



**BRF JAKTEN**  
MASTHUGGETS PÄRLA

# IMPORTANT INFORMATION REGARDING RENOVATION

IN ORDER TO AVOID COSTLY AND TIME-CONSUMING DAMAGE, THE BOARD HAS PRODUCED THIS DOCUMENT WHICH WE WANT EVERYONE WHO RENOVATES AND ALL CRAFTSMEN TO TAKE PART OF. IN ORDER TO ACHIEVE THE BEST POSSIBLE QUALITY, WE RECOMMEND HIRING CRAFTSMEN WHO HAVE A WET ROOM CERTIFICATE AND ARE PART OF A TRADE ORGANIZATION. REMEMBER THAT SOME WORK MUST BE DONE BY QUALIFIED PLUMBING INSTALLERS AND THAT ALL ELECTRICAL WORK MUST ONLY BE CARRIED OUT BY AN AUTHORIZED ELECTRICIAN.



# IMPORTANT INFORMATION REGARDING RENOVATION

ENGLISH

## RENOVATION OF BATHROOMS AND KITCHENS MUST BE REPORTED TO THE BOARD

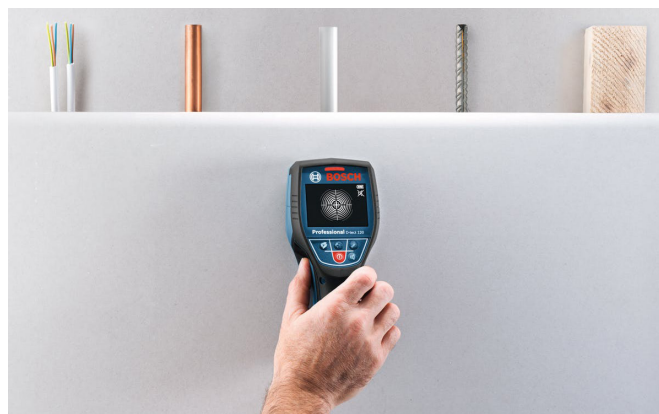
Over the years, many damages have occurred in the property in connection with renovations. In order for the Board to be able to have control of the property, and to work preventively with regard to water and ventilation, residents need to report planned bathroom and kitchen renovations to the Board.

## PROFESSIONALLY DONE

All work in wet rooms must be expertly carried out, otherwise insurance does not apply. Please, only hire skilled craftsmen, preferably with a wet room certificate.

## ONLY VISIBLE WATER PIPES

During renovations, water pipes must not be built into the wall or hidden behind tiles. Pipes must always be visible. This is because the tenant-owner's association has suffered from a large number of water damages, where poorly executed pipelines in connection with renovation have led to leakage in the walls. This is a very costly problem that causes the association great costs and bonus losses at the insurance company.



## WALL DETECTOR

Use a wall detector before drilling. A wall detector is a measuring instrument that detects and shows where electrical cables and water pipes go into the walls. It will greatly facilitate the renovation and reduce the risk of damage and leakage. The Brf Jakten has a wall detector that residents can borrow for free (contact the board).

## ELECTRICAL WORK

Electrical work may only be carried out by an authorized electrician.

## SUPERFICIAL PIPES IN THE BATHROOM FLOOR

In the bathroom floor, water pipes to the towel rails are very superficial. The bathroom floor is generally thin, in some places as thin as 1.5 cm. If the floor drain needs to be moved, or if the floor is to be carved for another reason, then be very careful.

Please, only hire skilled craftsmen, preferably with a wet room certificate.

**behörig  
våtrum**

bygg  
keramik  
rådet



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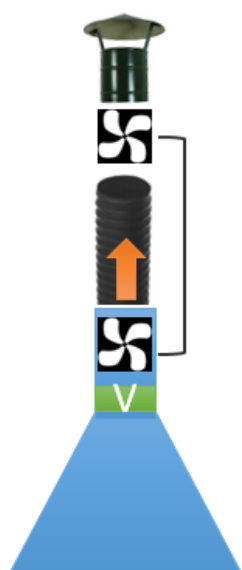
ENGLISH

## ONLY APPROVED KITCHEN FANS

The kitchen fans in the apartments share ventilation pipes with each other and therefore it is important that the right kind of fan is installed during renovation. If the kitchen fan is too powerful, cooking vapours and odours and cigarette smoke will end up in the neighbor's apartment instead. Not so much fun. Therefore, make sure that the cooker hood works with a so-called "Alliance system" or is of a carbon filter type (carbon filter fans are completely free-standing and thus not connected to the ventilation).

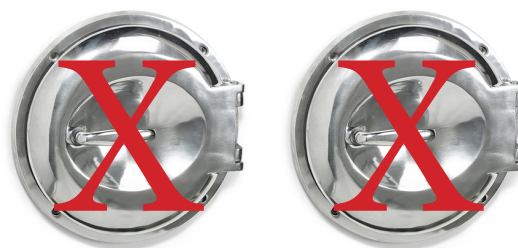
The kitchen fan manufacturers Torfors and Franke have Alliance fans approved by the association. If you want a kitchen fan from another manufacturer, a damper that works with a common ventilation system must be installed in the kitchen fan, such as Sirrus KFS 125 Automatic damper.

If the wrong kind of fan is installed the tenant may be imposed by the association to change it.



## LEFTOVER BUILDING MATERIALS AND ROUGHAGE

Rubbish from the renovation such as old tiles, paint, plasterboards, broken moldings etcetera must **absolutely not** be thrown into the refuse chute or placed in the recycling room or left on the yard. It lies on the person who renovates and the craftsman in charge to transport the building material to a recycling center (eg Högsbo ÅVC) where it can be dealt with properly. If coarse waste ends up in Brf Jakten's recycling room or refuse chute the association must pay penalties and this will affect the other residents.



## INSPECTION

When the renovation work is completed, an inspection should be done by SBC or an inspector appointed/approved by SBC. This inspection is to be paid by the tenant owner.

## WORKING HOURS FOR RENOVATION

**Monday - Friday at 08:00-18:00**

During other times, only "silent work" may occur, such as wallpapering and painting. Do not use machines or tools that cause disturbing sounds during evenings and weekends. The walls of the house are made out of concrete and sound travels very easily through all the floors.

## QUESTIONS

Please turn to the board if you have any questions regarding renovation that are not answered in this document. It is better to ask an extra time than causing an accident which requires insurance work and rebuilding.

**With kind regards,  
The Board of Brf Jakten**