
INFORMATION FROM VÅTRUMSTEKNIK I SKANDINAVIEN AB REGARDING THE RENOVATION WORK

General

The main drain pipe replacement work on your building is now underway and the Board of Brf Väduren has selected Våtrumsteknik i Skandinavien AB as the contractor that will be doing the work. We are grateful for the trust placed in us and hope to be able to live up to expectations during the contract period.

Våtrumsteknik was founded in 1999 and is a limited liability company within the Circura Group with approximately 100 employees. We have carpenters, pipefitters, electricians, and office workers who all work together so that we can fulfil our goal:

With this information, we are attempting to provide answers to the following questions:

1. What work needs to be done and how does it affect me?
2. How will the work be carried out?
3. What do you need to do?
4. Who is responsible?

This is general information. Specific inquiries about your apartment will be answered during the inspection that takes place before work begins on your apartment.

1. What work needs to be done and how does it affect me?

Main drain pipe replacement work usually involves changing the cold and hot water pipes as well as the sewer lines from the basement throughout the building to the taps and drains in all apartments.

Since the pipes are often difficult to access because they are placed behind or in walls and under floors, it is impossible to carry out this work unless the bathrooms are renovated at the same time. The bathrooms are protected by a waterproof seal that must be broken to access the drains and pipes. Once the waterproof seal has been broken, it must be replaced by a new seal throughout the wet room in accordance with current industry regulations.

The renovation work affects bathrooms, shower rooms and kitchens in all the apartments, as well as the property's public spaces, i.e. cellars and other areas.

To ensure that the main drain pipe replacement work goes as smoothly as possible for you. Our collective expertise guarantees high-quality work and with our own on-site management, we will ensure that the work is carried out on time, and that safety and service for the residents are prioritised.

In order for the work to go as smoothly as possible, we have produced this information booklet, so that you will be prepared for what will happen during the renovation.

2. How will the work be carried out?

Preparation

Before the renovation work begins, it is important that you are aware that workers will have to enter your apartment to do the work. The first two weeks will probably be regarded as the messiest during the demolition phase, it will then get easier as the bathroom is being rebuilt.

To protect floors and the like, dust covers are put down and we cover the floors in the rooms affected by our work, but some dust will come into your apartment. You must be prepared to help prevent or remove dust and dirt yourself. Some people will prefer to stay with friends or neighbours during parts of the renovation period, it is, of course, up to you to decide what to do.

Times

Bathrooms and kitchens will be fully functional as per the date stated on the preliminary master schedule. After that, our work must be pre-inspected, any faults are dealt with and then a final inspection by an independent inspector follows. The time between a room being completely ready and pre-inspection can vary depending on how many stages are inspected at the same time.

The renovation period will apply as long as no unforeseen inconveniences arise. For example, it may be a question of existing moisture damage that must be allowed to dry out before renovation work can begin, the amount of time needed to do the work will then be extended.

Notice

During the renovation period, we will provide notice with relevant information, and inform you continuously via our customer portal about, among other things, temporary shutdowns of water, electricity etc. The shutdowns may also affect the apartments where the work has not yet begun as well as the apartments that are finished.

Temporary measures

Water and drains will be available in the stairwell throughout the renovation period, you must not pour out food scraps as the drains may easily become clogged. This is with the exception of notified shutdowns during the day while reconnection work is being carried out.

While your bathroom is being renovated, sanitary facilities with showers and toilets (a mobile shower and toilet) are provided. You can access these facilities using the same key as the one you were given for the temporary construction cylinder on your front door.

During the weeks the workers are in your apartment, the following will happen:

- Before the start of the renovation work, we will inspect the affected areas in your apartment, you will receive information in the letterbox as to when this will take place. A timetable will be posted in the stairwell indicating when the work will begin in your apartment. Before the work starts, you will also have the opportunity to make individual choices/options for your bathroom.
- When the work starts, we cover the floors and put protective plastic up around certain doors where we will be taking things into your apartment and the work will take place. These temporary coverings will remain in place during parts of the work period and should not be removed. • If you have removed an interior door, we ask you to refit it before the work starts as this is the best protection against the spread of dust. If you want to cover more yourself, we provide plastic coverings, available at the site office. For example, it may be advisable to remove or cover dust-sensitive equipment such as computers, televisions and music systems. A tip is to use old sheets as covering, as they bind the dust better than plastic covers. This prevents dust from swirling around when you remove the protective covering.

- In connection with the inspection, we will temporarily replace the lock (cylinder) in your front door with a construction cylinder which has three keys. During working hours, the door must only be locked with this lock, at other times it is fine that you lock the door with a lever tumbler lock if you use one. When the work is completed and the final inspection has been carried out, your regular cylinder is refitted. It would be best if you stored this yourself while the work is being carried out.
- When work starts, you must have removed furniture, furnishings, paintings, crystal chandeliers, low-hanging lamps and other valuable items and such like in the rooms affected by the renovation work in question (see schedule). Bathrooms must be completely emptied. You should then label the fittings (e.g. hooks, bathroom cabinets) with the text; "Save" if you want to save these. Yellow tape for this purpose is available at the site office. In the kitchen, the sink and the cupboard under the sink should be emptied. A detailed instruction will be provided while your apartment is inspected.
- On the inside of your front door, information is attached that describes to the workers what applies for your apartment, including the choices you have made for your bathroom. Feel free to check for yourself that your choices are correct.
- Work will be carried out on weekdays between 07:00-16:00, but there may also be work done until 18:00. However, no noisy work will begin in your apartment before 7:30. The work will be carried out in stages according to the master schedule. Please note that there will therefore not always be workers in your apartment during the entire renovation period. Workers will wear visible ID badges and pretty soon you will recognise the people who will be working in your apartment.
- The work starts with the covering and disassembly of the furnishings and equipment to be saved. After that, demolition work is carried out on porcelain, flooring materials, tiles and such like.
- New drainage and water pipes are installed in (above) new suspended ceilings.
- All electrical installations in the bathrooms will be replaced and new underfloor heating will be installed.
- New ceilings in bathrooms are painted white.
- Waterproof seals are applied to the floor and walls, which are then covered with tiles.
- Installation of porcelain (washbasin, WC, bath/shower) and bathroom fittings.
- Final cleaning takes place of the renovated spaces and hallways; in other rooms this cleaning work is the responsibility of the residents.
- Inspection and measures taken following any remarks.

3. What do you need to do?

It is important that you remove valuables; such as cash, jewellery, silverware and any valuable pieces of art. Also furnishings/items that block passageways. It may be advisable to store valuables and documents in a bank deposit box. Make sure that you have a valid home insurance, preferably with an all-risk supplement.

Basic cleaning of the workplace takes place each day. You will be responsible for the continuous detail cleaning in the apartment. We therefore recommend that you remove small objects wherever possible to make cleaning easier. When we have completed the work, we will detail clean the areas where we have been working, other parts of the

apartment you will have to clean yourself.

For those who have pets and are not at home during the day, we recommend that you try to find an alternative home for them during the renovation period. This is to avoid the stress that many animals may experience when there is noise and strangers around and so that the workers can carry out their work undisturbed.

During the construction period, there will be tools, machines and materials in your apartment and around the property. Parents who allow their children to play with them are themselves responsible for accidents that may occur and any damage caused.

4. Who is responsible?

Våtrumsteknik has primary responsibility and is the turnkey contractor for the renovation work. For some of the construction and sealing work, we use specialist companies authorised for such work.

A successful renovation requires that we all help each other and work together. The responsibility that you have is to give us access to your apartment, remove certain objects, designate space for any dismantled material and clean the areas that are not affected by the work. The site manager has overall responsibility for ensuring that the work in your apartment is carried out to the right quality and within the right time. Each worker is responsible for ensuring that his work meets the requirements with regard to execution and time.

You will find the site office in the outbuildings on the old playground area between Stenbockens gata and Vattumannens gata and you are of course welcome to come and pay a visit if you have any questions or concerns. There is also a mailbox that you are welcome to use. The telephone number and address of the site office are posted in the stairwell.

Kind regards,
Våtrumsteknik i Skandinavien AB

Johny Olsson
Site Manager

Site office phone number: 073-940 19 12

We reserve the right for possible misprints that may occur and that there may be unforeseeable events that may cause details of the execution to change.