and removal of mold

Should you discover mold in your apartment, please contact our Technical Service team to have the mold removed as quickly and efficiently as possible and inform your landlord.

## This is what mold looks like

---



Mold growth on the outer wall



Mold growth due to moisture at the windows

# Leaky joints

---

In addition to incorrect ventilation, damage to walls and joints can also cause mold. This is particularly common in the bathroom. Water then collects under the shower tray or bathtub. If you notice leaky joints in your apartment, notify your landlord or Mr. Lodge immediately.



Mold on silicone joint in the bathroom



Water damage to the wall

Do not leave on bathtub joints, shower trays, window joints, window sills, floors and windows. Wipe the water off! In winter, moisture often forms overnight on window frames and balcony doors. It is essential to dry them off so that no mold can develop.



Please consider:

Once an apartment is infested with mold, it is difficult and expensive to get rid of it. In the worst case, the apartment becomes uninhabitable due to the health hazard caused by the mold.

Contact us at the first signs and don't wait until it's too late!

Tel. +49 89 340 823-0, Email: [info@mrlodge.de](mailto:info@mrlodge.de)