



IMPORTANT INSTRUCTIONS

1. Regular heating and ventilation

The construction method - also in compliance with the requirements of the Energy Saving Ordinance and DIN 4108, Part 2 - Thermal insulation and energy saving in buildings; minimum requirements for thermal insulation - and the moisture contained in the building require appropriate living behavior of the occupants.

This includes ventilation several times a day and for short periods („shock ventilation“). The term „shock ventilation“ refers to the repeated, short-term and complete opening of window sashes. Particularly effective is the so-called cross-ventilation of apartments, in which windows on opposite outside walls of an apartment and all doors in between are opened. Ventilation by tilting windows is not only ineffective, but can even be disadvantageous, e.g. by moisture damage with possible subsequent mold growth.

This also applies to uninhabited apartments and is exclusively the responsibility of the buyer.

2. Rinsing the taps

To have perfect drinking water requires that the drinking water system is used. Stagnation water should always be drained off. Avoid stagnation, i.e. rarely used taps, e.g. showers in guest rooms, rinse regularly (2-3 times a week).

This also applies to unoccupied apartments and is the sole responsibility of the buyer.

3. Apartment entrance door

On the apartment entrance door there is a pull mechanism, the overhead door closer. Overhead door closers are attached to the upper part of the door frame and to the upper side of the door leaf in order to cause safe and independent closing of doors. In accordance with fire protection regulations, overhead door closers must be permanently in operation. Unhinging of the overhead door closer or wedging of the doors is not permitted.

4. Warranty, maintenance, care, intermediate coats

The warranty is based on the provisions of the German Civil Code (BGB) for the law on contracts for work and services. The warranty period for the building thereafter is generally 5 years from acceptance. The warranty period for newly manufactured or delivered goods that are not construction works, e.g. in the case of short-lived consumer goods, other delivered parts, movable mechanical parts as well as electrical and electronic parts, such as pumps, drive motors, switches, switching relays or thermostatic valves, is 2 years.

There are no warranty claims for normal wear and tear of parts and systems that are subject to normal wear and tear, in particular if they need to be repaired. This also applies to the presence of minor hairline cracks in components, plasters, etc., which are due to the physical properties of the building materials or based on natural processes during post-curing or drying of the structure.

The ongoing maintenance of the technical installations such as garage door, elevators, heating, ventilation, sanitary installations, windows and sun protection systems, coating of the garages, parking systems, pressure ventilation systems, emergency diesel and fire alarm system, is the responsibility of the apartment owners (apartment owners association/administrator). The conclusion of maintenance contracts is regularly required.

Joints filled with elastic material must also be continuously maintained by the condominium owners and kept in a proper condition. Paint and coatings require care and timely renewal if they are to retain their protective effect.

The drywall connections to the solid structural elements (concrete or masonry walls) are designed as connection/ movement joints, since different hygric properties or deformations require decoupling. If this joint is closed at the request of the purchaser, cracks may occur here which do not constitute a warranty defect.

Signature of buyer