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HOME MAINTENANCE

Regular cleaning and maintenance of the apartment is the tenant's responsibility and helps ensure healthy living conditions, good indoor air quality, and the preservation of the apartment furniture. Quality cleaning products make cleaning easier; avoid excessive water and strong, abrasive cleaning agents that can damage surfaces. The most important aspect of home maintenance is regular cleaning using dry and low-moisture cleaning methods and neutral cleaning products.

FLOORS

The apartment floors are finished with durable and easy-to-clean LVT flooring. Clean LVT floors with a vacuum cleaner or a damp brush or cloth.

General tips:

- To protect the floor from dirt and scratches, place a dirt-trapping mat in front of the door.
- Wet hard floor coverings become slippery, so make sure the surface is completely dry before walking on it.

In wet weather, separate dirt-trapping mats must be placed at entrances to prevent excess moisture from footwear being carried onto the floor.

- Wipe up spilled liquid immediately so the floor does not become slippery or stained.
- Always use protective pads under furniture legs. Moving furniture and other heavy objects can leave scratches on the floor.
- Note: black rubber may leave marks or cause discoloration on the floor covering. Do not use rubber mats, rubber furniture base supports, or chairs with rubber casters.
- We recommend maintaining a temperature of 20°C-22°C in the main rooms. In the bathroom, we recommend maintaining 30°C.
- Make sure the vacuum cleaner used is suitable for vinyl and will not damage the floor with sharp edges or parts.

WALLS AND CEILINGS

Routine care of ceilings and walls requires dust to be carefully removed with a soft dusting brush. When cleaning, make sure the bristle attachments do not damage painted surfaces. When cleaning and washing, work from the cleaner area toward the dirtier area. Start with dry cleaning - remove dirt where necessary. Use a soft brush.

WINDOWS

Start cleaning the windows by wiping the window sills, frames, and handles with a damp cloth. Continue by washing and drying the windows using suitable products.

BATHROOM

The bathroom must be cleaned thoroughly and regularly to maintain hygienic conditions. Particular attention should be paid to cleaning the sink, taps, shower head, toilet (both inside and outside surfaces), toilet seat and lid. Each surface must be cleaned using suitable cleaning products. For tiled walls and floors, use products suitable for ceramic tiles. Apply the product to the surfaces and scrub the walls with a brush or scouring sponge. Finally wash the floor, then rinse and dry it.

1. Ceramic tiles are durable and easy to maintain.
2. They can be cleaned with any non-abrasive cleaner intended for normal use, and floors may be cleaned with a floor-cleaning machine.
3. Ceramic floor tiles should be cleaned regularly (once a day or more often if necessary) to remove sand or other abrasive dirt.
4. When concentrated acids or alkalis come into contact with ceramic tiles, remember that the tiles are resistant to acids and alkalis, but the grout is much less resistant. Acid and alkali concentrates must therefore be removed immediately and the area rinsed with water.
5. Ceramic tiles and jointing compounds with additives are moisture-resistant and therefore withstand prolonged exposure to water and humidity.

REFRIGERATOR - FREEZER

If the refrigerator has an automatic defrost function, it does not need to be defrosted separately. For cleaning, it is sufficient to keep the drainage system at the back of the refrigerator clean. The freezer should be defrosted twice a year. Do not use force or scrapers to remove ice from the freezer. Do not use highly concentrated cleaning products when cleaning the refrigerator. Defrosting of the refrigerator and freezer must be supervised, and water from inside the freezer and refrigerator must be removed so that it does not accumulate on the floor.

DISHWASHER

Before carrying out maintenance, switch off the appliance and unplug it from the power socket. Dirty filters and clogged spray arms reduce washing performance. Check their condition regularly and clean them whenever necessary.

- Spray arm cleaning: do not remove the spray arms. If the holes in the spray arms are clogged, remove the dirt with a thin pointed object.
- Exterior cleaning: wipe the appliance with a soft, damp cloth. Use only neutral detergents. Do not use abrasive products, scouring pads, or solvents.
- Interior cleaning: wipe the appliance, including the rubber seals around the door, with a soft, damp cloth. Frequent use of short programmes may cause grease and limescale to build up in the appliance. To prevent this, it is advisable to run long programmes at least twice a month. To maintain the best performance, it is recommended to use a special dishwasher cleaning product once a month.

HOB AND OVEN

The hob should be cleaned regularly because substances that dry onto a hot surface are difficult to remove. Use a soaking method together with cleaning products and tools suitable for the specific type of hob. The oven, racks, and baking trays should be cleaned with oven-cleaning products. The cooker hood and grease filter must be washed at least twice a year and more often if necessary. Detailed instructions are provided in the manufacturer's manual.

BUILT-IN CABINETS

All built-in cabinets, shelves, and basket systems must be cleaned regularly using mild cleaning products and a damp cloth.

BALCONY

When maintaining the apartment, remember to take care of the balcony as well. The balcony should not be cleaned by pouring water over it, because the drain pipe is intended only for rainwater drainage.

VENTILATION SYSTEM OPERATION AND MAINTENANCE GUIDE

Laumėnų St. 2

Air in the building is circulated by the building's heat-recovery ventilation unit installed on the roof. Airflow rates in the apartments are already set to ensure a suitable indoor climate. **Adjustment of the supply and extract ventilation valves is prohibited.**

Apartment ventilation is provided through wall vents. If the resident wishes to clean the area around a ventilation opening, the vent must be fully removed. Because the vents are adjusted according to airflow, the vents and the surrounding area should be cleaned by a specialist who can remove and reinstall the vents according to their original settings.

Laumėnų St. 4

The apartments are equipped with an individual mechanical ventilation system with a rotary heat exchanger. A ventilation unit is installed in each apartment, in the sanitary room or storage room.

The apartment ventilation system is controlled using a Komfovent control panel. The control panel is used to operate the ventilation unit, set controller parameters, and display them.

To meet hygiene requirements, prevent the spread of infectious diseases, and maintain an optimal humidity balance, living spaces must be ventilated. Rooms where large amounts of water vapour are produced must be ventilated. This helps prevent window condensation and mould formation.

DRAINAGE AND WATER SYSTEM USE AND MAINTENANCE GUIDE

Remote water meters are installed in the apartment above the suspended ceiling of the sanitary rooms. The system allows the building manager to record consumption data without accessing the meters. The apartment owner does not need to submit readings on time, because the readings are recorded by the building manager.

Note:

All construction work on walls, ceilings, and floors (drilling, milling, etc.) must be coordinated with the building manager.

SANITARY CERAMIC FIXTURES CARE AND USE INSTRUCTIONS

To prevent dirt and limescale deposits from forming, sanitary ceramics should be cleaned frequently. If a regular detergent does not give the desired result, they can be cleaned with citric acid or acetic acid (diluted 1:5). Rub the cleaning agent onto the surface, rinse thoroughly, and dry. Use household vinegar for descaling. Even better results are achieved with warm vinegar.

Never use abrasive cleaners or talc-based products (with pH 7+). Over time, they will damage glazed surfaces. Strong alkaline products that may damage porcelain surfaces and the surroundings should also not be used. Do not use a steel brush or steel sponge for cleaning.

Taps and shower sets must be cleaned regularly. This helps avoid the use of strong detergents, which also harm the environment. Limescale and detergent stains can usually be removed with a soft cloth immediately after use. If limescale still forms, use a special tap cleaner or ordinary household vinegar (diluted 1:5) and rinse thoroughly with plenty of water.

Clean the tap aerator at least once a year. Carefully unscrew the aerator from the tap and rinse all loose parts under running water. Leave the aerator in a household vinegar solution for a few minutes to remove limescale deposits.

- Abrasive products such as steel wool, coarse sponges, scouring powders, etc. should not be used for cleaning, because the surface will become matt and scratched.
- Never use cleaners containing acids, chlorine, or alcohol, as they will leave unsightly stains and damage the surfaces. When using such a cleaning product near a tap, be sure to protect the tap from splashes.
- Do not spray detergent directly onto the tap, because it may enter the internal parts and damage them. Instead, use a cloth, which is gentler and more effective.
- Water that is too hot or high-pressure cleaning may cause damage. Therefore, steam cleaners are not permitted.

GLASS WALLS

To keep the shower enclosure looking like new, it must be cleaned regularly. To prevent limescale from forming on the inside of the glass walls, wipe the walls with a rubber squeegee or dry them with a cloth after every shower. For more thorough cleaning, use a mild detergent.

Any special cleaner intended for showers is suitable for cleaning the shower, as are ordinary window cleaner or dishwashing liquid.

Never use acetone, acidic, alcohol-based, or abrasive cleaners.

When using the shower or bath, if water gets outside the shower or bath area, remove it, for example with a rubber squeegee, directing it toward the drain.

Note: Avoid spilling water on the bathroom floor to prevent a slipping hazard.