



LERHOLMEN



Maintenance Instructions

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## Walls, Ceilings, Doors, and Windows

### Colour codes and cleaning of painted surfaces

#### **Walls in the apartment:**

Paint from Dyrup, Dyrup Robust Akryl 05, gloss 05,  
Colour Lys Råhvid

#### **Walls in the kitchen:**

Paint from Dyrup, Dyrup Robust Akryl 25, gloss 25,  
Colour Lys Råhvid

#### **Ceilings in the apartment:**

Paint from Dyrup, Dyrup Robust Akryl 05, gloss 05,  
Colour Lys Råhvid

#### **Walls and ceilings in the bathroom**

Paint from Dyrup, Dyrup Robust Akryl 25, gloss 25,  
Colour Lys Råhvid

#### **Fodlister og indfatninger:**

Paint from Dyrup, Dyrup Robust Akryl 40, gloss 40,  
Colour Lys Råhvid

#### **Cleaning of painted surfaces:**

Stains and marks can be cleaned by wiping with a cloth which has been soaked in a mild solution of water and detergent, e.g. Dyrup grundrens and then wrung out.



## Wood flooring

### Climatic conditions

The well-being of wooden floors and people both depend on the quality of the indoor climate. A room temperature around 20°C is ideal for both wood floors and humans.

Note that the characteristics of the wood varieties differ significantly, and that wood will always move depending on the humidity. Thus, the width of the gaps in the flooring will not always remain the same, and it is to be expected that larger gaps may occur than usual during, for example, the heating season, when the air is typically dry. It takes about one year for wood flooring to be acclimatized.

### Constructive maintenance

To protect wood flooring, using felt plugs under the legs of chairs and tables is recommended. Office chairs should be equipped with suitable wheels for wood flooring, and it is recommended to use acrylic mats under office chairs. Be aware of flowerpots, vases, and the like, which are placed directly on wooden floors, as any transfer of moisture to the floor must be prevented. If you are not quite sure if the bottom is completely tight, place it on a pedestal to avoid any direct contact with the floor. Loose carpets, mats, etc. should not be placed on the floor until 2-3 weeks after flooring or treatment. Use mats at entrances to prevent dirt etc. on the wooden floor.

### Daily maintenance/care

The daily cleaning of matt lacquered floors takes place with a broom, mop or vacuum cleaner. When washing, use clean, lukewarm water and a well-wrung cloth. In the event of major water spills, they must be dried up immediately to avoid damage from damp.

### Deep cleaning

Deep cleaning can be performed with Kährs Cleaner, mixed with lukewarm water in accordance with the dosing information on the bottle, or with the ready-mixed Kährs Spray Cleaner. Always use a hard-wrung cloth, mop or low-dose cleaning equipment. In the event of major water spills, these must be dried up immediately to avoid damage from damp.

### Important

Always use as little water as possible when cleaning and NEVER use cleaning products containing sulphurs. Always use a well-wrung cloth or mop and cleaning equipment with low water-use. Wipe up spillage and streaks of water immediately so that the wooden floor is not damaged.

Newly lacquered floors should not be cleaned for the first three days after lacquering.



**Type:** Kährs Group – Parquet Oak Flooring  
Elite Pro 3S 5G matt lacquer.

## **Lacquering**

Over the years, the lacquer surface of the floor becomes worn or scratched, and another coat of lacquer may be required. When reapplying another coat of lacquer to UV-lacquered floors, sanding is recommended until the wood is completely free of lacquer residues, which gives the best appearance and the greatest protection.

## **After lacquering**

Always adhere to the recommendations for drying time and putting the floor into operation. Coverings should not be placed carpets should not be laid until the lacquer has reached its full strength.

## **Important**

Carefully read the user instructions on the back of the lacquer packaging before applying. When applying a new coat of lacquer, use Kährs Lacquer.

## Windows, interior and exterior doors

### Maintenance/care of sills, windows, hinges/brackets, and screws

#### Exterior aluminium

Aluminium is cleaned at 6-month intervals as a minimum. Ordinary dirt and grime are removed with neutral cleaners without an abrasive effect or solvents. Alternatively, aluminium can be polished with wax (car shampoo). This makes the surface more dirt-repellent and, at the same time, avoids impurities in the joints.

#### Interior wood

The sill is coated with water-based paint or lacquer and should be washed regularly. Sealing strips, glass seal tape, and glass seal strips should only be kept clean, for instance, by wiping with a cloth wrung in clean water, if necessary, with a mild detergent added. Any damage to the sill's surface treatment must be repaired. When repairing, or if you wish to paint the sill, use water-based, diffusion open paint – avoid getting paint on sealing strips, glass seal tape, or glass seal strips.

### Window edge guides

The window is opened by turning the handle horizontally. The window frame is now pushed outwards.

There is a ventilation position built into the handle: slide the window approx. 1 cm outwards and close the handle again.

### Child safety lock

The child safety lock in side-hung windows is located in the handle and is activated by closing the window, turning the handle to the vertical position, pressing the button and removing the key. The window handle is now locked, and is activated by inserting the key and turning it so that the button pops out again.





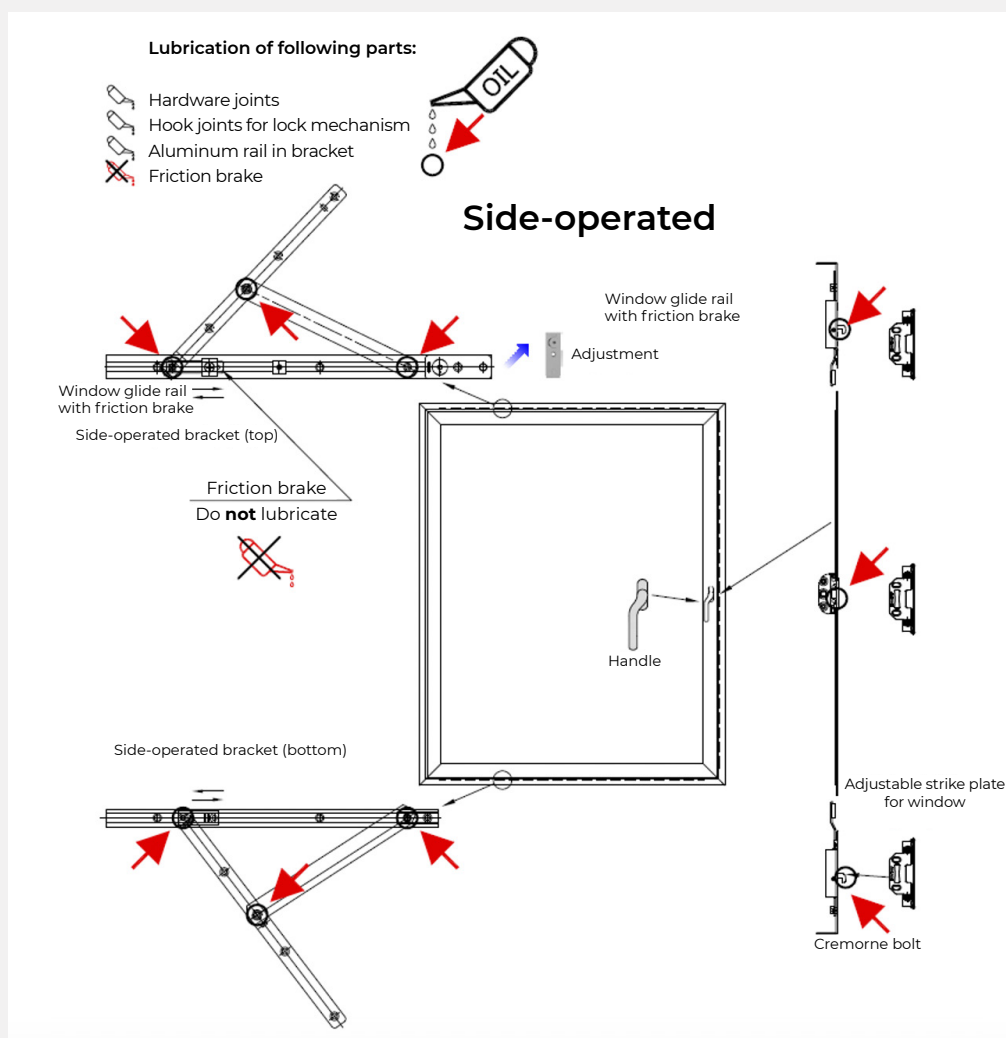
## Maintenance

### Care

Fittings are lubricated with acid-free oil during repeated activation. It is best to use an acid-free grease. White Vaseline can be used as an alternative lubricant for side-mounted brackets. Lubricate as needed, but at least once a year.

The bracket/aluminium rail must be kept clean and washed with ordinary washing-up liquid with a neutral Ph value for optimal function. It is recommended to rub the surface with a cloth or sponge. Do not use emery cloth, steel wool or soda, or other cleaning and abrasive products containing alkalis or acid – only neutral solvents.

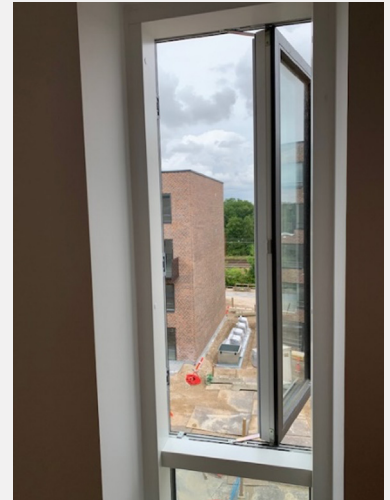
Weather strips should be lubricated with talc if there is adhesion.



### Cleaning

There is a cleaning gap in the “hinge side” when the window is opened 90°. The outside of the pane can now be cleaned from the inside.

Clean the window with mild detergents. Dirt on the window, if it cannot be removed by normal cleaning with water, sponge, squeegee, chamois or ordinary cleaning agents from the shops, can be removed with very fine industrial steel wool (the kind that is used for ceramic hobs). Scraping tools, razor blades, abrasives, steel wool or the like should not be used as these will scratch the surface of the window.



## Top-hung windows

The window is opened by turning the handle vertically and sliding it out onto the window frame. There is an automatic child safety lock, so the window can only be opened to a limited extent. When the window is to be cleaned on the outside and the window is to be opened to the maximum extent, this is done by deactivating the safety catch on the fittings on the side of the window frame, see the photo.

## Maintenance

### Care

Fittings are lubricated with acid-free oil during repeated activation. It is best to use an acid-free grease. White Vaseline can be used as an alternative lubricant for fittings. Lubricate as needed, but at least once a year.

The bracket/aluminium rail must be kept clean and washed with ordinary washing-up liquid with a neutral Ph value for optimal function. It is recommended to rub the surface with a cloth or sponge. Do not use emery cloth, steel wool or soda, or other cleaning and abrasive products containing alkalis or acid, but only neutral solvents.

Weather strips should be lubricated with talc if there is adhesion.



## Tilt and turn windows

A – Window handle in closed position

B – Window handle in side-open position

C – Window handle in tilt and turn position

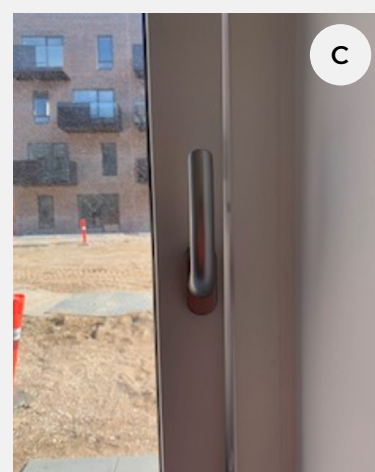
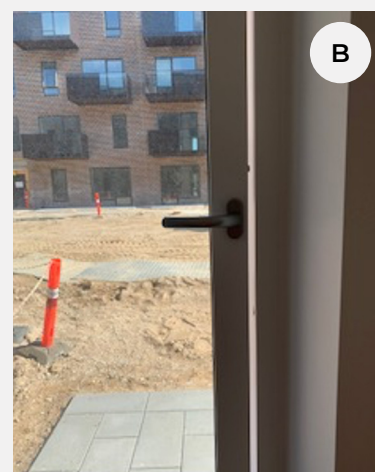
## Maintenance

### Care

Fittings are lubricated with acid-free oil during repeated activation. It is best to use an acid-free grease. White Vaseline can be used as an alternative lubricant for fittings. Lubricate as needed, but at least once a year.

The brackets/aluminium rail must be kept clean and washed in normal washing-up liquid with a neutral Ph value for optimal function. It is recommended that the surface is rubbed with a cloth or sponge. Do not use emery cloth, steel wool or soda, or other cleaning and abrasive products containing alkalis or acid, but only neutral solvents.

Weather strips should be lubricated with talc if there is adhesion.

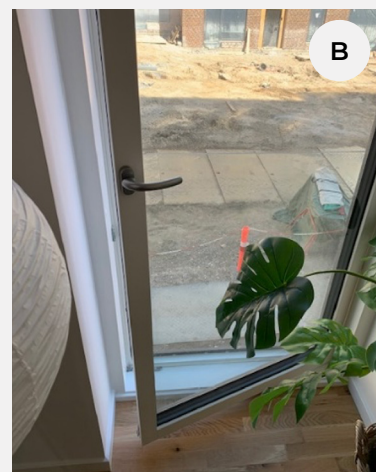
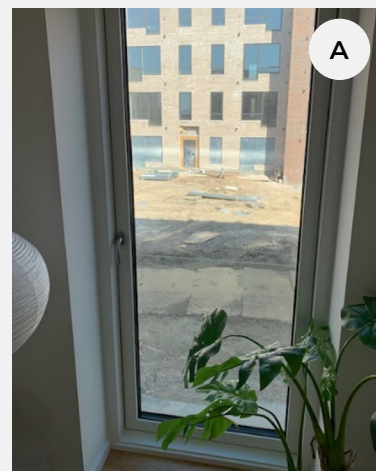


## Balcony and terrace doors

A – The door is opened by turning the handle horizontally and pushing the door outwards.

B – The door is fitted with a handle brake, which is activated by turning the handle vertically when the door is open.  
The door is closed by pulling it into the frame and turning the handle down vertically.

There is a ventilation position built into the handle – push the door approx. 1 cm outwards and turn the handle again.





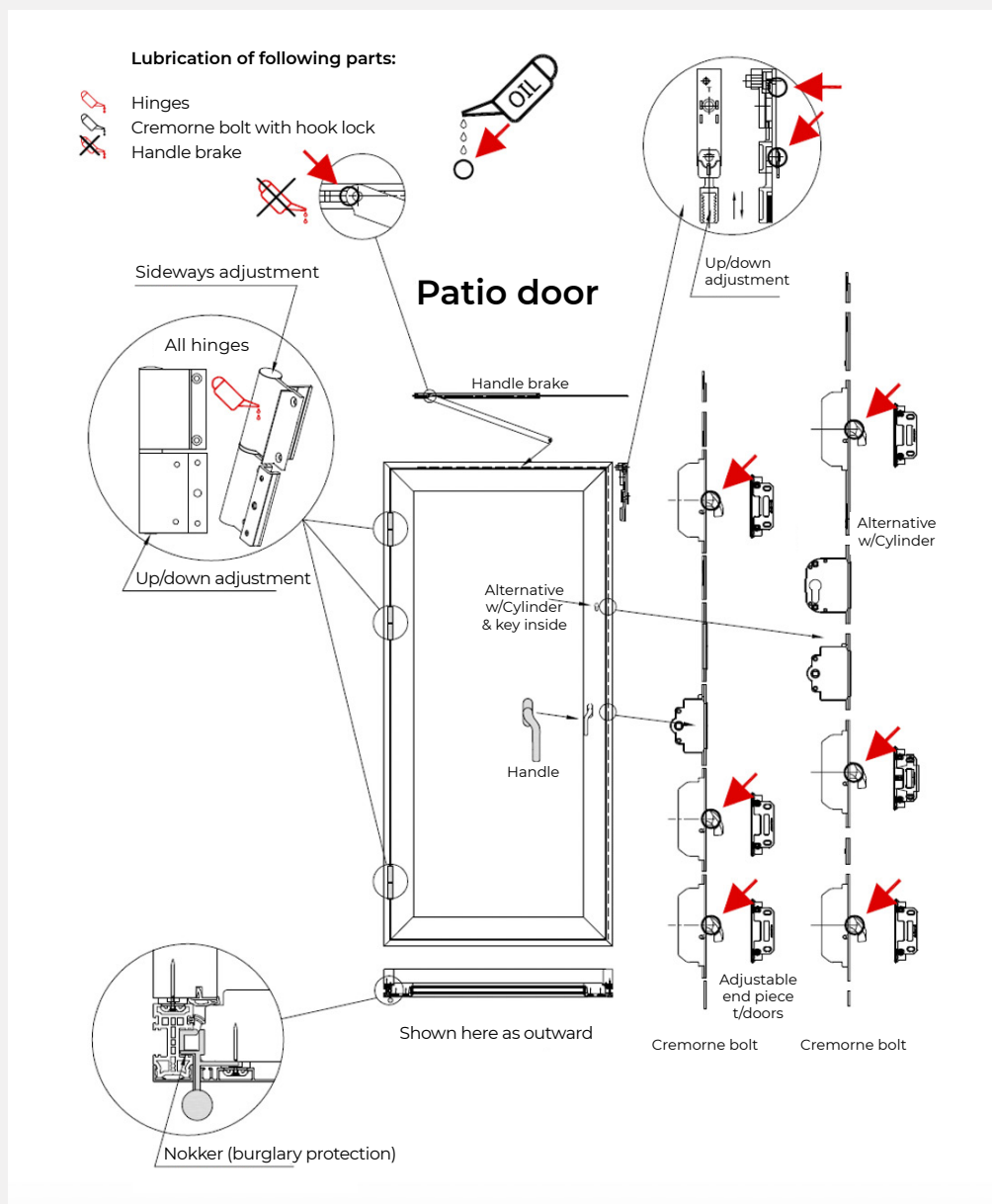
## Maintenance

### Care

Apply lubrication with acid-free oil during repeated activation. It is best to use an acid-free grease. Lubricate as needed, but at least once a year.

The bracket/aluminium rail must be kept clean and washed with ordinary washing-up liquid with a neutral Ph value for optimal function. It is recommended to rub the surface with a cloth or sponge. Do not use emery cloth, steel wool or soda, or other cleaning and abrasive products containing alkalis or acid – only neutral solvents.

Weather strips should be lubricated with talc if there is adhesion.



## Interior doors

### Daily maintenance

The doors are cleaned with a soft cloth wrung in warm water, if necessary, with a mild detergent added. After cleaning, always wipe the door with a dry cloth.

Never use wire wool, scouring powder, or other abrasive cleaning products, as this causes abrasive stains and causes damage to the surface of the door. Grease stains, shoe polish and the like can be wiped off using a plastic cleaner. Strong solvents may not be used.

### Tape, stickers, etc.

If tape and stickers are applied to the surfaces, the warranty on the surface will be void.

### Door handle

Cleaning is carried out with clean water and mild detergent. If the door handle becomes loose, tighten the pinol screw. Pinol screws should be tightened at least once every year.

### A – Pinol screw

### Repair

In the event of damage to the front door or interior doors, Safco or one of their dealers can be contacted regarding repair and painting.



## Front door

### A – Interior lock

To lock, turn clockwise and unlock counterclockwise direction.

### B – Pinol screw

### C – Handle

Safco

### D – Exterior lock

To lock, turn counterclockwise and unlock, turn clockwise.

### E – Pinol screw

### Key

The key used to open the front door is the same key used to open the mailbox and the storage room in the basement.

### Door handle

Cleaning is carried out with clean water and mild detergent.

If the door handle becomes loose, tighten the pinol screw. Pinol screws should be tightened at least once every year.

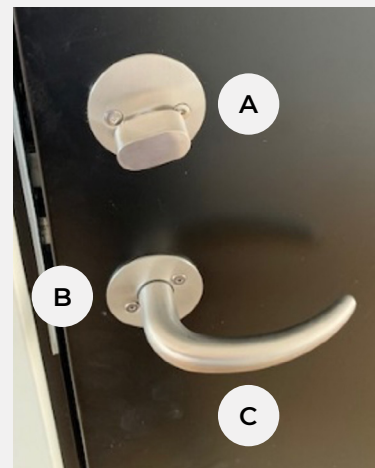
### Cylinder

The cylinder is maintained with lubrication at least once every year.

Use an oil designed for lubrication of cylinders.

### Door bell

Bolero, sort



## Balcony – floor, infills and handrail

### General maintenance

Clean your balcony of dirt at least once a year. Remove leaves and debris from trees. Make sure there are no clogged spaces between the planks or against other parts of the building.

#### A – Handrails / B – Sheet infills

Handrails and sheet infills are wiped with a wrung-out cloth using clean water. Do not store items on the balcony that could cause water to collect. If flower boxes, etc., are placed on the balcony floor, they must always be on blocks so that water can run off unhindered.

If holes are drilled in the bottom of any flower boxes, this may result in discolouration of the balcony floor.

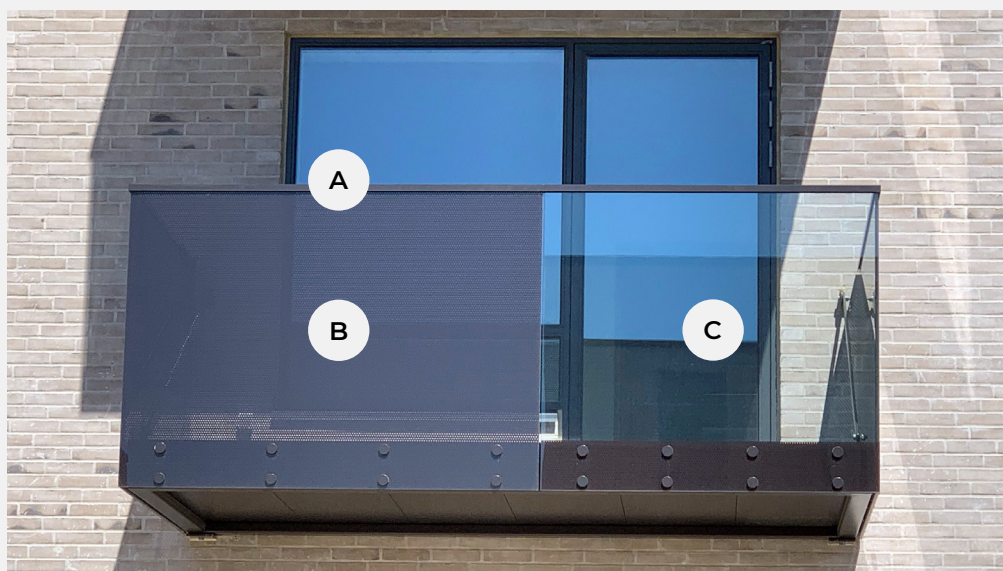
#### C – Glass infill

Glass infills can withstand everything. Use common cleaning agents for glass. Do not use scrapers or scratching tools. The glass is checked for “stone chops” and that there are no cracks or breaks in the glass.

Sweep the floor with a regular soft broom, as needed, and wash with a floor cloth, floor scrubber, possibly with liquid soft soap dissolved in warm water in a ratio of 50 ml. to 5 litres of water.

If environments/areas develop organic vegetation (green algae, etc.), these must be removed with Rodalon or algae remover.

Road salt or other thawing agents must not be used on the balcony floor.



## Bathroom and toilet

### A – Cleaning walls and floor tiles

Daily cleaning is done with warm water and a mild detergent. When using detergent, rinse afterwards with plenty of water and wipe with a dry, lint-free cloth. Never use “greasy” cleaning agents such as soft soap or soap flakes.

An alkaline cleaner is used for limescale. To minimise limescale on tiles, it is recommended to remove excess water with a scraper.

Never use wax or other saturated products.

### B – Cleaning of the shower set

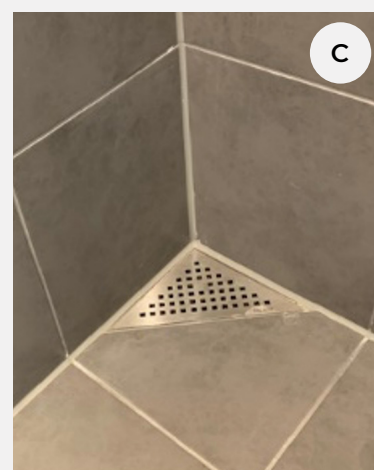
Do not use abrasive sponges and scouring powder for cleaning. The use of solvent and acidic cleaning products is not recommended.

This causes the surface to become matte. Only use a little soap and a damp cloth to clean the fixture. Then rinse it off and wipe it dry.

Limescale deposits are removed by using ordinary household vinegar.

### C – Cleaning floor drains

Remove the grate and lift out the water trap. Clean the water trap with detergent as needed, make sure that the water trap gasket is lubricated with lubricant to avoid odours. Put back the water trap using light pressure and fit the grate.





### **D – Dryer**

The dryer is a condensation dryer, and the drawer must be emptied of water after use. For operation, refer to the instruction manual.

### **E – Washing machine**

For operation, refer to the instruction manual.

### **F – Cleaning the mirror**

Daily cleaning is carried out with designated cleaning products for glass. The glass is cleaned as needed and tolerates all ordinary glass cleaning products.

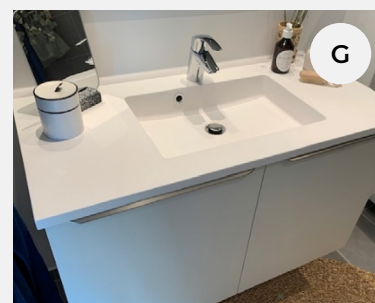
**NOTE!** Caution should be exercised when using abrasive (scratching) tools. This is NOT recommended.

### **G – Bathroom counter**

The counter is delivered with a matt surface. By diligent use of detergent, it will become shinier over time.

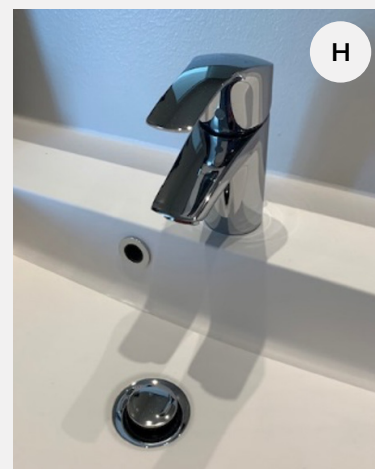
For daily cleaning, use abrasive agents intended for cleaning, as well as ordinary nylon scouring pads commonly used in the household.

**NOTE!** Detergents to which bleach, e.g., chlorine, has been added must not be used.



### H – Cleaning the faucet

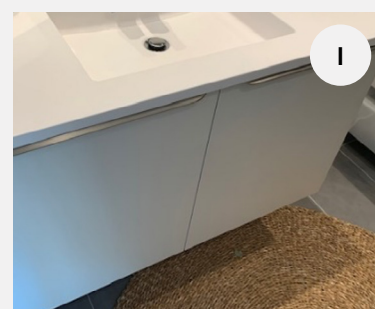
Do not use abrasive sponges and scouring powder for cleaning. Dissolving and acidic detergents containing acetic acid are also not recommended. These cause damage to the surface and the fixture becomes matte and scratched. As the composition of common detergents changes frequently, it cannot be guaranteed that these are gentle to the fixture. Clean only the fixture with a little soap and a damp cloth. Then rinse it off and wipe dry.



### I – Cleaning cabinets

Daily cleaning is carried out by wiping with a clean cloth, hard wrung in lukewarm water. Wipe afterwards using a dry cloth.

Grease stains that cannot be removed by the method described should be wiped with a cloth, hard wrung in water, with added regular, mild dish detergent, and then wiped dry with a dry cloth.



### J – Stopcocks for cold and hot water

**ALL valves should be checked at least once a year**, by opening and closing them a few times to guarantee their functionality.

### K – Cleaning the sink trap in the cabinet

Place a bucket or similar under the sink trap and disassemble the trap. Clean the trap and reassemble it. Make sure that all O-rings are in the correct positions again.



### **L – Cleaning the flush plate**

Do not use abrasive sponges and scouring powder for cleaning. Dissolving and acidic detergents containing acetic acid are also not recommended. Clean only using a little soap and a damp cloth. Then rinse and wipe dry.

### **M – Cleaning the toilet seat**

Use hot water with mild soap for both the seat and fittings or hinges. Rinse with clean water and dry with a tea towel. Toilet cleaner must not be used on the toilet seat and fittings or hinges. When cleaning the toilet with special cleaning agents, you should lift up the lid and seat so that they do not come into contact with the cleaning agent. Never use chlorine, which can turn the material yellow.

### **N – Cleaning the toilet bowl**

Daily cleaning with a toilet brush or a damp cloth with an acid detergent with a pH value between 1 and 4. Be especially careful on the back of the bowl. Empty excess water from the flush passage and any layer of limescale that can build up over time.

### **O – Cleaning the toilet paper holder**

Daily cleaning is carried out using a soft cloth. Clean only using a little soap and a damp cloth. Then rinse and wipe it dry. Do not use abrasive sponges and scouring powder for cleaning. Dissolving and acidic detergents containing acetic acid are also not recommended. These attack the surface that becomes matte and scratched.

### **P – Spots**

Clean using a soft cloth. A little soap and a damp cloth may also be used. Remove any soap using clean water and wipe the spot dry. Avoid using abrasive sponges and scouring powder for cleaning.



## Mounting inside and outside of shower cabin walls

### What to look out for

When mounting furniture and the like, please pay attention to the following:

#### Bathroom walls:

Be careful if you wish to mount anything on the walls of the shower cabin. The walls forming the frames of the bathroom are only 6 cm thick, so it is particularly important to pay attention to this to avoid drilling holes through the wall.

#### Load capacity:

If you wish to mount something on these walls, the depth of the drill must not exceed 35 mm., and an impact driver must not be used. The wall's load capacity is at 8 mm plastic plugs, fa. Fischer, 15 kg. per plug. This applies both when something is hung on the bathroom side and on the outside.

#### Reinforcement:

In the walls are, among other things, embedded reinforcement nets. These are located above openings such as doors and inspection hatches. It is important that the reinforcement nets are not damaged as the load capacity of the wall will be impaired. If you meet resistance when drilling this is due to the fact that the drill has hit the reinforcement nets in the wall. The drilling must be discontinued, and a new position for the hole must be found.

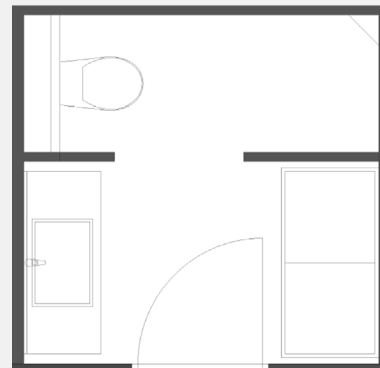
#### Embedded electrical and water installations:

In many parts of the walls, electrical and water installations have been embedded, the location of which cannot be determined with accuracy. Therefore, it is strongly recommended to use a multi-scanner that can determine the exact location of pipes and cables in order to avoid serious damage.

#### *A rule of thumb, however*

In a vertical line above and below electrical switches and outlets, there are usually embedded pipes with live wires. A safety distance of 15 cm must be maintained on both sides of the installation.

Water supply for faucets usually comes from pipes that are embedded in the wall vertically above/below the faucet. Avoid mounting anything in these places.



**Figure:** The figure is a layout drawing of the apartment's bathroom, the décor of the bathroom is shown in general and may, therefore, vary in the individual apartment.

## Kitchen items and wardrobes

Types may vary from apartment to apartment

### Kitchen

#### A – Cleaning the cabinet surfaces

Daily cleaning is carried out by wiping the surface with a clean cloth, hard wrung in lukewarm water. Wipe afterwards with a dry cloth. Grease stains that cannot be removed by the method described above should be wiped with a cloth, hard wrung in water, added a regular soap solution such as soap shavings (not dish detergent). Wipe afterwards with a dry cloth.

#### B – Cleaning the counter

For daily cleaning, lukewarm water is used with a little dish detergent. Stains that cannot be removed with water can often be removed by using alcohol or acetone, or with equal parts water and chlorine. When using these cleaning products, ensure ventilation and be aware that wooden edges do not withstand contact with these agents. After using these agents, it is important to wash the counter with lukewarm water to remove all chemical residue.

Laminate cleaner or special cleaning sponge may also be used.

#### C – Cleaning the faucet

Do not use abrasive sponges and scouring powder for cleaning. Dissolving and acidic detergents containing acetic acid are also not recommended. Clean only the fixture with a little soap and a damp cloth, then rinse and wipe dry. Lime residue can be avoided by wiping the fixture after each use.

#### D – Cleaning the kitchen sink

The daily cleaning is carried out using a wrung cloth and dish detergent. Never use wire wool, scouring sponge, scouring cream or similar as these will scratch the surface. Chemical descaling agents may be used for limescale deposits but must never sit on the surface for more than three minutes.

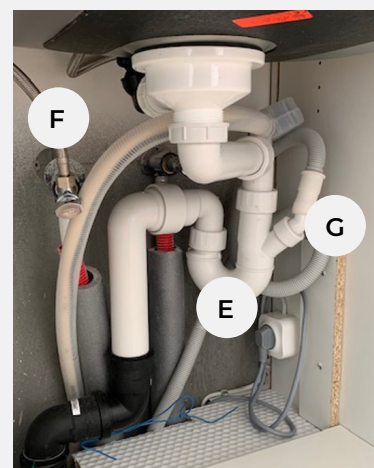
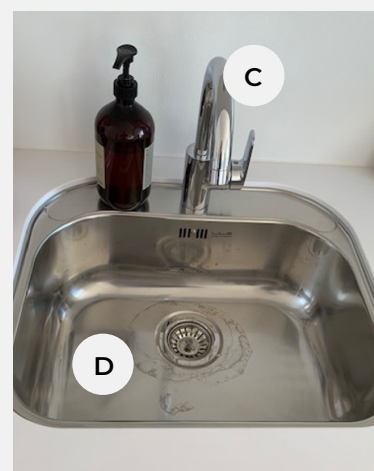
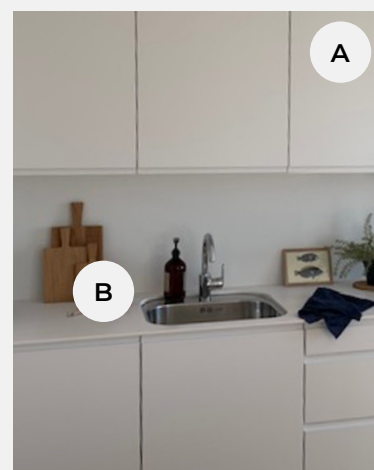
#### E – Cleaning the sink trap under the kitchen sink

Place a bucket or similar under the sink trap. Unmount the trap by loosening the slip-joint nuts. Clean the trap and remount the sink trap. Make sure that all O-rings are in the correct positions again.

#### F – Stopcocks for cold and hot water

#### G – Electrical outlet for dishwasher

**ALL valves should be checked at least once a year**, by opening and closing them a few times to guarantee their functionality





### H – Hinge adjustment

Applies to all cabinets. Carefully remove Invita cover and/or door damper and adjust hinge using the marked screws.

### Kitchen type:

Fronts: White Orra Opaco

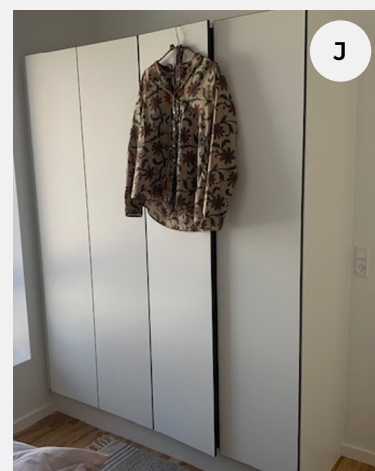
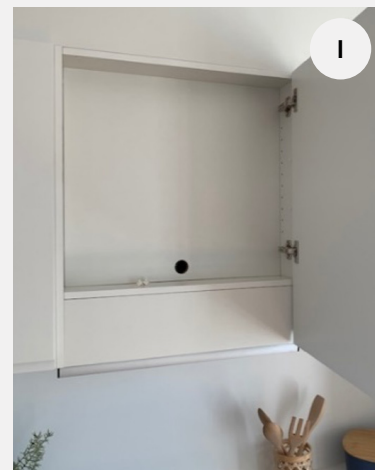
Handle: Integrated, without handles

### I – Transformer

The transformer for LED spots is in the cabinet above the cooker hood. Remove the white plastic caps without the use of tools and carefully click off the cover plate.

### J – Wardrobe closets

Daily cleaning is carried out by wiping the surface with a clean cloth, hard wrung in lukewarm water. Wipe afterwards with a dry cloth. Grease stains that cannot be removed by the method described above should be wiped with a cloth, hard wrung in water, added a regular soap solution such as soap shavings (not dish detergent). Wipe afterwards with a dry cloth.



## Kitchen appliances

### A – Cleaning the dishwasher

For cleaning the front and panel of the dishwasher, use the same method as when cleaning kitchen cabinets.

For internal cleaning of the dishwasher, use cleaning products that are especially suitable for the dishwasher. Always follow the instructions in the instruction manual from the manufacturer.



### B – Control panel

Read the instruction manual for further information.

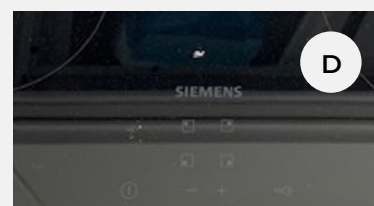
### C – Cleaning the stovetop

Clean the stovetop every time it has been used for cooking. Do not clean the stovetop until it has cooled down sufficiently. Use only cleaning products suitable for stovetops/ceramic stovetops. Always follow the instructions in the instruction manual from the manufacturer.



### D – Control panel for stovetop

Read the instruction manual for further information.



### E – Cleaning the oven

Clean the oven using hot water with dish detergent added, inside and out. Always follow the instructions in the instruction manual from the manufacturer.

### F – Control panel

Read the instruction manual.



## Kitchen appliances

### A – Cleaning of the refrigerator and freezer

For easier cleaning of the refrigerator, use pH-neutral dish detergent in lukewarm water. Make sure that dishwashing water does not enter the lighting or the drain hole and the evaporation area. Always follow the instructions in the instruction manual from the manufacturer.

### B – Refrigerator and freezer control panel

Regulating the temperature, read the instruction manual for further information.

### C – Space above the refrigerator

The space above the refrigerator must not be filled with objects as the refrigerator must be able to ventilate.

### D – Ventilation slots

Ventilation slots under the refrigerator must not be covered.



## Ventilation system incl. the cooker hood

### Avoid damage from moisture

A good indoor climate requires good ventilation, airing out so much that no dew appears on the windows.

If damage from moisture is discovered, contact the caretaker. Moisture damage is easiest to remedy if action is taken immediately.

Moisture damage is avoided, for example.

- by not drying clothes indoors
- by not cooking without using the cooker hood or opening windows
- by not taking a shower with the door open
- by wiping the bathroom after use
- by keeping the room temperature between 18-22 degrees
- by airing out the bedroom every morning
- by creating a draught twice every day for 5-10 min.

#### A – Clean and adjust the exhaust vent

Dust is removed by using a vacuum cleaner and a damp cloth.

NOTE. **Do not** adjust the exhaust vent as it has been pre-set. The vent must always remain in the same pre-set position. Changing it will have consequences for the apartment and the other apartments connected to and supplied by the ventilation system.

#### B – The cooker hood

The cooker hood is switched on from the control panel. The extractor automatically stiches off after 60 min. Even when the cooker hood is not turned on, there will be slight extraction through the basic ventilation setting.

The function of the system is to maintain a good, healthy indoor climate in the home without a breeding ground for household dust, and at the same time, to protect the building from moisture damage.

The cooker hood is fitted and adjusted by professionals so that it works optimally.

#### C – Control panel

The control panel can be used when the cooker hood is fully extended. It is located on the right side at the top.

C1 – Lighting

C2 – Slide function

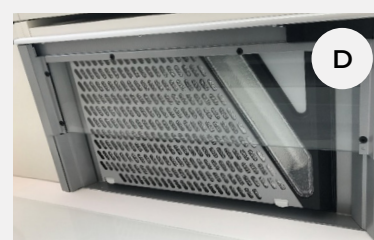
C3 – Indicator light (illuminates when pulled out)

#### D – Cleaning the cooker hood

The grease filter must be cleaned at least every 2 months.

The filter is taken out by pressing the button shown. Then it is cleaned in the dishwasher, as needed. However, it is recommended that it be cleaned at least every 2 months.

The inside of the hood must be cleaned at least twice a year.



### **A – Ventilation system**

Each apartment has its own ventilation system, located in the engineering shaft behind the door in the hallway. The system is set at the factory and only needs to be changed by a caretaker or engineer.

### **B – Replacing filters**

Replacement must be made by the resident. Filters are provided by the caretaker. Replacement must be done every 6 months or as needed.

#### **B1 – “Snap lock”**

Trigger the “snap lock” at the top of the system.

#### **B2 – Front plate**

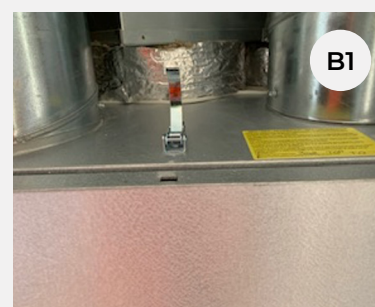
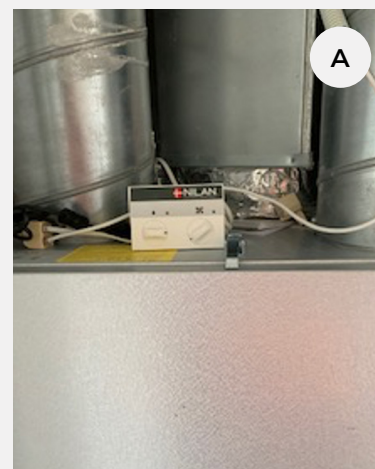
Pull the upper front plate up parallel to the system so the filters are visible.

Put the front plate back in place.

#### **B3 – Filters**

Take out the 2 filters and put in new ones.

Dispose of used filters as domestic waste.





## Heat management

### A – Floor heating regulation

Heating is via district heating connected to an underfloor heating system with room thermostats.

The underfloor heating is regulated by turning the thermostat – it should be set to a room temperature of approx. 20-22 degrees.

The thermostat for the underfloor heating in the individual rooms is located on the walls in each room. Installations in the engineering shafts are secured with a moisture alarm, which triggers an acoustic alarm in the event of a leak in pipes or machines.

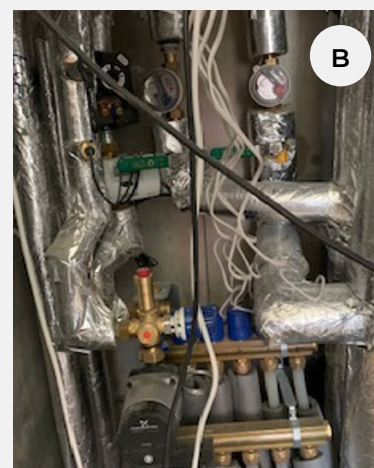
In the event of an alarm, contact the caretaker!



### B – Thermostat control

If sufficient heat cannot be obtained, a minor adjustment of the thermostat (blue handle) may be made on the mini shunt, which is located in the engineering cabinet in the room.

**Generally speaking, small numbers = small heat dissipation, and large numbers = large heat dissipation.**



## TV, internet and telephony

### Internet / telephony

When you move in, YouSee is the provider of internet and telephony. When choosing broadband and telephony from YouSee, it is a prerequisite that you subscribe to one of their TV packages.

### Fibre-optic broadband

The fibre-optic broadband is broadband and telephony provided by YouSee. The optic-fibre broadband is activated if or when the resident has selected a YouSee solution.

### Cable TV / antenna

The resident receives a package selection letter where the resident may subscribe to the Basic, Medium or Full TV package.

If there is no response to the letter or you do not want to subscribe, the TV signal will be disconnected automatically.



## Electrical installations, telephone, internet and antenna

### Default installations shaft in apartments

#### A – Electrical installations:

A1 – Box for optic-fibre broadband

A2 – Router

A3 – Any TV connector/connection

A4 – Group board

A5 – Underfloor heating control

#### HPFI relay

The entire installation is protected with HPFI relay.

The HPFI switch automatically shuts off all power in the home in the event that an electrical fault occurs. If the HPFI trip switch turns off the power, the power can be turned on again by pushing the trip switch up. The test button (T) on the HPFI trip switch should be activated at least once a year to ensure that it works properly. If the HPFI relay does not switch off, immediately contact an electrician.

#### Group board

It is possible to turn off parts of the power in the home on the group board. The number of groups installed varies from home to home. Above each group there is a sticker stating which areas the group contains. To turn off one or more groups, press the group or groups, and to switch them on again, press them up.

#### Fuses

Lights and outlets: 10A fuses

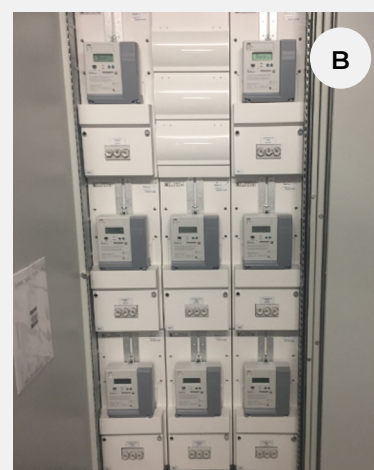
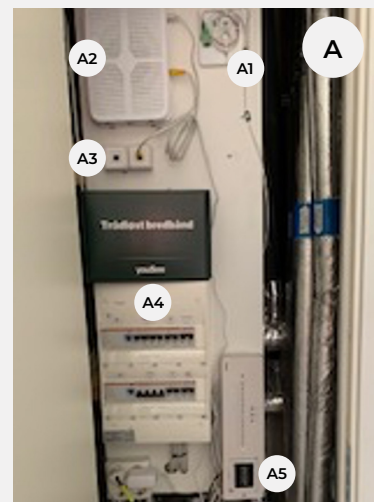
Power: 16A fuses

#### B – Electricity meter

The electricity meter is located in the stairwell on the ground floor, except in entrances 7, 13, 15 and 21, where it is located in the cellar under the stairs.

The electricity company remotely reads the electricity usage, but it is recommended to check the usage at regular intervals.

**NOTE** Installation number may not be removed.



## Engineering shaft, incl. water and heat meter

### A – Engineering shaft

A1 – Router

A2 – Fibre-optic broadband

The layout can vary from home to home.

### B – Cold water

Meter for reading cold water consumption.

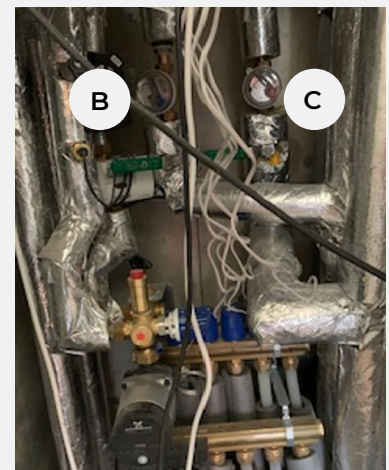
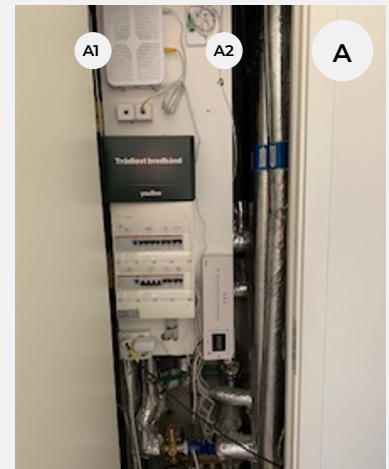
Stop valves for turning off cold water supply.

### C – Hot water

Meter for reading hot water consumption.

Stop valves for turning off hot water supply.

**All valves should be checked at least once a year**, by opening and closing them a few times to guarantee their functionality.



## A – District heating

**A1 – Do not turn the adjustment for district heating**

**A2 – Stopcock for closing district heating**

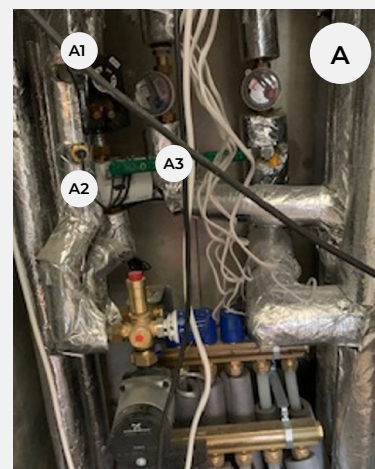
**A3 – Meter for reading district heating usage**

All usage meters are read remotely.

**All valves should be checked at least once a year**, by opening and closing them a few times to guarantee their functionality.

## B – Moisture Alarm

A moisture alarm is installed at the bottom of the installation shafts. This alarm will alert you by sounding a loud tone so that you can detect any leakage in the plumbing shaft. The alarm is equipped with a 9-volt battery, and the battery should be replaced after 3-4 years. However, you will also hear an alarm when the battery is running out.



## Door entry phone

### A – Call facilities at the front door

A1 – The apartment is called by pressing the button for the desired apartment. When contacting the apartment, speak clearly into the microphone/speaker. The door can be opened when a click is heard.

A2 – For access by token, the token is held up before the token reader at that bright area.

### B – Door entry phone in the apartment

B1 – Screen

B2 – Phone for answering calls

B3 – Activation of door opener

The interior door entry phone should only be cleaned with a soft cloth moistened with a mild soap solution.

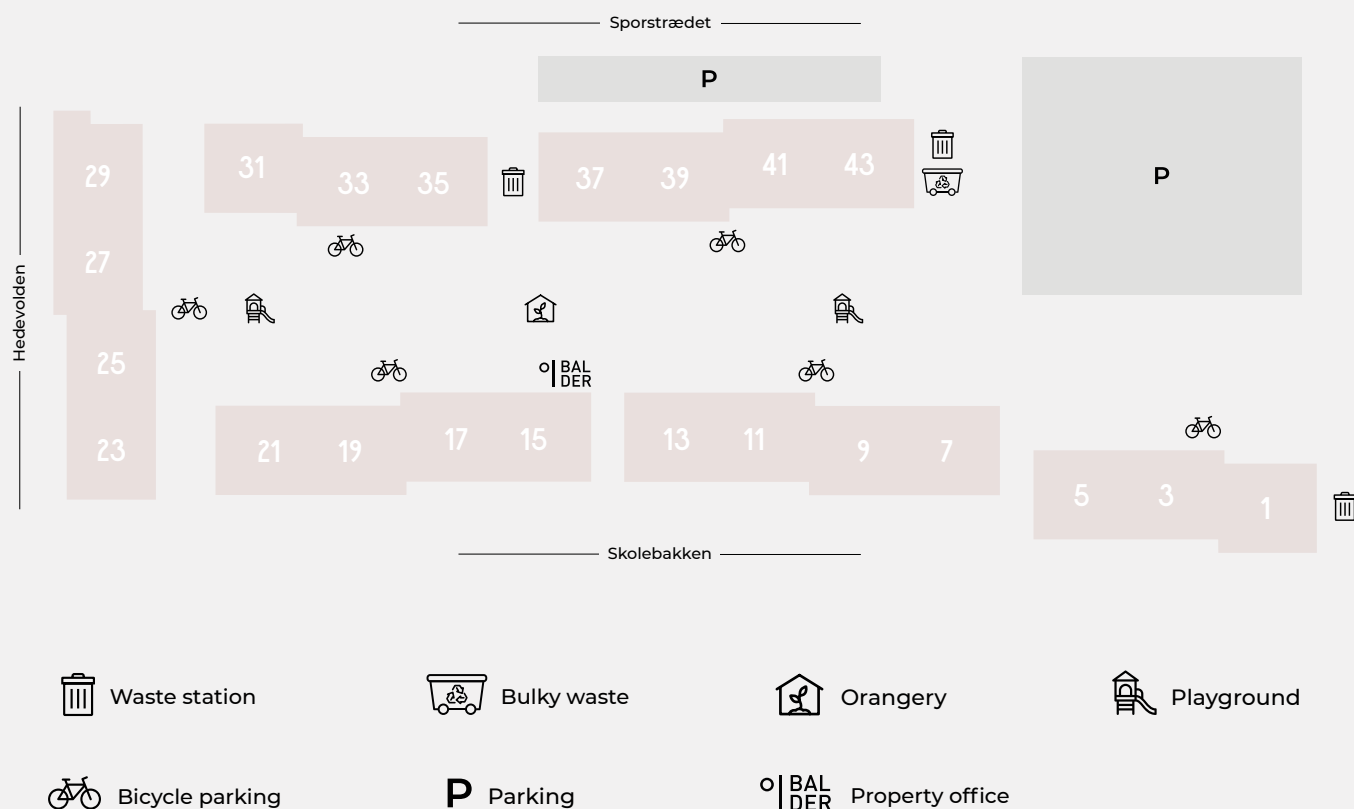
Dry cleaning, aggressive cleaning agents, and abrasives may damage the surface.





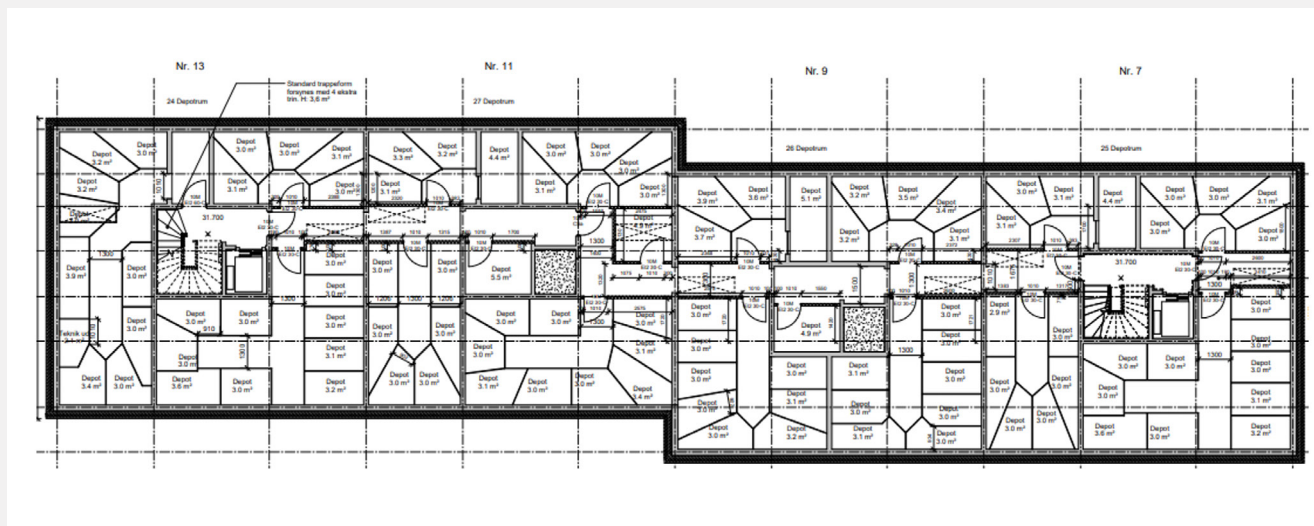
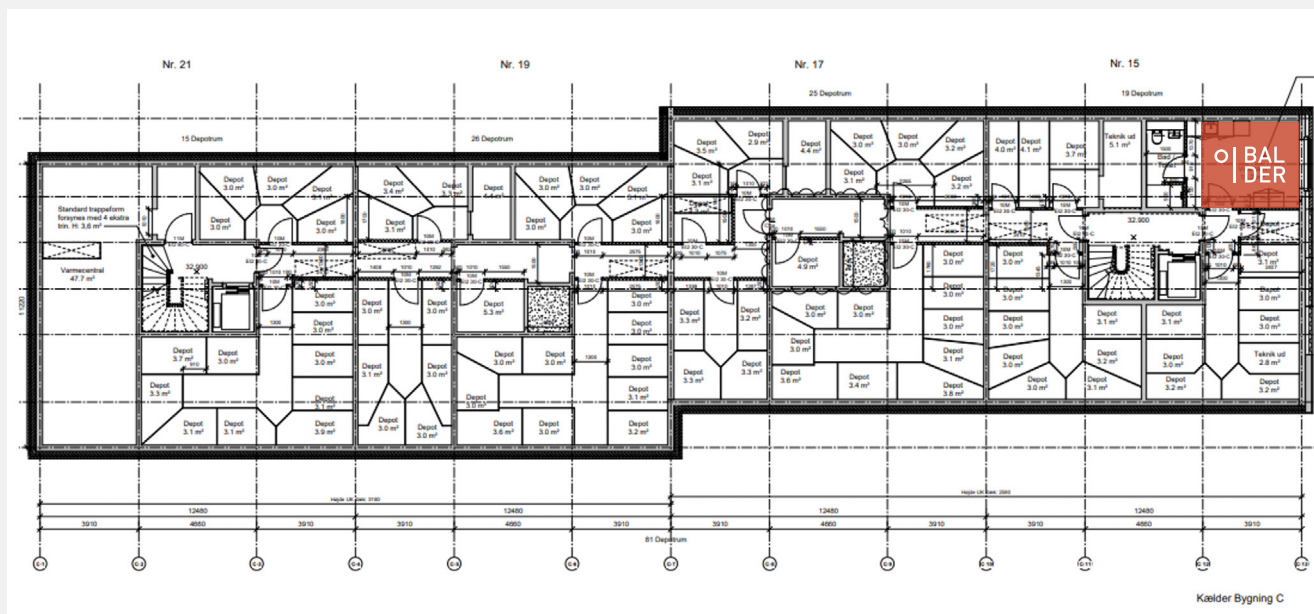
## Overview map

Here is an overview of Lerholmen, as well as the location of the property's waste stations, bulky rubbish disposal, bicycle parking and property office.



## Storage Room

The storage room in the cellar has numbering for the individual apartments.  
The storage rooms are located in the two cellars under entrances 7-13 and 15-21.



## Smoke detector

### Smoke detector

The smoke detector is connected to the apartment's power supply. In the event of a power failure, the smoke detector has a battery installed. When it is time for the battery to be replaced, a beep will sound from the alarm.

Unmount the smoke detector by turning it counterclockwise.

The power plug is then removed, and the smoke detector can be lowered. To mount the smoke alarm again, reconnect the power plug and turn the smoke detector back to the original position. If the smoke detector is activated by mistake, the detector is unmounted, the reset button is pressed, and the alarm is mounted again.

**A1 – Power supply display 230 V**

**A2 – Alarm**

**A3 – Test button**



During the rental period, the tenant is responsible for the maintenance and cleaning of the smoke alarm.

If the smoke alarm emits a warning sound (typically a beep every minute), it indicates a low backup battery, which must be replaced.

Each quarter, the tenant must test the smoke alarm by pressing the test button.

Once a year, the tenant must vacuum the smoke alarm and check the backup battery function by disconnecting the main power supply.

The landlord replaces the smoke alarm approximately every 10 years.

## Locking system / Access control system

### Entrance doors (Glass doors to the courtyard):

All entrance doors have a door phone system. Under the keyboard on the door phone is a Salto fob reader which can read your access fobs. Hold up your fob and 1 second later the door is ready to open.

If you are asked to update your fob, it can only be done by using the fob reader in the stairway door to No. 15.

If fobs or keys need to be replaced due to, for example, loss or theft, this can only be done by contacting the caretaker.

### A – Call facilities at the front door

A1 – The apartment is called by pressing the button for the desired apartment. When contacting the apartment, speak clearly into the microphone/speaker. The door can be opened when a click is heard.

A2 – For access by token, the token is held up before the token reader at that bright area.



## Urgent matters

In case of urgent matters on the property or in your apartment outside regular working hours, you can call Balder Akut at **+45 70 20 00 92**.

### **Urgent matters are defined as:**

- Water damage caused by, for instance, the dishwasher, leaking water pipe or radiator, etc.
- Penetrating external water, for example during downpours, etc.
- Lack of heat throughout the apartment
- Power failure throughout the apartment
- No hot water or water at all in the apartment.
- Elevator out of service and/or person trapped
- Lock to the entry door not working

### **Be aware...**

Since craftsman hours are expensive outside regular working hours, it is important that the craftsmen are called upon only in case of URGENT matters. Otherwise, their work will be at YOUR expense. In the event of damage covered by Balder's external maintenance obligation, Balder will pay the expense in cases where the damage is considered urgent. In the event of damage covered by the tenant's maintenance obligation, the tenant will bear the expense.

## Contact Balder

### **Customer Service**

+45 55 55 07 07  
kundeservice@balder.dk

### **Renting**

+ 45 55 55 07 07  
udlejning@balder.dk