

 metrodomgreen

# USER MANUAL

Dear Customer,

Thank you for your trust and congratulations on your new home!

We at Metrodom Green Acer Ltd. and Cataldo Construction Ltd., the developer of the building, have worked hard to build you not only a flawless, but comfortable, ergonomic and economical building and apartments. We are confident that you will be satisfied with your home and will enjoy the quality of life that a modern new home can provide for many years to come. However, you must also help to keep your home and house looking as good as new for as long as possible, so please take the time to read this guide before you move in.

In the first part of the guide, you will find the **most important things to know**, rules for drilling walls and ceilings, how to fix furniture and lights, what cleaning products to use and how to ensure sufficient air humidity, which is essential for the cooling system to work.

In the second part, you will find **information on the smart home**, what functions it can access and how the support works. The system is easy to use and intuitive, but there are some details that you should be aware of before you start using it, such as how the different automated scenes work, what exactly they control and how.

In the third section, there is **information on the use and maintenance** of the building, the home, the fittings, mechanical, electrical and other products. This is important information that is essential for proper maintenance and also affects the eligibility for warranty. In the event of any dispute, the information contained herein will be taken as a reference, so please **be sure to read this section** if nothing else.

In the fourth section, you will find **information about warranties and guarantees**, so that you know what to do and where to go in the event of a defect or complaint, and at the end of the section, the **warranty ticket** itself.

If you have any questions or problems with interpreting what is written here, or if the information is not clear, please contact our customer service.

METRODOM

1139 Budapest, Teve u. 33-41/C. Phone: (06 1) 919 3305

## KEY CONTACTS

### **METRODOM**

<http://metrodom.hu> Customer service

Tel: +36 1 919 3305

E-mail: [ugyfelmenedzsment@metrodom.hu](mailto:ugyfelmenedzsment@metrodom.hu)

### **SmartBuild Ltd.**

System activation, system setup: +36 30 628 0963

Support and assistance: +36 30 898 9046

### **Warranty**

Error reporting: <http://metrodom.hu/garancia> E-mail: [garancia@metrodom.hu](mailto:garancia@metrodom.hu)

Error reports are only accepted in writing or online!

### **Insurers:**

Condominium, home and property insurance Groupama Insurance

<http://www.groupama.hu/>

Report damage Tel: +36 1 467 3500

Policy number: 921/942865122

Additional and contents insurance simply Gábor Besenyi, phone +36 30 301 2397

### **Electricity meter, electricity bill:**

MVM Next Energiakereskedelmi Zrt. [www.mvmnext.hu/aram](http://www.mvmnext.hu/aram)

MVM Nemzeti Közművek Customer Service Office 1096 Budapest, Haller utca 32-40.

**Error reporting:**

+36 80 383 940 (the fault report is operated by ELMŰ Hálózati Kft. as the distribution licensee)

**Joint representation, operation:**

NLTH Profi Home Ltd. [www.nlth.hu](http://www.nlth.hu)

Address: 28-30 Szent László út, 1135 Budapest Tel.: +36 20 420 5888

E-mail: [info@nlth.hu](mailto:info@nlth.hu)

**Municipality of District IX of Ferencváros, Budapest**

<https://www.ferencvaros.hu>

Address: 1092 Budapest, Bakáts tér 14.

Phone: +36 1 215 1077 and +36 1 217 0852

**TRANSFER OF ELECTRIC METERS**

The transfer of the electric meters is the Seller's responsibility, on the basis of the Buyer's authorization.

**TRANSFER OF THE WATER METER (both hot and cold-water meters)**

1. Only the main meter of the building will be transferred to the name of the Condominium, which will be done by the joint representative.
2. Monthly charges for the consumption of the water meters belonging to the apartments are imposed on the residents by the joint representation on the basis of the Organizational and Operational Rules of the Condominium.

## 1. GENERAL INFORMATION

The most important thing to remember is to follow the instructions in this guide and any maintenance and use instructions that may have been supplied with each installed product. Our experience has shown that almost all of the damage not covered by the warranty could have been avoided if the instructions had been known and followed.

### 1.1. Suitable cleaning products and detergents

A Use only commercially available products for cleaning installed materials and products! Avoid the use of aggressive, highly acidic or alkaline products, as they damage almost everything and are also harmful to the environment. Also avoid using abrasives with a coarse grain, coarse or metal sponge, metal bristle brushes, as they scratch everything, even the hardest materials, because of the way they work.

If there is a commercially available detergent for a particular material, surface or product, use it for cleaning the surface in question. Each material is sensitive to different chemicals, which the manufacturers of cleaning products are aware of and which are not included in the specialty products. For example, a descaler for sanitary ware and taps will not damage chrome parts, unlike ordinary hydrochloric acid or other descalers. For parquet floors, doors, glass surfaces, taps and acrylic baths, be sure to use cleaning agents specially developed for these products!

The characteristic marks and damage caused by inappropriate cleaning products are easily recognizable, and these defects are not repaired under warranty.

### 1.2. Humidity, temperature, mold growth

It is relatively common for new homeowners to complain about damp air, or in extreme cases mold. In such cases, they typically blame the building and poor workmanship, even though the problem is basically caused by themselves, except in a few extreme cases (e.g. leaking plumbing within a wall). This is one of the key differences between using a new home and an old one, so it is worth being aware of the details.

#### 1.2.1. Formation of mold

Mold is nothing more than one (or more precisely, several) species of fungi, whose microscopic spores are found everywhere. We don't even notice them and they are



not a nuisance until they start to grow in the right environment, creating mold. It is no coincidence that in our homes it is the mops, dishcloths and shower curtains are the places where mold typically appears.

However, in many cases, we can also find mold in places (walls, ceilings, corners, under the parquet floor, behind the back of cabinets) where water would not normally get in. This waterlogging can be caused by external factors such as water leaking from a damaged pipe inside the wall, but it is more common for condensation to be the cause.

The air always contains water in a gaseous state, i.e. vapor, which is usually expressed in terms of relative humidity. The higher the temperature of the air, the more water it can 'absorb', but when it cools down, the amount of water it can absorb decreases. Relative humidity shows how saturated the air is with water at a given temperature, and when it reaches 100%, the "excess" water is precipitated as dew. At higher relative humidity, a relatively small drop in temperature may be enough to reach the so-called dew point. And air cools down very easily and quickly around cold objects, just think how quickly glasses fog up when you open the fridge door, and the room temperature air condenses on the cold glass shelves.

Let's look at two concrete examples! The dew point of air at 23 degrees Celsius with 30% humidity is 6 degrees Celsius, i.e. it is virtually impossible for the air to cool to a degree that would lead to condensation. However, the dewpoint of air at 23 degrees but with 75% humidity is 18 degrees, and such a small temperature difference is not uncommon, for example, in winter the temperature of windowpanes is usually lower than this, so it is no coincidence that they are the first to start to develop fog. It is important to know that in summer, when the ceiling is cooled, the cooling water is typically 16-18 degrees Celsius, so with such a high relative humidity, the condensation will certainly condense on the ceiling.

### **1.2.2. Increase in air humidity**

Air humidity is mainly increased by our everyday activities, such as bathing, cooking, washing dishes, washing clothes, drying clothes, ironing, etc. Large-leaved houseplants, aquariums, indoor fountains and evaporators also produce a lot of humidity.

Additionally, newly built houses have an extra source of vapor that older buildings do not have. As in all new buildings, the moisture content of the walls and slabs is higher than in a building that is several years old because of the residual building moisture. This "building water" evaporates slowly over a period of about 2-3 years, continuously humidifying the air.

And here is the other big difference between old and new buildings. Whereas in old buildings the humid air can easily escape through imperfectly sealed entrance doors, windows and wall cracks, in new buildings the thick insulation and modern doors and windows with multiple seals make it almost impossible for the apartment to ventilate 'naturally', i.e. the condensation cannot escape easily, and we have to help with this.

Reducing air humidity is necessary not only to prevent condensation and mold, but also for the ceiling cooling.

The cooling system will automatically intervene if there is a risk of condensation when cooling the ceiling, based on the temperature and relative humidity in the room. In this case, the system raises the temperature of the cooling water to increase the dew point temperature, preventing condensation. This in turn reduces the efficiency of the cooling, i.e. if the air has a higher relative humidity, it is unlikely that you will be able to cool the home to the desired temperature.

In hot weather, during rainy periods, the relative humidity of the air outside may be too high in the evening or at night, so ventilation cannot reduce the humidity of the air in the home, so we would just let in humid air from outside. At such times, additional solutions may be needed to reduce humidity, such as the use of commercially available mobile dehumidifiers.

### **1.2.3. The most important things to do**

Regularly check the temperature and humidity in your home – the easiest way to do this is to check the thermostat display. The humidity in your home should always be kept below 60%. Make sure that the measured values are taken into account and that you ventilate regularly every day as necessary, and if the humidity is regularly high, ventilate several times a day. The important thing here is frequency: you don't need to keep the window open for long periods of time to "cool down" the home, just open it for a few minutes.

A so-called gap vent is installed in the windows of one room per apartment, typically the living room, which opens and closes automatically depending on the humidity, so don't be surprised if it is open continuously during the first heating season, it is not malfunctioning, it is just the time when most of the construction water in the walls is escaping. Later, with more moderate condensation, the gap vent alone may be sufficient to reduce excess humidity, but regular, frequent ventilation is still

necessary if condensation increases. Do not plug or block the ventilation gaps, ignoring this will increase the risk of high humidity and mold by an order of magnitude!

In the 45° position between the upright (tilted) or downright (closed) and horizontal (open) positions of the handle of plastic front-mounted doors and windows, the hinge prevents the opening of the door, but allows a gap ventilation to be provided to allow the replenishment of artificially extracted air (by extractor fans, toilet and bathroom extractor fans) from the outside in the apartment.

In addition to ventilation, another important thing is to ensure the right temperature, because as mentioned in the previous point, cold air absorbs less humidity, and condensation can occur more easily. Therefore, even if you are away for a long period of time during the heating season, don't set the thermostat too low, even if you are away for weeks or months, as it can cost much more than the few thousand forints you can save on your heating bill to restore a moldy apartment. In general, we advise you to use the 'Vacation' mode of your smart home system, which will not allow the temperature in your home to drop below 20 degrees.

#### **1.2.4. Parts and rooms at risk**

In the immediate vicinity of the walls, to allow natural ventilation, vertical air movement should be ensured by at least 2 cm (especially in the case of built-in kitchens and cupboards). Do not push cupboards completely against the wall, the skirting board of the parquet flooring will prevent this anyway. Wall cabinets are fitted with pads to leave an air gap between the back of the cabinet and the wall.

When the bathroom is in use, the door must be kept closed and the extractor hood must be kept running (the extractor hood is set to run, so please do not unplug it), but leave the door slightly open after using the bathroom to allow the temperature and humidity to equalize.

When cooking in the kitchen, the extractor hood must be operated continuously. In the case of kitchens, particular attention should be paid to the fact that extractors can only work effectively if the air extracted through the ventilation system is replaced at the same time, so the nearest window should be slightly opened when cooking.



Clothes should only be dried in the living room with continuous ventilation, and the balcony or bathroom is recommended for drying clothes, in the latter case the extractor hood should be operated.

### **1.3. Fixing (drilling and nailing)**

#### **1.3.1. Mountings on the walls**

For fixing shelves, wall cabinets, brackets and hooks, always use the dowels and screws supplied by the manufacturer! Only use nails to fix light objects under 1 kg, otherwise use dowels and screws.

It is prohibited to drill into walls in the longitudinal band above and below switches and sockets, the width of which is 15–15 cm to the right and left of the center line of the socket or switch. For mechanical wiring in the walls (water, heating, wastewater), refer to the mechanical plans.

For tiled walls, drill only into the grout, as drilling may crack the tiles, and this is not a defect that can be repaired under warranty. If you do want to drill into the tiles, we recommend that you contact a professional who can do the job without cracking the tiles.

#### **1.3.2. Floor of the apartment and balcony**

Do not fix anything to the floor, as the subfloor may contain water and sewage pipes, as well as high and low current cables. Drilling through a few centimeters of subfloor concrete or insulation underneath the floor or parquet will also damage the soundproofing of the floor, and if not fixed, will specifically conduct the sound of footsteps, known as knocking sound, through the ceiling, so that the disturbing sounds in the apartment below you can be amplified to extreme levels.

Also, don't drill into the floor tiles on the balcony or the exterior façade wall, as this will damage both thermal and water insulation, which can cause serious damage.

### 1.3.3. Mounting the chandelier and curtain rail to the ceiling

**Since the surface heating and cooling ducts run almost the entire area of the ceiling, directly under the ceiling surface, it is strictly forbidden to fix anything to the ceiling, drill into the ceiling, hammer nails into the ceiling, etc., anywhere except for the curtain rails and ceiling chandeliers.** The repair of leaks or damaged wiring caused by drilling through the wiring is not covered by the warranty, but please note that repairs which may be necessary in such cases must be carried out by a specialist and cannot be repaired by the customer. For more information on the design and characteristics of the ceiling cooling/heating system, please refer to 9.7.1.

Chandeliers can only be mounted on the ceiling at the chandelier outlet, clearly indicated by the hanging wire. When fixing the chandelier, it is possible to drill and mount it in a junction box built into the ceiling at its top. As the top of the junction box is higher than the ceiling plane, longer screws than usual are required for mounting. However, the top of the junction box can be drilled into the slab to a maximum depth of 8 cm. Please consider the mounting requirements of the chandelier when selecting it.

Mounting of the curtain rails to the ceiling is possible within 15 cm of the wall-ceiling junction. Please do not attempt to drill the ceiling any further than this. If you want to install the curtains with a greater distance between the windows and the curtains, choose a curtain rail that can be fixed to the wall instead of the ceiling.

## II. Smart-home

Before using the smart home system, please make sure you read the system description and the user guide. To use the smart home system, you will need a user account, which you can create by following the instructions in the handover documentation. It is important to choose the cloud account according to the description.

The smart home system is installed and fully functional, but you need to create a user account to access and manage it.

If you have any questions about the operation of the system after installation and during use, please do not call Metrodom Customer Service, but SmartBuild Ltd., the back-end support provider of the smart home system, on +36 30 898 9046 or contact them at [info@smart-build.hu](mailto:info@smart-build.hu). If you need to change the system's default

settings, connect a new device, or order any services requiring an on-site visit that are not covered by the warranty, Smart-Build Ltd. may charge extra for these services.

## **2. THE MOST IMPORTANT THINGS TO KNOW, FIRST STEPS**

In order to remotely monitor and control your smart home system, you will need your own UpHome user account (instructions included in the home handover documentation).

### **2.1. The UpHome account**

Since multiple user accounts can be logged into the smart home system, each user in the household will be able to control the system remotely from their smartphone, tablet, etc. by logging in with their own account. Additional users can be added to the system by the first registered user in the Metrodom powered by UpHome app. If you rent out your apartment, you can also create a user account for the tenant and terminate it in the app after moving out.

### **2.2. Restarting the system**

There is usually no need to restart the smart home system. If you do need to restart the system, unplug the power cord to restart the device and plug it back in after about 30 seconds. When the system is rebooted and then powered back on, no password or pin code is required, the system will automatically start up, connect to the Internet and log into your user accounts.

## 3. SYSTEM COMPONENTS, MAINTENANCE

For detailed specifications of the central unit, see section 7.

### 3.1. The central unit

At the heart of the system is the Chameleon wireless core central unit in the ChameleonSmart Home made low power cabinet in the lobby. This is used to control the smart home system, the sensors and smart devices are connected to it, and it is connected to the internet, so you can control your smart home remotely. The central unit communicates with the sensors and smart devices without cables, using short-range radio waves, using the so-called Z-wave or Zigbee standard. In principle, any device that uses Z-wave or Zigbee, or IP-based wifi technology, can be connected to the central unit, but Chameleon must include and enable each device in its system software, see section 6.1 for more details.

The central unit is a device specifically built to control the smart home system, running its own operating system. The central unit does not require maintenance or any kind of internal cleaning, it should only be dusted with a dry cloth.

### 3.2. Smart thermostat

In each living room or bathroom there is a digital thermostat that controls the heating and cooling of the room (only the heating in the bathroom). Unlike in other rooms, the bathroom thermostats do not control the ceiling heating, but the towel dryer radiator, or more precisely the plug into which the radiator is connected (see section 10.7 for more details). You can easily read the set and current temperature, relative humidity from the thermostat display, and set the room temperature directly from the touch screen using the thermostat buttons or, if required, from a smartphone or tablet. As long as you have not created a user account for the smart home system (see point 1), it is not possible to remotely adjust the temperature using the smart thermostat.

For more information on manual control, use and maintenance of the thermostat, see section 9.8 of this guide.



### 3.3. Smart lighting

Smart light switches with touch-sensitive controls have been installed in the apartment. The lighting can be controlled remotely from the smart home system without touching the physical light switch. The lights are automatically switched on and off when switching between modes, but you can also check the status of each light or switch them on or off remotely on your smartphone or tablet.

When the switch is used, the light reacts with a slight delay, so the light will turn on or off after about 0.5 second after the switch is touched. The light switch will give a steady dim blue or white light to indicate whether the light is on or off. If the lamp does not light up or does not work, the indicator light will let you know that the lamp is powered, i.e. there is no problem with the switch or the electrical network, but most probably the bulb is blown and needs to be replaced. You can adjust the intensity of the indicator light on light switches to several levels or even turn it off completely if you find it distracting. SmartBuild Ltd can adjust the intensity of the indicator light, even remotely after activating the smart home system.

### 3.4. Scene switch

A 4-button scene switch has been installed near the front door of the apartment. This switch does not perform any real switching but triggers the pre-set scenes of the smart home system. The top left button switches the apartment to Remote mode, switches off all lights in the apartment, partially lowers the shutters. It is recommended to use the Remote mode every time the apartment is vacant. The bottom left button turns off all lights. This turns off all lights in the apartment with a single movement. The top right button is All shutters up, this button is used to raise all the shutters in the apartment in one go. The bottom right button is All shutters down, which allows you to lower all shutters fully at once.

### 3.5. Motion sensor

The motion detector in the hallway of the apartments is used to detect the opening of the entrance door, it is not integrated into any alarm system, it does not provide security or property protection. Its main function in the smart home system is to switch on the hallway lighting and to automatically activate the At Home mode when it detects the arrival of the occupants. If you would like to use the sensor's capabilities

in other ways, such as sending a security alert, please contact SmartBuild Ltd. For this service, SmartBuild Ltd. will charge an extra fee.

The motion detector does not require any special maintenance, but the CR123 batteries that power it should be replaced as necessary. The motion sensor can only be cleaned with a damp cloth that will not damage the sensor or the electronics. When cleaning, please take care not to change or move the motion sensor from its original position.

### **3.6. Smart intercom**

The functions of the intercom system are performed by the Akuvox indoor unit inside the apartment. At the building gate, the outdoor unit is used in the traditional way, by selecting the apartment from the list to make a call. The call is signaled by the indoor unit, where the call can be answered, and a conversation can be carried out using the built-in microphone and loudspeaker. The volume of the incoming call can be set in software from the menu. Also on the indoor unit, the building door can be opened by pressing the button. The door can only be opened after a call has been answered and a connection has been established. The gate cannot be opened from the indoor unit without a call from downstairs or without receiving a call from downstairs. The device transmits the voice in both directions, but the video signal is transmitted in one direction, only the person in the apartment receiving the call can see the area in front of the gate on the indoor unit, the person in front of the gate cannot see the apartment and its occupants.

The intercom system calls can currently be answered on the indoor unit. The intercom system works without activating the smart home system. Calls are handled via the local network of the house and transmitted over the internet via SIP protocol to the smart home application so that calls can be received remotely. In this case, you will also see calls to the intercom on your phone or tablet and can receive them on your smart device, even when you are not in the house.

## **4. Smart device control**

You can control your smart home system remotely from your smartphone or tablet with the Metrodom (powered by UpHome) app. If you want to install the app later, you need to do the following.

Download the Metrodom (powered by UpHome) app for your smart device from the AppStore or GooglePlay. For information on the hardware and software requirements, i.e. which devices are compatible with the app, please visit Google Play/AppStore. Once the app has been downloaded and installed, you will need to log in with your Metrodom (powered by UpHome) account, without it you will not be able to access your smart home system. The app can be installed on multiple mobile devices and multiple people can use it from their mobile phones at the same time, but they must all be logged in with their own Metrodom (powered by UpHome) account.

Your mobile devices access the central unit via an internet connection, and through the central unit to the smart devices connected to it. Therefore, even when logged in from your mobile device, you will not be able to access your smart home system in the following cases:

1. if the central unit is not powered,
2. if you have logged out of your user account in the application,
3. if there is no electricity in the apartment or no internet connection (on the building's own network),
4. if your mobile device is not connected to a telecom provider or a wifi network, or if data traffic is blocked (e.g. you are abroad and have disabled roaming).

In the mobile application, the user interface and the available functions and control options are described in a separate document. For information on the development status of the mobile application and its functionality, please visit the manufacturer's website [www.chameleon.sh](http://www.chameleon.sh). For any questions, please contact the customer service of SmartBuild Ltd.

## 5. Modes

### 5.1. What are the modes for?

When using the apartment, depending on the time of day, the day of the week, the season, we constantly change the "settings" of the apartment, turning the lights on and off, adjusting the temperature, raising or lowering the shutters. In the course of our daily routine, we practically always carry out the same actions. In the evening, or

when we leave the house, we turn off all the lights, lower the shutters when we get home, or in the morning we do exactly the same thing, but in reverse. If we go away for a longer period, we turn down the heating, raise the cooling temperature in the summer, maybe turn off the washing machine, the TV, etc. Then we wonder if we really did turn off the lights in the bathroom, if we left the fridge on, or wake up at sunrise because we forgot to lower the shutters in the evening.

The modes are just the thing to bundle the many tasks of your daily routine into the press of a single button. So there's no need to deal with each switch individually or worry about forgetting something. You can switch modes both on the scene switch (morning and evening, when you're leaving or coming home) and remotely from your smartphone. For example, when returning home from a ski trip, you can switch your home back from Vacation to Daytime mode from the car on the way home, so that you have a warm home waiting for you when you return.

Each mode comes with a preset temperature and in some cases changing the lighting, these values are listed for each mode in the sections below.

## 5.2. Changing the default values of the modes

You can change the settings for each mode (temperature and light switch settings) at any time to suit your preferences. If you want to turn the heating up or down, raise the shutters at night to ventilate, or do anything else, you can adjust the switches and thermostats manually or from your smart device. However, these changes will only be valid until the next time you switch to another mode, at which point the values for the newly switched mode will take effect.

If you want to change the default values for each mode, you can do this with SmartBuild Ltd. If you want, you can tailor the modes entirely to your own needs, for example, you can set the default temperature in the bathroom or children's room to be higher than in other rooms in the house, or you can set the shutters to lower only in certain rooms at night. You can also assign new smart devices and their commands to each mode. Some examples are:

- Automatic de-energizing of specified smart sockets in case of Away mode,
- In case of Away mode, disable the smoke and humidity alarms after returning home, so that the alarm does not go off when cooking,



– the end of the Away mode, the change to the At home mode is activated by opening the smart lock and not by the motion sensor.

### 5.3. The different modes

The easiest way to switch between modes is to use the buttons on the scene switch (see section 3.4) or the app by simply tapping the button that activates the selected mode. The buttons for each mode are:

- Top left: Away
- Bottom left: All lights off
- Top right: all shutters open
- Bottom right: all shutters lowered

If you want to see which mode is currently active, you can view it in the Home tab in the Scenes section of the Metrodom powered by Uphome app. By default, the Home mode is automatically activated when the opening sensor detects an opening when in Away mode (someone has come home).

#### ***Vacation (Available in the app)***

We recommend activating this mode when you are away for at least 6–7 days, for example when on holiday or skiing. If you are away for less than 1–2 days, but especially within a day, you should not use Vacation mode, as it will not save any noticeable amount of energy. Because of the high inertia of the surface heating and cooling system, it takes a long time for the ceiling to cool down/heat up and transfer the temperature to the air in the home. Thus, instead of maintaining the temperature at low consumption, the system uses much more energy during the re-heating/re-cooling process than is saved in a day or two by switching the system off. In addition, waiting a long time for the home to heat up or cool down is not pleasant for the user.

When the Vacation mode is activated, you have 1 minute to leave the apartment, if after 1 minute the motion sensor detects movement, it automatically switches back to the At home mode. When the Vacation mode is activated, the temperature in the apartment is reduced to 20 degrees Celsius in winter heating mode and rises to 26 degrees Celsius in summer cooling mode, and all lights connected to the smart home system are switched off. The shutters are partially lowered (default setting is about 80% lowered, this can be individually adjusted and customized), preventing the home from heating up in summer and cooling down in winter, saving you energy and

money. In this mode, when the sun is shining on the windows, the shutters are fully lowered in summer and fully raised in winter to help cooling/heating work more efficiently.

### ***Away (Scene switch top left button)***

It is recommended to activate it for shorter absences, e.g. within a day or a few days. When the Away mode is activated, you have 1 minute to leave the apartment, if after 1 minute the motion sensor detects motion, it automatically switches back to the At home mode. When the Away mode is activated, all lights connected to the smart home system will be switched off. The shutters are partially lowered (default setting is about 80% lowered, this can be individually adjusted and customized), preventing the home from heating up in summer and cooling down in winter, saving you energy and money. In this mode, when the sun is shining on the windows, the shutters are fully lowered in summer and fully raised in winter to help cooling/heating work more efficiently. It is important to note that when this mode is activated, unlike the previous Vacation mode, the set temperature does not change compared to the At home mode.

### ***Night (Available in the app)***

Selecting the Night mode will leave the temperature in the home unchanged from the default setting but will turn off all lights in the home that may be on, except in bedrooms. All shutters in the apartment will be lowered. If required, you can also request automatic switching to Night mode, so that the system will lower the shutters at midnight, for example.

### ***Intelligent shutter control***

The system includes a central weather station located on the roof of Building A. Data from this weather station is received by all smart home centers and provides the basis for intelligent shutter control. The orientation of your home, its height, and possibly its obscuration by other buildings are programmed into the smart home center software. Based on this data, and the weather station's sun exposure data, the system, in Away and Vacation modes, will lower the shutters completely in the cooling season to prevent the home from heating up when the sun is shining directly on your home. And in heating mode, the shutters are fully raised to allow the sunlight to be used as thermal energy in your home. When the sun is not directly shining on the windows, the shutters return to their original state set in the Away/Vacation mode (default setting is around 80% closed) to allow some light into the home for the plants.

The intelligent shutter control is not active when you are at home (At home mode), when you have full control of the shutters. However, we recommend that you use it consciously and actively during heating and cooling periods.

## 6. SETTINGS AND EXPANSION

When designing the user permissions for the smart home system, the main focus was on ease of use and making sure that the user could not accidentally change the default settings, which would interfere with the system. Adding a new device or changing the default settings can be done by SmartBuild Ltd. To make changes, it is not necessary for SmartBuild Ltd. to come to your home, as these operations can be performed remotely. If you have such a request, please call SmartBuild Ltd. customer service on +36 30 898 9046 during working hours on weekdays.

### **SmartBuild support, during and after warranty**

The smart home system is not covered by the 3-year general warranty, as it is not part of the residential building for warranty purposes under the law. (For more details, see the warranty ticket on the last pages.) Accordingly, SmartBuild Ltd will only provide free support during the 1-year general warranty period for the smart home system. The start of the one-year warranty period is different from the start of the 3-year general warranty for the rest of the apartment or building, the former being the date of taking possession of the apartment in question, the latter being the date of the issuance of the occupancy permit for all apartments and the whole building. After the expiry of the one-year warranty period, SmartBuild Ltd. will provide support and repairs for a fee on a case-by-case basis.

If you have sufficient knowledge in the field of IT devices, in particular in the programming of smart home systems, you can request full administrator rights from SmartBuild Kft. In this case, you can configure, program and expand your smart home system yourself, which will also terminate SmartBuild Kft.'s administrator rights. Therefore, if you request to change your administrator privileges, you will lose the software warranty and support services associated with the system, and SmartBuild Ltd. will not be available to you in case of any software or configuration problems. The warranty in this case will only apply to the hardware of the system and the smart devices connected to it. In the event of a request for administrator privileges, should you subsequently waive them, SmartBuild Ltd. will only reconfigure the system, restore the original settings or make the required changes for an additional fee.



## **6.1. Adding new smart devices**

If you would like to add other smart devices to your smart home system, you can do so with the help and assistance of SmartBuild Ltd. The list of devices that can be connected is constantly growing. You can check whether the new smart device you are planning to purchase can actually be connected to the system with the help of SmartBuild Ltd. We recommend that you also check SmartBuild Ltd's offers before you buy, which are typically available on the company's website. If you buy smart devices directly from Smart-Build Ltd, you don't need to worry about compatibility and prices include on-site installation, setup and training if required.

## **6.2. System maintenance**

The operating system (firmware) of the smart home is continuously updated by the manufacturer. Updates may change both the appearance of the system and the features available. The application will warn you about updates, which you will need to install from the application. If you experience any errors with the system, please contact SmartBuild Ltd.

Failure to update the system in the absence of an Internet connection may cause problems in the operation of the system, in the communication between the smart devices and the central unit, for which Metrodom or SmartBuild Ltd. shall not be liable.

## **6.3. Settings**

As a user, you have full control of the smart home system, you can control and change the position of switches, adjust the temperature, move the shutters, switch between different modes, etc. You can get help from SmartBuild Ltd to change the default settings of the system. This includes, but is not limited to, the following:

- the default settings for each mode, such as temperature, light switches and shutter settings,
- the strength of the light indicators on the switches
- automatic mode change when the motion detector indicates that someone has entered the apartment.



If you would like to change, disable or modify any of the above, please contact SmartBuild Ltd. SmartBuild Ltd. can help you to customize the basic settings and the system operation to your personal needs, for example, to turn on a specific light in the case of a Away mode.

## 7. TECHNICAL SPECIFICATIONS

**Manufacturer:** chameleonSmart Home NyRT.

**System:** ARMRockchip RK3328 Quad-coreCortex-A53 1.5GHzCPU, 2GBRAM

**Communication ,**

Bluetooth LE, Z-Wave+700 series, Zigbee, SD card slot

**Power supply:** direct:5V 3A USB Type-C DC,

Power supply: 100-240V AC, 50/60Hz, built-in Li-Ion 5000mAh battery

**Software:** Linux based custom system

**Size:** 120×120×30 mm

**Operating environment:** -10°C-60°C, humidity: 10%-90% non-condensing

**IP protection:** IP22

## III. USER MANUAL AND MAINTENANCE GUIDE

### 8.1. Hard flooring

Throughout the tiled rooms in the apartments, we have used floor tiles that can withstand long-term use without wear or other visible deterioration (including walking in street shoes). If the owner has not chosen a floor tile from our standard or extra (surcharge) range, please make sure that it is wear-resistant and, if it is less than

PEI 4, always remove your shoes when entering your home and do not walk on the floor with shoes on!

The glazed surface of the floor tile is resistant to abrasion but not to impact and scratching, so avoid dragging metal feet, metal wheeled furniture across the floor, walking with spiked shoes and dropping hard, heavy, sharp objects on the floor, as the glaze is likely to be damaged (cracked, chipped, scratched) in these cases.

Use a soft bristle brush or brush for cleaning, a neutral PH detergent and a damp mop for mopping. Always squeeze the mop to avoid spilling larger amounts of water on the floor. This is particularly important at the floor-parquet contact areas, as the parquet is sensitive to small amounts of moisture. Please note that the grout between the floor tiles and between wall tiles absorbs moisture, so muddy, dirty water or aggressive chemicals can discolor the grout.

## 8.2. Soft flooring

The apartments in the residential complex have several types of soft flooring: laminate flooring, SPC (Stone Polymer Composite). As the sensitivity, load-bearing capacity and maintenance requirements of each type of flooring are completely different, it is important to be aware of the type of flooring in your home. If you did not choose the type of flooring during the technical consultation and you cannot determine the type of flooring by visual inspection, you can check the type of flooring in the apartment's room register. To find out the type of floor, please contact our customer service.

### 8.2.1. Laminate flooring

Laminate floors may vary in thickness, but the same requirements should be followed for daily use and maintenance. Laminate flooring, when worn, abraded or damaged, cannot be repaired and must be replaced.

Laminate flooring, however high wear resistance and/or high strength it may be, is less resistant than hard flooring. It is extremely sensitive to moisture, humidity and mechanical stresses. Do not walk on parquet flooring in shoes, especially high heels or spiked shoes, and do not push any furniture on it, always move it by lifting. We

recommend that you fit felt glides to the legs of your chairs, these can be obtained from any DIY store.

In rooms with laminate parquet flooring, avoid any 'wet' activities such as drying of clothes on the floor, as water dripping onto the floor will certainly damage the parquet. For the same reason, do not place potted plants on the parquet floor, even on a tray! Take care not to leave doors or windows open during storms or rain, as even small amounts of rain will damage the flooring.

It is important that laminate flooring is cleaned regularly, as accumulated dust can easily get into the joints, which can lead to squeaking and creaking of the parquet, especially in the case of laminate flooring. In the case of renovation or conversion works involving a large amount of dust, always ensure that the parquet is properly protected so that dust cannot get under the protective foil. Do not clean the parquet floor with water, only with a firmly wrung-out cloth, and soak up any water or other liquid spilled on the floor immediately! We recommend the use of cleaning products specially formulated for laminate flooring (e.g. Pronto products), which not only clean without causing damage, but also care for and protect your parquet flooring, which will keep it looking like new for much longer.

### 8.2.2. SPC flooring

SPC is an abbreviation derived from the English term Stone Polymer Composite, which will be referred to as SPC in this section. SPC is similar to traditional wooden parquet in design, appearance and even feel, but due to the raw materials used (synthetic resin) and the manufacturing technology, it is more resistant to physical impact, scratching, moisture and humidity than laminate flooring. However, of course, this does not mean that SPC is invulnerable to scratching if handled carelessly. However, with minimal care and precautions, the floor will wear very slowly and have a long life. In use, it is mostly subject to the same restrictions as those for floor tiles described in section 8.2.1. While SPC resists scratching, abrasion and water well, it is sensitive to high heat, and burning cigarettes and matches can leave marks. However, normal, regular use of the apartment will not, and cannot, generate heat that could damage the floor.

When cleaning SPC, you do not need to pay as much attention to moisture as you would with laminate flooring, but you should take care not to spill water on the floor, as it can flow under the floor through the joints, causing soaking and mold. When

mopping, alkaline or acidic cleaning agents may be used in the mopping water, sufficiently diluted. SPC does not require a separate floor care product; floor polishes made for laminate flooring, even if they do not damage the material, but they are not absorbed, can make the floor unnecessarily slippery. If you want to treat and care for your floor in some way other than simply sweeping, vacuuming and mopping, we recommend using cleaning products for synthetic resin floors.

### 8.3. Interior doors

The doors installed in your home are designed with a focus on indoor conditions (temperature and humidity), prolonged periods of cold or high humidity can lead to damage or warping of the doors. With this in mind, do not leave your home unheated in winter, and leave the bathroom door open after bathing to reduce the increased humidity inside. Doors are climate class I, which means, among other things, that the temperature difference between two rooms separated by a door should not exceed 5 degrees Celsius, but due to the specificities of surface heating and cooling (see 9.7.1), we recommend that the temperature difference between adjacent rooms should not exceed 2 degrees Celsius even with the door closed.

Interior doors are not intended for mechanical protection, they are not resistant to physical impacts, therefore please do not load them beyond their intended use, do not kick or slam them, do not hang heavy objects on the handle or the door. Unlike solid wood doors, these doors are not suitable for screwing or nailing a hanger to. It is forbidden to insert or lock any objects between the door frame and the door leaf, because not only can the edges and the door leaf be damaged, but the door leaf can also crack along the hinge holes and the door frame can be damaged along the hinge holes.

Please note the fragile nature of the coating covering the doors and that in the event of any damage, repair options are limited and the entire main part (door leaf, hinge, case) may need to be replaced. In the case of glassed door leaves, any glass replacement should be carried out by a professional! In the case of glass replacement, no warranty is given for the replaced glass and glass clamping bars.

Doors should only be cleaned with a dry cloth or beeswax-based furniture cleaner, door handles should be cleaned with a neutral chemical agent, as aggressive cleaning agents may react with the metal and discolor them. Hinges should be oiled every 1-2 years.



Due to the movement and positioning of the building during the warranty period, some doors may become jammed, difficult or impossible to close, which can be remedied by adjusting the hinges. If you experience any malfunctions, please report them and we will have them adjusted by a specialist under warranty!

## 8.4. Windows, balcony doors

Front doors (windows, balcony doors) can typically be opened in two positions in addition to the closed position (downward handle), side opening (horizontal handle) and tilt opening (upward handle). However, many apartments also have fixed, non-moving or opening only doors, which is not a defect or deficiency.

A typical operating phenomenon is that there is a slight tension in the opening leaf when opening, and a greater tension when closing. The reason for this is that the seals (despite their elasticity) are tightened when closed to ensure proper air tightness. It is also typical experience that the elasticity of the seals is slightly reduced during use and that the force required for closing, including the movement and closing force of the handle, and the degree of pre-tensioning felt on opening are also reduced. The conditions described above are consistent with normal use and do not constitute a fault.

If you open or close a door or window to a tilt, always use two hands to move the mechanism, one hand on the handle and the other on the hinges. The hinges of windows and doors can be adjusted, but only by a professional. Despite careful manufacture and professional installation, it is still necessary to readjust and fine-tune the windows and doors, even several times, and we will do this during the warranty period. If you feel that your window is tight or wobbly, please report it via our website!

Condensation can occur on the front windows even under 60% humidity, especially on the glass surfaces, which is a natural phenomenon. In such cases, the condensation condenses into water droplets and runs down onto the glass and the sill. To prevent dampness and the damage it can cause to the soft flooring, the dripping water should be wiped off and soaked up at regular intervals as necessary. A gap ventilation system, typically installed in the living room, also serves to prevent condensation; for more information on its operation and management, see section 1.2.3.

Use a cleaning agent recommended for plastic surfaces to clean the plastic casings, frames and sills of windows and doors, but soapy warm water with shampoo is also perfectly suitable. For cleaning aluminum profiles in first-floor apartments and shops, use a neutral PH, scratch-free cleaner. Glass can be cleaned with glass cleaner or soapy warm water similar to that used for frames. Under no circumstances should you use abrasives or coarse sponges, as they can quickly scratch and dent plastic, aluminum and glass surfaces. When cleaning, make sure that the smart home's opening sensors are not exposed to water!

The surface of the seals should be wiped with glycerin once a year, before the start of the heating season (September–October), to prevent the rubber strips from ageing and cracking prematurely.

## 8.5. Shutters

Metrodom Green homes (with the exception of the 1st floor apartments with windows and doors built in the curtain wall structure) are equipped with electric smart shutters, which are integrated into the smart home system through smart switches that allow movement. (The use and maintenance of the roller shutter switches is the same as for the electric switches, see more details in section 10.7). The roller shutters can be moved both via the smart switches and from a mobile phone or tablet via the smart home app. It is also possible to raise or lower all the shutters at the same time using the scene switch next to the front door.

Also, on the scene switch you can select the Away mode, in which the shutters will be controlled by the smart home. In this mode, in summer, when the sun is shining through the windows, the system will lower the shutters about 80% of the time to protect the home from heating up. (It will not lower them all the way to provide light for houseplants. If you want to lower the shutters to different degrees, either by room or by window, you can do so with the help of SmartBuild Ltd, which provides the support for the system.) In winter, the system works in reverse, so when the sun shines on the windows, the smart home raises the shutters to let in sunlight, helping to warm the home with solar gain. A weather station on top of the building informs the smart home system whether the sun is shining.

If you do not want to leave the movement of the shutters to the automatic system and do not use the Away mode, please lower your shutters as much as necessary in summer when you are not at home. Even if you are at home, please use the shutters

as necessary, especially during the cooling season, because without adequate shading the cooling system will have more difficulty and will require significantly more energy to reach the desired temperature. During extended periods of hot weather, without adequate shading, the cooling system alone may not be able to reach the set target temperature.

It is recommended that the roller shutters are cleaned annually, which can significantly extend the life of the roller shutters. In the case of shutters that can be accessed from outside balconies, both the external and internal shutter casing should be cleaned, while in the case of windows, external cleaning of the shutter casing is less often sufficient and should always be carried out by a professional. To clean the shutter screen and the guide rails, use PH neutral soapy water and a soft cloth. Alcohol, petrol or other solvents should not be used as they will damage the aluminum slats of the roller shutters, nor should scouring pads or other scratching sponges or brushes. Cleaning should begin by wiping the guide rails, taking care not to damage the suspenders. After cleaning the guide rail, lower the shutter so that the light transmission gaps between the slats remain visible. After the shutter has been lowered, the shutter switch must be de-energized by switching off the circuit breaker. When cleaning the roller shutter, care must be taken not to press or rub the slats too hard, as they may be deformed. After washing one side of the roller shutter slats, taking care to remove any dirt or pollen deposits, the slats should either be wiped with a dry cloth or waited until they are dry. Do not pull the still wet shutter cover back into the case! After drying or wiping the shutter dry, repeat the procedure with the other side of the shutter.

If you notice any malfunctioning of the roller shutter or if you discover any damage or abnormal wear during cleaning during the warranty period, please report it to us immediately. In case of more serious malfunctions, squeaking or jamming, please do not use the roller shutter until it has been repaired! If you notice any defects after the expiry of the warranty period, have the roller shutter repaired by a specialist only!

If for any reason it is necessary to replace the roller shutter slatting and/or the roller rails, please note that they must be replaced only with the same color as the original! Aluminum roller shutters are only fitted on plastic doors and windows, aluminum doors and windows fitted in curtain wall only have a blackout film on the glass, no roller shutters.)

Color code for floors 2-4, roller shutter screen, running rails and window/door: RAL 7016; AN-LUX roller shutter system



Color code for floors 5 to 10: Roller shutter screen, rolling rail and windows/doors: RAL 9010; AN-LUX roller shutter system

## 8.6. Apartment entrance door

Any modification, alteration or unauthorized repair of a MABISZ (Association of Hungarian Insurers) certified security door will invalidate the warranty and may even invalidate your home insurance policy! As the doors are made of steel, covered only by a thin decorative sheet, you cannot drive nails, screws or drill into the door. Do not attempt to drill into the door leaf with a metal drill, as this will damage the thermal and acoustic insulation lining, which will drastically reduce the door's insulating properties.

The structure and adjustment of the hinges of the door are as described above, if you notice any tightness or looseness, please report it to our company.

Oil the hinges of the door annually! Cleaning and maintenance of the decorative panel covering the door is the same as for interior doors.

## 9. ENGINEERING

Please also report any, even minor faults in the mechanical or electrical system immediately or have them repaired as soon as possible after the expiry of the warranty period, as this will prevent significant damage caused by leaking water or short-circuited wires! Please only have these systems repaired or modified by a professional after the warranty period has expired!

### 9.1. Water and heat consumption meters

The meters are located outside the apartment in a wall cabinet in the hallway. The water (hot/cold) and heat meters are certified by the manufacturer and approved by the service providers.

If you wish to turn off the water or heating/cooling due to prolonged absence or for repair or installation work, do not only turn off the faucets in the apartment, do not



only turn off the cooling/heating on the control panel or thermostats, but also turn off the shut-off tap before the heat meter and the water meters. Please note that during the heating season, do not leave your home unheated for long periods of absence, as this may lead to mold growth as described in section 1.2. We also recommend that you do not turn off the cooling completely during extended absences in summer, but instead switch on the smart home's Vacation mode, which will air-condition the home at a higher temperature. Without this, the air temperature and relative humidity in the home may rise to such an extent that the ceiling cooling system will not switch on at all or will only be able to cool the air back to a comfortable temperature very slowly, even over several days.

If you are experiencing a general water supply or heating/cooling problem in your home, check with your neighbors! If the problem only affects your home, it is almost certainly due to the partially or fully closed condition of the taps at the meters, so always check these first! (unfortunately, sometimes the plumbers don't turn off the right tap).

## 9.2. Faucets

The faucets installed (bath, shower, washbasin and hand basin) are of the single lever mixer type with ceramic inserts and filters. The faucets are adjusted so that, even when fully open, only as much water can pass through as can escape through the overflow of the sink or bath when the plug is closed, thus preventing soaking accidents.

You can close or open the sink plug by moving the lever on the back of the tap (up and down), and the sink plug can be easily lifted out for cleaning.

Faucets can usually be cleaned by just rinsing with plenty of warm water, as chrome surfaces are difficult for most dirt to stick to. For descaling every month or quarterly, use a commercially available household descaler recommended for sanitary ware, as stronger acids can damage the chrome. Never scrape the scale with knives or other sharp objects as they will damage the chrome coating!

Do not forget to maintain the filter cartridge (perforator) at the end of the faucet spout, these should be cleaned at least once a year. You can remove the ring holding the perforator with a wrench, soak the filter insert in plenty of water, then put it in a descaler and leave it in until it is completely clean.

### 9.3. Porcelain sanitaryware

Porcelain sanitary ware (toilet bowls, sinks, hand basins), as the name suggests, are made of porcelain similar to tableware, covered with a heat and stain resistant glaze. This glaze (as described for cold tiles) is highly susceptible to impact and to heavy, sharp objects being dropped into it, which can cause the glaze to crack or chip.

Porcelain sanitary ware is wall-mounted, and the fixing is sized for normal use. Never sit or stand on the washbasin or hand basin, as they are likely to break under such loads. The load capacity of a wall-mounted toilet is much higher, 150 kg, but standing or jumping on the toilet is still prohibited!

For cleaning porcelain sanitary ware, you are free to use any commercially available cleaning products, except for scratch cleaners. The in-wall toilet tank does not require cleaning or maintenance, but if it does require installation or adjustment, this can be done after removing the press plate. Please always leave repairs or replacement of parts to a professional!

If you are absent for a long period of time and do not use the sanitary facilities, the water in the pipe siphon of the sinks, hand wash basins and the toilet bowl drain can dry out, causing unpleasant odors to enter the apartment from the sewage pipe, this is a natural phenomenon that can be prevented and eliminated by replenishing the water (opening faucets, flushing the toilet).

### 9.4. Bathtubs, shower trays

The built-in baths and shower trays are made of acrylic.

The bathtub drains have automatic plugs, which you can open and close by turning the knob on the overflow left and right. You should only enter the bath or shower tray barefoot, as the soles of shoes or slippers can damage or scratch the acrylic. Do not put a ladder or chair in the bath or shower tray, as this not only poses an accident hazard but also damages the products. Use the products only for their intended purpose, for cleaning, and do not use them for any other activity (e.g. dyeing clothes).

The tubs are installed with the plinth provided by the factory, the tub is supported by this plinth and not by the surrounding walls. The tubs should not be overloaded, they

are designed for use by an adult. It is strictly forbidden to jump in the tubs, because although the material is flexible enough to withstand the load, the minimal deformation caused by jumping can damage the silicone and grout around the rim of the tub, which can lead to water leaking behind the tub and soaking.

Baths and shower trays are highly sensitive to high temperatures, so do not pour boiling water into them, do not place pots on them that have been removed from the stove, or an operating hairdryer, as the acrylic may discolor, blister or melt. Damage or cracking of the acrylic, which will invalidate the warranty, will significantly reduce the lifetime of the tub, minor scratches can be repaired by polishing, but the damage marks will usually remain.

Only special cleaning products for acrylic products should be used for bathtubs and shower trays, any other cleaning agent, material or chemical will discolor or dull the surface, aggressive acids or alkalis will also cause greater damage. The chemical used to clean the drain must be poured into the drainpipe with care – so that it does not come into contact with the drain outlet valve and the material of the bath (e.g. using a funnel).

If you are absent for a long period of time and do not use the bath or shower tray, the water in the siphon may dry out, causing unpleasant odors to enter the home from the sewerage pipe; this is a natural phenomenon that can be prevented and eliminated by refilling the water (opening taps).

## **9.5. Connecting a sink, washing machine and dishwasher**

The connection of these machines and appliances (as they are not part of the technical contents of the apartment) is the responsibility of the buyer. The connection to the standard spout valves and drainage pipes is simple thanks to the threaded connection, but we recommend that you still have it done by a plumber, as the repair of soaking damage caused by incorrect connection is not covered by the warranty!

If you are doing the connection yourself, be sure to use tightening pliers to tighten the screws and check carefully that there is not the slightest leakage. We



recommend that you always keep the washing machine's corner valve closed when the machine is not in use, and if you are away for an extended period of time, turn off the valves at the hot and cold water meters in the hallway cabinet, which will allow you to safely shut off the water supply to the entire home. When using, maintaining or cleaning appliances, follow the instructions for use supplied with them.

The water in the siphon is used to flush the sink and dishwasher as described for sinks, and the flushing pipe is installed under the wall plane for washing machines. If the equipment is not used for a long period (2–4 weeks), the water used to seal the stench will evaporate and unpleasant odors may be released from the sewage system into the home, a phenomenon that will be immediately eliminated by reuse and water replenishment.

## 9.6. Sewage pipes

The piping system is only suitable for the drainage of water-soluble, soft substances. Materials that could cause blockages in the system, such as unsoaked paper, food waste in pieces (e.g. containing bones), paper towels, paper or other diapers, sanitary napkins, rags, wood shavings, cat or other pet litter, etc., must not be allowed to enter the piping system. Whether it is a toilet, bidet, bathtub, shower tray, sink, hand basin or sink drain, the above rule must be observed in accordance with the typical size of the pipes. Except for toilets, it is advisable to use pre-filters, which trap the various contaminants floating in the water and can prevent blockages by regular cleaning. The sizing of the pipework does not ensure that it can cope with either industrial use or the discharge of excessively large quantities of non-residential wastewater.

To prevent blockages in the system, connected equipment must be used only for its intended purpose and the pre-filters must not be disconnected. The drainage units (siphons) of the equipment must be cleaned at the necessary intervals, but at least every 6 months. In the case of chemical cleaning, use only chemicals which do not damage the coating of the metal parts or the material of the sewage pipe and seals.

As the blockage of the sewerage pipe cannot occur under normal use, the repair of the blockage and the damage caused by the blockage are not covered by the warranty! In the event of a blockage, please have the problem repaired by a specialist company or professional and contact your home insurer to settle the claim (contact details and policy are available on our website).



## 9.7. Heating, cooling, hot water supply

The building and the apartments are partially heated and fully cooled by a heat pump system. Condensing boilers are used to supply hot water and provide backup heating during particularly cold periods. The heating systems may only be operated by a qualified person, normally the caretaker. It is strictly forbidden for any other person, including the residents, to enter the boiler room, switch the boiler on and off, change the settings (water volume, temperature, pressure), as this could lead to a system shutdown or, in extreme cases, damage to the equipment! The compulsory maintenance of heat pumps and boilers, which is also a condition of the warranty, is carried out by the joint representative.

If you have any queries or problems with heating, cooling or hot water supply, please contact the Joint Representative instead of Metrodom, as these are not covered by the warranty, but are part of the operations.

### 9.7.1. Specificities of surface heating and cooling

Surface heating and cooling is an extremely comfortable solution and is also physiologically positive. The systems use the principle of radiation to heat the surfaces of all objects, including floors and walls in the home, as well as the occupants directly. The system does not use air as a medium, as a radiator does, but heats surfaces directly by radiation and does not dry the air in cooling mode. However, due to its technology, it has a high thermal inertia, i.e. it is slower to reach the desired temperature in case of large temperature differences compared to conventional heating or cooling solutions. However, the temperature already reached can be maintained with very little energy input.

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The heating and cooling of the apartments is provided by ceiling mounted heating/cooling panels, ceiling surface heating and cooling. Electric radiators are installed in the bathrooms, as there is no ceiling heating/cooling in the bathrooms, to avoid condensation on the ceiling during the cooling period. The radiators are controlled by the wall thermostat and the smart home in the same way as the surface heating system. The control is basically the switching on and off of the socket to which the radiator is connected, the socket being separately marked.

If you want to adjust the temperature in the bathroom, please do it on the thermostat or in the smart home app and never try to adjust the temperature on the radiator itself!

To ensure the proper functioning of the surface heating, please do not mount plasterboard suspended ceilings, and do not cover them in any other way (built-in cabinets and kitchen wall cabinets marked on the floor plans can be installed under the ceiling, without leaving an air gap between the top of the cabinet and the ceiling.)

**Warning!** Since the ceiling has the pipes of the heating and cooling water system running directly under its surface, it is strictly forbidden to drill into the ceiling, and it is forbidden to drill or screw anything into the ceiling, except for the chandelier or the curtain rails! (For more information on the fixing of chandeliers and curtain rails, see 1.3.3.) Curtain rails may be fixed to the ceiling within a maximum 15 cm of the window case. If in doubt or if you have any questions, please contact our staff before starting the work, as any failure due to the heating/cooling ducts being punctured or leaking is not covered by the warranty.

The temperature of the heating and cooling water in the pipes can vary continuously, as the boilers always adjust it to the weather conditions, and in the cooling season, the temperature of the apartments and the relative humidity of the air, by sensing the temperature outside. However, please note that one of the technological characteristics of surface heating and cooling is that the temperature of the water flowing through the pipes and the surface temperature of the ceiling receiving it and heating/cooling the rooms differs relatively little, by only a few degrees, from the temperature set or desired to be maintained in the room. In practice, this means that during the heating season, the ceiling will not feel as hot to the touch as a conventional radiator but rather will be pleasantly lukewarm.

Similarly, in the summer, the ceiling will not be cold when actively cooled (as it would easily condense the humidity) but will be slightly cool. In this way, with heating/cooling water circulating continuously at a temperature that varies only slightly from the room temperature, heating and cooling is much more economical overall, with heat pumps and boilers using much less energy and running at a lower cost than conventional gas boilers or air conditioning.

Whether the heat pumps discharge cooling or heating water into the pipes, i.e. whether they are in heating or cooling mode, is decided by the condominium and set by the operator in summer or winter mode. It is recommended to switch between these modes twice a year, in late spring and autumn. In winter, hot water is circulated and in summer, cold water is circulated. However, the system is not able to heat and cool at the same time, so if, for example, a north-facing apartment needs heating and a south-facing apartment needs cooling, the system cannot do it at the same time.

#### 9.7.2. How cooling works

The operation of the system, in its cooling mode, differs most from the operation of most common home air conditioners. Air conditioning with surface cooling is the solution to all the problems and inconveniences of split air conditioning. There are no noisy machines or appliances in the home or on the balcony, so they do not need to be maintained or cleaned. There are also no filters to clean, no condensation or stagnant water to treat. However, to operate the system efficiently requires a certain knowledge and some rules to be followed.

Modern homes, such as those constructed by Metrodom, are designed and built to harness the energy of sunlight (solar gain) in colder periods, thanks to the relatively large glass surfaces and excellent insulation. This works in a similar way to a greenhouse, with sunlight entering through the window helping to warm the air inside and retain heat, which is prevented from escaping quickly by the insulation. However, this design works against cooling in the summer, so active shading is necessary during the cooling demand. For more information on how to shade your home with smart shutters, see the section on shutters (section 8.5).

As the air in the apartment is cooled by cooling the ceiling, this will naturally be the coldest surface in the apartment in summer. Therefore, if the relative air humidity were too high and the temperature difference between the air and the ceiling too great, condensation would occur on the ceiling in the same way as it does on cold surfaces. (For more information on relative humidity, condensation and the so-called



dew point, please read section 1.2.) Condensation on ceilings must be prevented and avoided, because unlike condensation on window glass or tiles, for example, the glued reinforced concrete material of the ceiling absorbs moisture. A constantly damp, waterlogged ceiling would not only quickly become moldy, the dispersion paint would dissolve and drip off, but in the long term the slab material itself would also be damaged.

The cooling performance of the system is significantly affected by humidity. At normal humidity levels (40–60 Rh%) the system can provide maximum cooling performance. If the humidity rises significantly, the automatic system will first increase the cooling water temperature and, if necessary, shut off the cooling completely. If the air humidity drops, the system is reactivated and, if possible, the cooling water temperature is lowered.

### 9.7.3. Utility hot water

Domestic hot water is generated by condensing gas boilers and stored in hot water tanks located in each building, with sufficient capacity to meet peak demand. During periods of low usage—such as nighttime—the circulation pumps in the hot water system may either remain inactive or operate only in the main vertical distribution lines. This is due to the boiler control system's energy-saving settings. As a result, users may experience a delay before hot water reaches the tap. This delay is not indicative of a malfunction or design flaw but is an inherent characteristic of the central hot water supply system.

### 9.7.4. Maintenance, common faults, troubleshooting

The parts of the heating-cooling system inside the apartment, the pipes in the ceiling, the opening and closing valves, do not require any maintenance, cleaning or washing by the occupants. Thermostats should only be cleaned using a wet wipe or a cleaning agent specifically recommended for computer equipment such as mobile phones. Any tampering or modification of the system is strictly prohibited and will void the warranty! If you notice dampness or water dripping on the ceiling, please report it immediately!

If you do not have heating or cooling in any of the rooms in your home, please ask your neighbors about their experiences! If they do not have heating or cooling either, please contact the joint representative, in this case the problem is not inside the apartment (e.g. the valve at the heat meter is closed) but affects the whole system!



If the problem only concerns your apartment, look for the heat meter in the cabinet in the hallway and open the shut-off valve, as this phenomenon (no heating only in your apartment) can only be caused by a half-closed or fully closed valve. If there is a cooling problem and it is only in your home, please check the relative humidity! If, based on the temperature and humidity conditions in the apartment, the automatic control system in the apartment detects a risk of condensation, the system will automatically close the cooling water valve to prevent condensation of air vapor on the ceiling, waterlogging, mold growth (see point 1.2). You can reduce the relative air humidity by brief ventilation or by switching on the extractor hoods in the kitchen or bathroom. If ventilation does not help due to high humidity outside, we recommend the use of a commercially available mobile dehumidifier as a temporary solution.

## 9.8. Temperature setting, the thermostat

The heating and cooling of the home, including the living and bathroom areas (only the heating in bathrooms), can be controlled by smart thermostats or centrally by the smart home system.

### *Winter – Heating mode:*

Maximum ceiling operating temperature: 38 degrees Celsius. Room temperature adjustment in heating season: 18–26 degrees Celsius. System response time per hour: approx. 1 degree/hour, but the value depends on the current outdoor/indoor and target temperature, orientation, humidification, shading, ventilation.

### *Summer – Cooling mode:*

Minimum ceiling operating temperature: 14 degrees Celsius. Room temperature adjustment: 22–30 degrees Celsius. System response time per hour: approx. 1 degree/hour but depends on current outdoor/indoor and target temperatures, orientation, shading, ventilation.

Due to the high thermal inertia of the surface heating and cooling system (see 9.7.1), we strongly recommend that you only set the cooling or heating higher or lower for longer absences of more than three days, as subsequent cooling/reheating will not only be slow, but also much more expensive than maintaining the previously set temperature. Also for this reason, we recommend that instead of cooling/heating the home for long periods of time, open the windows several times a day, two or three times a day, but only for shorter periods of time, a few minutes! This will ensure fresh air, sufficiently low relative humidity, but without major heat loss.

The heat dissipation from the ceiling and thus the temperature in each room can be controlled separately by adjusting the thermostats. However, this is only possible within certain limits, as interior doors and partitions are not thermally insulated, and a significant temperature difference between rooms would also damage the interior doors. Please set your thermostats to a maximum difference of 1.5–2 degrees between adjacent rooms. The system works most efficiently if it sets the temperature to the same value throughout the whole apartment, or at least in the rooms between which the interior doors are usually open.

The thermostat does not regulate the amount of heating water flowing through in a linear fashion, like a tap (where more water comes out of the tap as the control lever is raised), but when the temperature detected falls below the set temperature, it opens the valve to use the heating water to warm the ceiling and thus the room. Similarly, in the summer, if the room temperature rises above the set temperature, the thermostat opens the valve, the cooling water cools the ceiling, which in turn cools the room air to the desired level.

Please never set the thermostat to an unrealistic, too high/too low temperature, except as described in this section, as this will not heat/cool the room faster or more, but the valve will be open continuously and the heating/cooling water will flow through it, causing the heat meter to spin continuously.

With a thermostat set too high/low, the heating/cooling cost of your home can increase not just by a couple of thousand, but by tens of thousands of forints, and your heating bill will be equivalent to that of a district-heated apartment.

The thermostats are equipped with a digital display and two touch buttons. The thermostat is connected directly to the mains power supply. In the event of a power failure, the thermostats will therefore not operate.

The desired temperature can be set using the up and down arrows on the right side of the thermostat. During the setting, the display turns black and after 5 seconds it returns to the measured temperature and humidity.

In addition to the thermostat, you can also set and change the temperature in each room from your smart home system using your mobile phone or computer. The temperature of each room or of the home is automatically controlled by the smart

home system, if you want to change the set temperature, you can do this by changing the mode or settings (Chapter 5) in the smart home system. It is important to know that when changing the mode, the default temperature of the new mode will automatically override the individually set temperature of the room thermostats.

If you will be away for a longer period of time (3 days or more), we recommend selecting the Vacation mode in the mobile phone app before/after your departure, which will save you significant energy and costs, both for heating and cooling. If you do not use the smart home system (it is switched off) and you manually set the temperature of each room individually, do not set the thermostat below 18 degrees Celsius in winter even during extended absences, otherwise you may experience condensation or mold growth.

## 9.9 Ventilation and extraction

The rooms with an enclosed interior and no frontal ventilation (toilet, bathroom, utility room) are ventilated by a local exhaust fan. The extracted air is blown out into the open air above the roof plane. The exhaust fans are activated when the lights are switched on and continue to operate for a short time after the lights are switched off; the duration of operation after the lights are switched off cannot be adjusted.

MELTEM VARIO 2 extractor fans do not require any maintenance other than regular filter replacement. How often the filter needs to be changed depends on the location and conditions of the installation, but bi-monthly filter changes are recommended. If filters are not changed, the performance and lifetime of the appliance will be reduced, and the noise level of the appliance will increase.

To replace the filter, remove the filter holder and the old filter cartridge after removing the suction cover (it can be pulled off by one of the lower corners). Then just insert the new filter cartridge and replace the suction cover.

The kitchen hoods are not part of the technical content, when installing them, make sure that they are connected to the socket (outlet) specifically designed for the hood, as the electrical network of the apartment is sectioned taking into account the performance of each appliance.



## 10. ELECTRICITY

### 10.1. General rules and principles

Considering that any unprofessional intervention in the electrical network may result in an immediate risk to life and cause fire hazard, please always observe the instructions and the contact protection rules for the electrical network and the connected equipment.

If you are connecting appliances (hob, oven, electric cooker) or lamps (chandelier, wall light) to the mains, which are not connected to the socket outlet by means of a plug, but must be connected directly to the power supply, have them installed by an electrician! When connecting ovens or hobs, manufacturers usually require them to be connected by a authorized technician, failure to do so will void the warranty.

In the bathroom, connect only machines designed for use in wet rooms (hairdryers, electric shavers, hair stylers, etc.) to the mains and handle them with dry hands and ensure that they are properly insulated (use a rubber slippers). Do not plug any other appliances (e.g. lamps, heaters) into the bathroom socket, and do not use them in the bathroom even if they are plugged into a socket in another room. When taking a bath or shower, do not use any plugged-in appliances, as this may put you in direct danger of death!

The sizing of the electrical system in apartments is adapted to the normal household consumption in accordance with the legislation. This does not mean that the electrical system cannot be overloaded by the simultaneous use of high-consumption household appliances (cooker, oven, microwave, washing machine, dishwasher, iron, vacuum cleaner, etc.), and if this occurs, it is not considered to be a defect in performance or construction and is not covered by the warranty. If the consumption of the 3-bedroom apartments is higher than anticipated, the network is suitable for up to 1x50 A system extension, which can be ordered from ELMÜ (the electricity company) for an extra fee, please contact ELMÜ for details!



## 10.2. Use of extension and distribution cords

Please use a power distributor and extension cord only when justified (especially for supplying loads connected to television and computer), and always plug high-powered machines directly into the socket!

If you use a distributor or extension cord, use only grounded distributors and extension cords from a reliable source and with the appropriate certificates! When connecting IT, telecommunications and multimedia products or other equipment sensitive to small voltage fluctuations, we recommend the use of a surge-protected distributor to protect your machinery in the event of voltage fluctuations or lightning strikes. If you use an extension cord, we recommend that you use a model with a switch and that you switch off the power supply to the extension cord when you are not using the machines connected to it. (Electrical appliances and equipment consume power in stand-by mode when not in use, and in an average household, connected appliances consume the same amount of power as a 60-75 W light bulb continuously burning.)

If you use a power distributor or extension cord, be particularly careful not to overload the mains and only plug in low-power appliances and equipment (e.g. set-top box, wi-fi router, monitor, computer, desk lamp, media player, printer, phone charger, etc.).

In bathrooms or other areas where moisture may occur, do not use power distributors or extension cords! It is also forbidden to coil the extension cord, as the current passing through the coil generates a magnetic field and heat, which can cause the cord to overheat and catch fire!

## 10.3. Special rules on warranty

In view of the dangers of using the electrical network and the fact that this is usually the reason for most of the retrofitting work carried out in a home, we would like to draw your attention to some of the rules applicable to the warranty!

The warranty applies to the network, fittings and switches that we have installed. The warranty does not apply to:

- lighting fixtures that we have installed in the sockets;
- devices installed later and any malfunctions caused by them; these devices are

covered by the manufacturer or installer, provided that they have been installed in a certified professional manner;

- faults caused during retrofitting, e.g. short-circuits caused by incorrect electrical connection or other damage (damage to plaster, cladding, etc.);
- defects or damage resulting from improper intervention;
- faults in the electrical system caused by installation or other interference in the apartment (e.g. damage to electrical wiring caused by drilling in the wall);
- elementary damage and damage caused by a fault not covered by the warranty (e.g. a faulty connection of a washing machine or a short circuit caused by condensation from a window left open).

## **10.4. Electrical wiring and conduits**

The majority of the electrical network is contained within a covered, sealed pipework system, and these parts can only be dismantled or modified by a professional. The wiring system and protective conduits are maintenance-free.

## **10.5. Electricity meter (power consumption meter)**

The electric meters in the cabinets in the corridor outside the apartment are the property of the service provider (MVM). They may only be checked or repaired by the service provider's staff or by a subcontractor appointed by the service provider. Any unauthorized interventions, modifications or breaking of seals by third parties will be penalized. In the event of any anomaly, notify the service provider.

## **10.6. Distribution boards, circuit breakers**

You will find the distribution panel and the circuit breaker in the hallway of the apartments above the entrance door, next to the circuit breakers there are signs informing you about the separately fused circuits (e.g. kitchen sockets, room lighting, etc.). The open state of each fuse indicates the failure or overload of the circuit, in case of a short circuit or overload the circuit is disconnected. In such cases, the circuit and its associated equipment must be inspected by a qualified technician and further use is prohibited until the fault has been rectified. It is strictly FORBIDDEN for unqualified persons to remove or dismantle the cover of the electricity distribution board in the apartment, as there is a risk of electric shock if the cover is removed!

Separate circuit breakers have been installed in the apartments to protect against leakage current and minor short-circuits. These circuit-breakers should be checked at regular intervals, at least once a month, by pressing the test button on them three times.

Rarely, but sometimes, an appliance may cause such a high short-circuit current that not only the circuit breaker of the circuit in question but also the automatic circuit breaker of the electrical meter in the apartment may trip! In this case, the appliance causing the short-circuit must be disconnected from the mains immediately and the circuits can then be checked by switching on the meter's circuit breaker. Reconnecting the faulty device to the mains is prohibited!

The small distribution board does not require any special maintenance; after a few years, it is advisable to have the circuit breakers checked by a specialist (e.g. due to heating or tightening of the screw connections). Dusting is possible with a dry cloth after disconnecting the main switch of the apartment located in the hallway.

## 10.7.Switches and sockets

Objections regarding the number and positioning of electrical switches and sockets are not covered by the warranty, and we are not allowed to change them even if they do not correspond to the customer's individual ideas (e.g. he wants to move the TV, the lamp, etc.), except for individual modifications ordered by the customer during the construction period.

Fixed appliances must be connected to the places indicated on the plans (e.g. fridge, washing machine, dishwasher, extractor hood), electric cookers must be connected only to the appropriate connection point, using the type of cable specified by the cooker manufacturer. The bathroom radiator shall also be connected only to the specially marked socket provided for this purpose and directly controlled by the thermostat. The electrical network of the apartment is divided by small circuit-breakers, the division is shown on the electrical diagram in the room register, so that overloads can be avoided by correct use of the sockets without having to rebuild the network.



Please pull the plug out of the socket with one hand resting on the socket to avoid loosening the socket. If the switch or the plug is damaged, cracked, broken or loose, do not use it and have it repaired or replaced by a professional.

Switches and plugs should be cleaned with a dry, soft cloth, if necessary with a cloth dampened with detergent. If a cloth or liquid suitable for conducting electricity is used for cleaning, the circuit-breaker must be disconnected from the power supply for the duration of the cleaning operation. Use a cleaning agent recommended for cleaning plastics.

The touch-sensitive surface of the light switches and its handling works in a similar way to the touch-sensitive screen of a smartphone. Thanks to the capacitive touch technology, it is unnecessary to press the switch hard, a light touch works just fine. It is not possible to operate the switch with wet hands or gloves, this is a consequence of the technology and is not a fault. In the case of light, scene and especially shutter switches, make sure that no metal fiber material, such as curtains, touches the switch surface, as the capacitive technology may cause the switch to detect a touch (and, for example, lower the shutter while you are on the terrace). The touch-sensitive surface of the switches is indicated by a circular marking which lights up in a different color depending on whether the switch is in the up or down position. The illumination helps you to find the switches in the dark and, if the bulb burns out, shows that the touch of the switch in fact performs the switching of the bulb, the current reaches it, so the failure is caused by the bulb burning out and not by a possible fault in the switch. The switch is illuminated by a low-power LED light with a minimum power consumption of about 0.5 W. However, if you do not want the light switch to be illuminated or the smart home system to control the switch automatically according to the mode, you can have these features disabled by contacting SmartBuild Ltd.

## **10.8. TV, telecom and computer network connections**

The telecommunications networks and connectors were installed by Magyar Telekom Zrt. and comply with the legal requirements. Magyar Telekom Zrt. services are available in the condominium. As there are several types of wires for data transmission, other service providers may not be able to use the installed wires (e.g. in case of a system based on coaxial cabling) or may need additional equipment (signal amplifier, converter) for the service, which does not constitute a basis for a warranty claim.



The use of telecommunications services requires a contract with the service provider and the equipment (modem, set top box) provided by the service provider, the conclusion of the contract being the responsibility of the customer. Please note that although the building is equipped with a modern broadband network, we cannot guarantee that the theoretical data traffic maximum advertised by each operator will be reached, as the quality of the network in the building is only one element of the required conditions.

Before connecting the equipment, make sure that the contacts are of the correct shape and size, and that they are clean, and under no circumstances should you force the cable into the socket.

For cleaning, refer to the previous point.

## **10.9. Lights, chandeliers**

The installation of wall lights, chandeliers and other lighting fixtures is the responsibility of the customer (for more details on the fixing of chandeliers, see 1.3.3), with the exception of lighting on balconies and terraces. The necessary outlets (mounting box, wiring) are installed up to the connection point. To avoid accidents, the installation of the lamps should be carried out by an electrician.

Please note that even a simple bulb change can result in fatal electric shock, so please disconnect the circuit concerned with the small circuit breaker for this operation as well!

## **10.10. Intercom**

One of the main parts of the intercom system is the outdoor unit, which is located both at the common lobby entrance on the Slaughterhouse Bridge Street and at the entrances to the staircases A-B of each building section. The other component of the system is the indoor unit in the lobby of the apartments, which is effectively a touch screen. See section 3.6 for the operation and use of the intercom.

If you have a problem with the outdoor unit or need to replace the name on the unit, please contact the joint representative, who is the only person who can arrange for repairs (even if they are covered by the warranty).

## 11. BALCONY AND TERRACE

The partially covered or uncovered parts of the apartments, balconies and terraces (hereinafter referred to as "balconies") are parts of the building which are particularly exposed to the weather. Their preservation and regular professional maintenance require constant attention, as serious deterioration or damage can occur within a short period of time if any defects are ignored or not repaired professionally.

Balconies are not considered to be rain-protected areas even if they are roofed by a balcony, and if water gets on the balcony during rainfall or rainwater drainage, this does not justify a warranty claim. Therefore, only use weatherproof, water resistant furniture or other objects on the balconies.

### 11.1. Floor coverings

Flooring for balconies is better able to withstand extreme weather conditions (antifreeze tiles, antifreeze adhesive, flexible grout), more resistant to scratches and minor impacts than indoor flooring, but should still avoid dropping heavy, sharp objects as this can cause the floor to crack. If the floorboard or grout is cracked or damaged, professional repairs should be carried out as soon as possible, as water entering cracks and freezing in winter can turn even minor cracks into serious damage. Never pour cold water on heated floor tiles exposed to direct sunlight in summer, as this can often cause micro-cracks in the grout and floor tiles that are difficult to see with the naked eye and can even cause breakage.

To avoid the danger of slow melting snow caused by slow dripping, sweep snow off your balcony regularly. Only use a broom, a sorghum broom, a wicker broom or any other broom that will not damage the tiles. The use of salt or chemicals to melt the snow is strictly forbidden, as they damage the grout. The use of gas torches or other open flames is also prohibited.

It is strictly forbidden to drill into the balcony floor or the balcony slab above it, or to otherwise tamper with the surface, as this will damage the water and thermal insulation underneath, causing serious damage to the façade and the apartments!

## 11.2. Balcony railing

During use, care must be taken to ensure that the metal (galvanized powder-coated, RAL 9010 white steel) handrails are not damaged or scratched, as even minor damage can cause corrosion. When attaching other structures (e.g. flower boxes) to railings, make sure that the brackets do not damage the surface and that no hard or sharp objects hit the surface. Damaged paintwork should be repaired as soon as possible, failure to do so will result in the loss of the warranty for corrosion damage.

## 11.3. Balcony lighting

Balconies are lit by lamps specifically designed for outdoor use, please do not remove or replace them with other lamps. It is also forbidden to dismantle the lamp, except for changing the bulb.

When cleaning the lamp, the rules for the maintenance of electrical fittings, as detailed in Chapter 10, must be strictly observed, in particular those concerning disconnection of the power supply.

## 11.4. Drainage and outlets

Balconies and terraces are designed so that most of the water that gets on them runs off, but in small areas, water may remain in patches and disappear as it dries, but this is not a defect. Water from ground floor pavements and walkways is collected in floor drains with grids sunk into the floor plane, and from balconies by means of water gutters, where the absence of a drain or spillway is in accordance with the design drawings, i.e. it is not considered a design or construction defect or deficiency. In the case of spillways, the metal or plastic grid covering the spillway typically protrudes from the plane of the paved surface, and this is not considered a design defect. In the case of balustrades, water drainage is provided by spouts in the locations shown on the design plans.

The maintenance and cleaning of the drainage system is the responsibility of the joint representative, as in the common areas, but the maintenance and cleaning of the gutters on the balconies is the responsibility of the owner of the apartment. For this reason, their cleanliness and ability to collect and drain rainwater must be regularly checked and any blockages removed. The blockage of drains, gutters or the repair of damage caused by blockages is not covered by the warranty!

## **11.5. Facades**

Please note that the façade, including the parts of the façade that are accessible from the balcony, is common property, the maintenance and repair of which is the responsibility of the joint representative. Therefore, do not fix any objects to the façade, do not drill into it, as this will not only damage the common property, but will also damage the water and thermal insulation of the house, the negative consequences of which (leaking, thermal bridges) will be suffered primarily by you!

For practical reasons, the cleaning of balconies and terraces is usually carried out by the owners, but we recommend that you, as the owner, clean only the hard-covered parts of the façade, as cleaning the colored and coated parts requires special expertise. The cleaning and maintenance of hard finishes on the façade is subject to the same requirements as those applicable to balcony floor tiles (see point 11.1).

## **11.6. Shading**

The shading of the building's doors and windows is provided by aluminium shutters in the case of plastic doors and windows, and by the application of blackout film to the glass surfaces in the case of aluminium doors and windows constructed with curtain walling.

# **12. PARKING GARAGE, STORAGE**

The car parking and storage spaces on the basement and ground floor of the building are the private property of the owners, while the other areas in the garage and the walkways are common property of the condominium. Similarly, the garage doors, the mechanical equipment in the garage, the lighting and the electrical charging network are in common ownership. Because of this mixed character, the cleaning of car parks



and, typically, maintenance and repairs are also carried out by the joint representation. For this reason, please report any problems or comments about the garage to the joint representative, who will take care of them. The maintenance instructions described in this chapter are also not intended as a guide for individual owners, but primarily for the joint representative.

## **12.1. The legal status of the parking garage and the car bays**

The car parking spaces in the garage are separate sub-units and are the exclusive property of each owner. The parking spaces are clearly marked and identifiable on the floor of the garage and owners are only allowed to park their cars in their own space.

It is the owner's duty to protect the parking spaces, i.e. if someone parks in their space, they must prevent the unauthorized use of the parking space, and no other person (vendor, contractor, doorman, caretaker, joint representative) has the right or obligation to do so. If unauthorized use occurs on a regular basis, it is recommended to install a lockable folding parking barrier.

Residents who do not own property in the garage are also not entitled to use the garage and parking spaces, not even temporarily (e.g. for moving, unloading of groceries, etc.).

## **12.2. Dimensions and use of the parking bays**

The design of the garage and driveways (width, height, curve and radius of the curves, slope of the connecting ramp) is not subject to the rules for the construction of public roads but is governed by separate legislation. The design of the garage is not individually and separately adapted to the users' vehicles (e.g. low-slung spoilers, individual aerials, lowered undercarriage) and therefore the users must adapt to the garage's characteristics. The indoor garage and parking bays are designed for use by cars, but this does not mean that they are equally comfortable for all cars, there are some car lengths where the bays are not usable at all.

The size and space available in each bay may vary, due to the structural design of the building (pillars, walls, engineering, etc.), this is not a design or construction defect and is not covered by the warranty.

The car must be parked in the parking spaces in such a way that it does not obstruct adjacent parking spaces or pedestrians. When getting in and out of the car, or during loading and unloading, the car doors may open into the neighboring bay area, this is part of normal use and therefore cars should be parked in the center of the bay so as not to obstruct access to and from cars in adjacent bays.

Temporarily parking elsewhere outside the bays is also prohibited, as it obstructs the movement of others and can pose a particular accident risk.

### 12.3. Traffic rules

Although the indoor garage is not a public area or road, the rules of the road apply here too, and any violation of these rules will result in the same legal consequences as if it had taken place on a public road. Pets or children under the age of 14 may only be allowed in the indoor garage with an adult and under their supervision.

Pedestrian traffic is not separated from motor vehicle traffic and therefore, due to the mixed traffic, drivers and pedestrians must be extra vigilant. Parking bays and footpaths are marked with signs painted on the pavement.

In the garage, you must follow the rules of the road, obey the traffic signs and road signs, and follow the painted pavement signs. The maximum speed limit in the garage is 15 km/h. Vehicles with a maximum axle load of 1,20 tons, i.e. 2 400 kg total weight, and a maximum height of 210 cm may enter and drive in the garage. A sign indicating the height restriction is placed at the entrance to the garage, in front of the garage door. In places where the ceiling height does not allow a drive-through height of 210 cm, additional height restriction signs have been installed. If the roof of the car (roof rack, roof box, etc.) would hit or touch the barrier when entering, it is forbidden to drive under the garage door! Removing the barrier is strictly forbidden, and if it is damaged or missing, it must be repaired or replaced immediately!

## 12.4. Ventilation, CO sensors

In addition to other toxic substances (soot, CO<sub>2</sub>, NO<sub>2</sub>, etc.), the exhaust gas from internal combustion engines contains carbon monoxide (CO), a colorless, odorless gas which is highly dangerous to life. When driving in the open air, the exhaust gas is dispersed and diluted in the air, but in the enclosed space of the indoor garage, an artificial ventilation system ensures air purity. The ventilation system is automated and can only be modified, installed or maintained by a specialist.

Fresh air is supplied from the outside and exhaust air is discharged at the roof level above the top floor, so it does not harm or endanger anyone's health. The extraction system is activated when the CO sensors in the indoor garage detect an increased concentration of carbon monoxide, and the extraction is not switched off until the carbon monoxide level returns to a safe level that is not harmful to health.

The CO detectors require ongoing maintenance, which can only be carried out by a qualified and licensed company, and the maintenance contract must be concluded by the joint representative. Failure to carry out maintenance or to conclude a maintenance contract will result in the loss of the warranty.

## 12.5. Ramp and ramp heating

An electric heating strip is installed in the structural concrete at the wheel tracks of the outdoor vehicle access ramp to prevent precipitation from freezing on the ramp. The ramp heating is equipped with precipitation and temperature sensors. The ramp heater is only activated when the temperature falls below freezing and the system also detects precipitation (rain, snow, sleet). It is advisable to keep the ramp heating switched off during the frost-free period from spring to autumn to avoid additional consumption due to a potential malfunction.

## 12.6. Operation of the garage door

The basement garage is accessed from Vágóhíd Street, with access and exit through separate bi-directional swinging garage doors. The garage doors are opened by a camera that identifies the vehicle number plate.

The license plate recognition system identifies incoming and outgoing vehicles by means of surveillance cameras. Vehicles that do not have a number plate on the front (e.g. motorcycles) cannot be identified by the system. The system will also not work if the number plate is damaged or dirty. In these cases, the garage doors can be opened by a phone call. For outgoing traffic, the garage door can also be opened by pressing a push-button in front of the door.

The system is not only able to open the door, but also to know whether the car belonging to the garage entrance is in the garage. In principle, more than one license plate number can be assigned to a single bay number, as the owner may wish to use his/her bay alternately with several vehicles. However, if one of the vehicles is in the garage according to the system data, the automatic system will not open the gate for the second, third, etc. vehicle associated with that bay until the previously entered vehicle has left the garage (driven out of the gate). This is necessary to avoid abuse, such as unauthorized use of other people's parking spaces by second or third cars, or parking in shared areas on the access roads. At the same time, the automatic garage door opener can be set up and operated without monitoring the number of cars belonging to the given owner using the garage.

If you would like to have your license plate number displayed in the automatic gate opener, please call the joint representative! If you sell your car, change your license plate number, change the tenant of your parking space, please do not forget to have your license plate deleted from the system!

The garage door is open for 10 seconds (from the moment the door reaches the upper opening limit) and then closes automatically. If a vehicle, person or large animal is detected by the sensor (infra-sensor) on the left and right side of the garage door structure, the door will not close. It is forbidden to drive under the door while it is still in motion, opening or closing!

When entering and exiting, attention must be paid to road traffic and pedestrian traffic on the pavement in front of the garage door.

In the event of a power failure or malfunction, it is possible to operate the garage door manually using the controls next to the door, in which case, except in an emergency, the door may be opened by a trained person ( joint representative, caretaker, security guard, etc.).



## 12.7. Maintenance of the garage door and the parking garage

The garage door is a frequent and highly stressed electromechanical structure; therefore, it requires continuous maintenance, which can only be carried out by a qualified contractor with the appropriate license, and the maintenance contract must be concluded by the joint representative. Failure to carry out maintenance or to conclude a maintenance contract will result in the loss of the warranty.

The garage door motor, limiter switches and motion sensors must not be exposed to water during maintenance! Damage caused by water to these structural elements is not covered by the warranty.

The synthetic resin covering of the garage can be cleaned by machine in such a way that the machine absorbs the water. The resulting material is considered hazardous waste and must be treated by the operator in accordance with the regulations. The floor of the garage is partly flat and there is no slope towards the floor drains in this area, so if water enters the garage, water stains may occur, but this is not considered a defect.

## 12.8. Electric car chargers

### 12.8.1. Essential to know

The electric car charging network in the garages, including the wiring and the charger itself, is owned jointly by the condominium. Accordingly, garage owners may not rebuild, replace or relocate the chargers in their garage for their exclusive use, nor may they carry out any modifications or maintenance on the charger.

The charging management system of the car charging network shall distribute the current available capacity in the garage among the cars being charged. If the power demand of the number of cars on the charger exceeds the available capacity, the amount of power being drawn from each charger will be less than the rated capacity of the charger (11 kWh). The charging capacity may also be limited by the technical capacity of each car. In particular, for older cars, when charging from AC, the car electronics may not be able to handle 3 phases, but only one, so that only one phase of the 3x16 A output of the charger will be used. In practice, this means that only one

third of the theoretical maximum capacity of the charger is available. Car chargers are fitted with Type 2 charging cable sockets.

#### 12.8.2. Safety rules

Use only the car's factory charger cable or a standard charger cable with the appropriate certification to charge your car.

If the car's electrical system indicates any fault or if you notice any fault in the electrical system, do not use the charger.

If the car indicates that the batteries are overheating while charging, stop charging immediately, take the car to a service center and do not use the charger until the fault has been rectified.

If the electric car starts to smoke, you smell smoke or the smell of burning, immediately stop charging and press the nearest red colored fire alarm button, which will send a fire alarm to the remote monitoring company.

#### 12.8.3. Starting the charge

1. A green LED on the charger indicates that the charger is working properly and is ready for use.
- 2 Tap the RFID card against the charger's indicator, if the reading is successful the charger's light bar will flash three times in blue.
3. Plug the free end of the cable into the car charger socket, the vehicle socket latch will lock when properly connected.
4. If everything is OK, charging starts, the blue light on the charger cycles from fading to flashing and then comes on again, the vehicle indicates that charging has started.

When starting to charge, cars typically display the estimated time remaining until the battery is fully charged. However, as the charging system continuously changes the total power output delivered by the charger, depending on the number of cars being charged, the actual charging time may differ significantly from the estimated time.

#### 12.8.4. Stopping the charge

You can stop charging on the vehicle's side as a main rule. Depending on the model, this can be done from the car's app, from the menu on the center console display, or by pressing the button next to the car's charging socket (the latter is only available on some models). When charging is stopped, the charging cable is unlocked at the end and can be pulled out of the car.

If, for some reason, you cannot stop charging in the car, you can also switch off the wall charger directly. All you need to do is touch your RFID card to the indicated point on the wall charger, similar to starting the charge. The charging will then stop immediately. Charging can only be stopped with the card that was used to start it, so no other person can stop the charging in progress. If the charging is stopped from the wall charger using an RFID card, the locking of the end of the cable plugged into the car is not expected to be released, in this case it can only be done from the car's side.

#### 12.8.5. Charging indicators

Steady green light: the charger is ready for use.

Steady blue light: charging temporarily stopped, suspended. There are two possible reasons for this. One is that the battery is fully charged and the car has stopped charging. The other is that the available electrical power is too low to charge, if it increases, the charging will resume by itself.

Flashing blue light: successful RFID card read, the charger is waiting for charging to start.

Pulsating blue light: (cyclically fading, intensifying): the car is charging, charging is in progress, charging is OK.

Red light: fault, charger not working. Try resetting the charger by turning the small circuit breaker above the charger off and on again.

If you are unable to resolve the problem or experience abnormal operation, please call Smart Digital Kft., the charger's back-up service provider, on +36 (1) 447 7585 or scan the QR code on the charger with your handset. To report a fault you will also need the identification number on the charger and the customer identification.

#### 12.8.6. Possible causes of errors, troubleshooting

No light on the charger: there is no voltage in the charger, if it does not change after the circuit breaker is switched on, call the joint representative.

The charger indicates that it is ready for use, but charging does not start:

- Check that the cable is plugged into the car correctly and that it is locked
- Check the vehicle's condition to make sure it is ready to receive the charge.
- Charging will not start if the battery is fully charged or if the system temperature is outside the specified temperature range.
- Make sure that the RFID card has been successfully scanned, the indicator light will flash blue.
- Start the charging process from the beginning! Unplug the cable from the car and wait until the indicator light turns green, then restart the charging process from the RFID card scan!
- If the charging still cannot be started, the cause of the error is probably a communication problem, the wall charger has lost the connection to the service provider's server. If the phenomenon persists for more than 10 minutes, please call Smart Digital customer service at +36 (1) 447 7585 or scan the QR code on the charger with your phone!
- Power failure: if a power failure occurs during charging, there is nothing to do, charging will resume automatically when the power comes back on.

Charging proceeds based on the feedback from the wall charger, but the charge in the vehicle's battery does not increase: the current power available in the charging system is below the minimum level at which the vehicle can start charging the battery. Since the charging system automatically allocates and regulates the power available at any given moment, as soon as the power increases or decreases and the number of consumers reaches the right level, the vehicle's battery will start to charge.

If you lose your card, please report it immediately to the joint representative so that it can be cancelled! If this is not done and the card is found, anyone can use it without restriction until it is blocked. In this case, there is no way to verify when and how much charging was unauthorized, and the card holder will have to pay for the electricity consumed.



### 12.8.7. Settlement of consumption

The software that controls the operation of the charging system can measure the power consumption of each RFID card, and based on the data, the joint representative allocates the price of the electricity consumed by the charging network to each of the owners of the individual car bays. As with the maintenance of the charging network, the provision of the software background, software maintenance, access and data transfer is the responsibility of SmartDigital Ltd. The allocation of costs is similar to the accounting and allocation of heating and water heating costs, according to the period (usually monthly) agreed in the General Rules and Procedures or by the General Assembly. If an owner fails to pay their share of the electricity consumed, the joint representative has the right to exclude the person(s) concerned from using the charger by blocking the card.

## 12.9. Condensates, oil traps, sludge pump

In several rooms of the building (waste storage, boiler room, cleaning supplies storage, basement storage and garage), floor drains have been installed to drain water generated during cleaning or otherwise.

The function and purpose of these structural elements is appropriate only for the above purpose. They do not provide adequate protection against environmental pollution, so it is strictly forbidden to pour car oil, petrol, acids, alkalis and substances harmful to drinking water and soil into the floor drains.

The oil trap is located at basement level and is designed to separate oil and petrol from the leachate. It is also responsible for separating the pollutants from the dripping water from parked vehicles and for collecting the polluted water during the cleaning of the machines. The collected pollutants must be transported to the disposal site at regular intervals as required, and only authorized persons or contractors may transport them (proof of transport must be provided).

The treated water is pumped into the public sewer by a sludge pump. The sludge pump must be checked regularly and cleaned as necessary to ensure that any sand or other contamination does not block the pump's suction basket. The pump and the entire system should be checked and inspected at least once a year, because in the event of a pump failure, any water that is discharged to the basement level will not be

lifted into the sewer system and even a minor rainfall event can cause serious damage to the water that runs down the ramp!

#### 12.10. Use and maintenance of storage areas

Please note that, unlike the floor-level storage facilities, the storage facilities in the indoor garage (like the indoor garage) are not temperature-controlled, and temperatures can drop below zero in winter. The flat floor design means that rainwater and snowmelt from the walkway, carried in by shoes or cars, can enter the storage spaces, and that there are storage spaces with a floor drain, which means that if large amounts of water reach the basement level, they can escape partly through this drain. Also note that rainwater and sewage pipes running under the floor slab may also lead to water entering the storage spaces in the event of a failure. In view of the above, only store objects that are not susceptible to frost or moisture.

For fire safety reasons, it is forbidden to install or block up the grated side walls of the containers. It is also forbidden to store highly flammable or explosive substances (e.g. fuel). Legislation or authorities (e.g. the National Public Health Authority) may also restrict or prohibit the storage of certain substances or objects, so please check in advance if in doubt.

The maintenance of the mesh structure of the containers is the responsibility of the owner and the procedure described for the balcony rail (point 11.2) applies.

The flooring of the storage rooms in the parking garage is made of synthetic resin, as in the parking garage itself, and the maintenance instructions are the same as for the parking garage (point 12.7). The flooring of the storage rooms on the upper floor is made of granite tiles, as in the corridors and staircase, and the cleaning instructions are the same as for the corridors and staircase (point 13.1). The individual storerooms do not have their own lighting, lighting is provided by the lights in the parking garage and in the storage groups, no electrical sockets have been provided, and no electrical appliances may be operated in the storerooms. Disrupting the electrical network at the lighting or elsewhere for the purpose of providing a socket is strictly prohibited, as the storerooms do not have their own electrical meter, and unauthorized use of electricity is therefore considered theft!

## 13. COMMON AREAS

The common areas are the common property of all the owners, which they can use and must pay for their maintenance in proportion to their share of ownership, as defined in the articles of association. However, there are some common areas and facilities to which only a professional has access. Only this person can set up, install and maintain them (heat pump, boiler and boiler room, garage door, heating system, hot water supply system, electrical switchboards, transformer, pressure booster, pumps, ventilation system, etc.). Other equipment (lifts, lighting in common areas, doors and gates, etc.) may be used and maintained by the occupants, but the above provisions shall apply to modifications, repairs and maintenance.

The maintenance, operation and repair of common areas and common property machinery and equipment shall be the responsibility of the common representative, who shall also conclude the appropriate maintenance contracts, even if this is not specifically mentioned in the individual points. With regard to warranty, the joint representative is also entitled to act on behalf of the owners, to file a complaint, to check the completion of the repair and to take over the work, so please report any problems concerning these areas to the joint representative.

### 13.1. Staircase, hallways, lobby

These areas are for passing only and are also an escape route in case of fire or other emergencies, so it is strictly forbidden to obstruct or block traffic with any object or equipment (flower stand, bicycle, pram, shelf, etc.). For the same reason, it is forbidden to remove furniture from the platform in the lobby or to place other furniture or equipment in the passageways. Compliance with fire regulations is regularly checked by the fire brigade, which can impose fines in the range of millions on a condominium for non-compliance.

Floor tiles can be cleaned using both mechanical and manual methods, and the use of abrasive or aggressive products should be avoided.

## 13.2. Elevators

The operation and use of lifts (elevators) is strictly subject to a specific use permit. The lift requires regular inspection and regular maintenance, as evidenced by a logbook. Failure reporting (fault report) procedures must be provided in accordance with the operator's instructions. A compulsory maintenance contract must be concluded for the lifts; during the warranty period, a maintenance contract may only be concluded with Schindler Hungária Lift és Mozcólépcső Kft., the Hungarian service provider for Schindler lifts. Failure to conclude a maintenance contract or to engage another company will result in the loss of the warranty.

The lifts are set up to automatically descend to the ground floor and open the doors in the event of a fire alarm, which will remain open until the emergency is over and the lift will remain out of service. This minimizes the risk of being trapped in the lift, and if such an event should occur, you can simply press the emergency call button in the cabin to contact the central dispatch service, which will arrange for rescue.

Particular attention must be paid to the cleaning of the lift, during which all contaminating materials must be carefully removed from the slides of the lower door guide rails. Dust, gravel, debris, wood chips or any solid material that could prevent the door from closing must be cleaned immediately, otherwise the lift will become inoperable. Also, when cleaning the metal parts of the lift, particular attention should be paid to the choice of the appropriate cleaning agent, as acidic or alkaline substances will alter the surface of the metal, which may become tarnished or stained.

Physical damage to the lift cabin, doors, controls, etc. (scratches, dents, breaks, etc.) are not covered by the warranty or the maintenance contract, so please protect the condition of the lifts.

Certain parts of the lifts (e.g. cables) need to be replaced from time to time even when used as intended, these are considered wear and tear parts and, like lighting fixtures, the warranty is limited.



### 13.3. Entrance gate

Access to the residential complex is possible from two points (main lobby, staircase B) and from Vaskapu Street (staircase A).

It is strictly forbidden to use the garage door as a personal entrance! Each part of the building has its own entrance door.

Entrance doors are equipped with electric magnetic locks and can be accessed in 3 different ways.

#### 1. Facial recognition

The intercom is able to recognize faces entered into the system and unlocks the gate if the face is recognized. This way, if you leave home for a short period of time (shopping, walking the dog, jogging, etc.) with family members staying in the apartment, there is no need to take a proxy with you at all. Face entry into the system is voluntary and is done by the joint representative, and only the joint representative or her/his authorized staff can view the images entered. No other personal data (name, apartment number, etc.) is associated with the pictures taken, they are stored by the intercom itself and are not transmitted. When moving out of the property, the image will be deleted by the joint representative.

#### 2. Opening by proxy

If required, the joint representative can program additional proxies, Metrodom will not replace lost or damaged cards afterwards, neither under warranty nor for an extra fee.

#### 3.

By entering the code of the apartment or the name of the owner registered in the system into the keypad, the indoor unit can be called up and the person in the apartment can unlock the gate from above. The intercom also transmits a video feed from the person downstairs to the apartment when the apartment is called. This connection is one-way.

The entrance gate is equipped with a door closing assist device; however, the closing of the door must be manually monitored to check that the door has in fact been closed. The operation of the retractor will require continuous monitoring and fine-tuning for 1 year after delivery, the latter not being covered by the warranty.

### **13.4. Ground-floor covered parking spaces**

The ground floor closed parking lots of the complex are accessed from the entrance on Vágóhid Street, with a license plate recognition camera and a tilt gate. The open access but covered parking spaces under the building are accessible on foot from the inner courtyard. In addition to the car driveway on the ground floor, 3 electric parking spaces for GreenGo vehicles have been provided, which are independent of the building's operation and can be used by anyone.

### **13.5. Waste removal**

The waste storage rooms are located on the ground floor near the lifts, with 1 large room per staircase, sized for the required number of waste containers. All residents must take their communal and other (selective) waste to these rooms and place it in the containers marked (by color). The joint representative will arrange the removal of waste.

### **13.6. Roofs**

The green roofs above the 3rd floor and the flat roof above the 10th floor of staircase "B" may only be accessed by persons authorized by the joint representative to carry out repair, maintenance and plant care work.

The door leading to the communal roof terrace above staircase A, above the 10th floor, has a handle, cylindrical shingle and an electric lock. The opening hours and use of the roof terrace are defined by the condominium in the rules and regulations. Access to the roof terrace is only allowed on the paved walkways within the area bounded by the safety barrier. Built-in furniture and fixed seating surfaces with wooden coverings on the roof terrace require maintenance, which is the responsibility of the joint representative. Access to the mechanical equipment enclosed by a screen wall is only permitted to persons carrying out maintenance and repair work authorized by the joint representative.

## 13.7. Lighting of common areas

Common areas, stairwells, corridors and other rooms are equipped with motion sensor-controlled lighting. Exit indicators and emergency lights are (usually) numbered, have a different shape and are battery operated for at least half an hour in the event of a power failure. Their maintenance requirements are low, but batteries (or batteries for uninterruptible power supplies) should be checked at least once a year and replaced as necessary depending on the type. Emergency lighting must not be switched off, and defective parts and lights must be repaired or replaced immediately, failure to do so will be severely penalized.

## 13.8. Fire protection system

The complex is equipped with a modern fire safety system that complies with the authorities' requirements, the main aim of which is to prevent the spread of fire in the event of a fire and to protect residents from the smoke that is often more dangerous than the flames themselves. Apart from plastic light switches and doorbells, no combustible materials were used in the construction of the building in corridors, stairwells and hallways, so that fire cannot start or spread in these areas. The elements of the fire protection system and their operation must be inspected annually and maintained in accordance with the legal requirements.

When a fire is detected

- call the emergency numbers 105 or 112 immediately.
- break the glass of the nearest fire alarm button and press the button.
- follow the escape route signs through the stairwell and out of the building by passing through the ground floor corridor with all persons in the apartment. The use of lifts is prohibited in the event of fire, the staircase is protected from smoke and fire and is a safe escape route.

### 13.8.1. Fire alarm buttons, extraction system

Fire alarm buttons have been installed at the garage level and in the corridors of the staircase, and when the glass is broken, the button rises and activates. The red colored fire alarm button only activates the fire alarm system but does not activate the smoke extraction system. By default, the fire alarm system is signaled to the remote monitoring company contracted when the building is handed over, this can

be changed by the joint representative if required (signaling to the Fire Brigade or other service provider). The smoke detectors in the fire alarm system in the parking garage activate the following systems:

1. The lifts will automatically go to the ground floor, open their doors and remain open until they are switched back on, during which time the lifts cannot be used. Therefore, in the event of a fire alarm, do not try to escape using the lifts.
2. The garage door opens and remains open until reset.
3. The high-powered fans in the shafts of the garages are switched on, and the fire alarm system exhausts the smoke in the section affected by the fire in response to the smoke detectors.
4. The fans in the basement levels of the connected stairwells are also activated, blowing fresh air from outside into the stairwell to create overpressure, thus ensuring smoke-free escape routes.
5. Opens the windows of the associated stairwells, starts the positive pressure fans in the stairwell lobbies and closes the doors of the stairwell and stairwell lobbies, thus making the stairwells, which are the escape routes of the building, smoke-free and maintaining smoke-free conditions.
6. Closes and shuts down the CO extraction system in the parking garages.

Similar to the **red** fire alarm buttons in the parking garage, **yellow** buttons can also be found next to the stairwell doors in the stairwells. When pressed, these are accompanied by an audible signal to open the façade doors in the stairwell or part of the building concerned, to start the overpressure ventilator in the stairwell lobbies and to close the stairwell and stairwell lobby or corridor doors, thus ensuring a smoke-free escape route. In this case, no fire alarm is sent to the remote monitoring company.

### 13.8.2. Fire doors

The fire doors at the boundaries of the fire sections in the staircase, staircase lobby, corridor and parking garage are considered life safety equipment, therefore it is not possible to change their installation and operation. Fire doors/gates have an essential life and property safety function in fire sections by their function and purpose.



This structure is not a simple hallway iron door, which can be wedged open with a wooden wedge, mop bucket, broom, etc., but a life safety structure with a firm closing function, which is required to close in case of fire, provided by the closing mechanism integrated in the hinge and the holding magnet controlled by the fire protection system. It would only be possible to change the setting of this at the expense of closing safety and consequently at the expense of the life and property protection function! The doors are regularly inspected by the fire brigade and any modification or improper operation will result in a fine in the order of millions of forints.

The main purpose of the retracting mechanism on fire doors – a spring mechanism – is to allow the door to close in the event of a fire in response to a fire alarm, except for basement stairwell fire doors which are permanently closed. The retractor is not intended to provide perfect, noise-free reduction of the impact. The silent closing and opening of the door is the personal responsibility of the user, so the door must be opened and closed with care and by hand.

DIY repairs, gluing or applying bits of sponge, rubber sheets, felt, etc. to the edges or casings of doors is also considered improper use and a serious breach of the regulations.

### 13.8.3. Fire extinguisher system

The building has a fire water system with hydrants and hoses. In addition to the water system, powder extinguishers are installed for additional protection. The use of these is not the responsibility of the tenants, and the joint representative is responsible for the biannual inspection and maintenance. The detailed rules for the use and operation of the fire extinguishing system are set out in the Technical Fire Safety Compliance Manual, which was handed over to the joint representative at the inception of the condominium.

## 13.9. Garden, green roofs, interior vegetation

The internal garden between the buildings in the residential complex, although uniform in appearance, is technically partly green roof. The roof of the parking garage between the buildings, which protrudes in places from underneath, is covered with a layer of water and thermal insulation in accordance with the design, and is considered green roof, and is referred to as such in the remainder of this chapter. The green areas above the 3rd and 10th floor slabs are also considered green roofs. All plants,

plant support equipment and sprinkler systems within the fences on the condominium site are the common property of the condominium.

Landscaping work on the green roofs should be carried out by a professional only, digging and hoeing should be avoided as the tips of tools will breach the waterproofing below ground level, which will inevitably cause waterlogging. Vegetation planted in the common areas of the building also requires special attention and maintenance, in particular to ensure proper irrigation and the necessary temperature. The vegetation requires constant care and maintenance (mowing, pruning, fertilizing, weed control, pest control, lawn aeration, etc.), for which we recommend the use of a gardening subcontractor.

An automatic irrigation system has been installed in the inner and outer front gardens and on the green roofs, which, when properly adjusted, takes care of the water needs of the plants. The irrigation system requires constant monitoring and supervision, and its settings must always be adjusted to the temperature and rainfall, otherwise the plants will inevitably dry out or become overwatered, depending on the weather. The purpose of monitoring and supervision is also to detect any malfunction of the automatic system before the plants are damaged or die, thus avoiding more serious damage.

If gardening is limited to watering and pruning, it will lead to a visible degradation of the green space! Metrodom accepts no responsibility for any deterioration caused by failure to provide adequate nutrients, lawn aeration, etc.

In the outdoor ornamental pool in the inner garden, the water is filtered and automatically recycled to replenish evaporated water. Even with automatic operation, constant attention and monitoring are necessary to maintain water quality. Failure to do so can lead to system malfunctions, which can result in water dilution or, in worse cases, equipment failure.

Steps for regular maintenance:

- cleaning of coarse filters (filter baskets),
- cleaning the dirt trap,
- underwater vacuuming,
- cleaning the sand filter tank,

- chemical and biological water treatment
- anti-algae treatment,
- flaking (flocculation),
- winterization works (draining of outdoor pools).

It is recommended that a maintenance contract be concluded with a specialist contractor to carry out these tasks.

### 13.10. Facades

The façade does not usually require special maintenance, but it should be checked at least every six months. The inspection is basically a visual inspection, and any damage or defects can only be repaired by a professional.

It is forbidden to clean dirt from the façade by rubbing, sanding, high-pressure water jets or water in general, especially during periods of frost.

#### Green façade

The plant boxes on the slabs, terraces, balconies, loggias of the condominium and the plant boxes for the creeper plants planted on the façade or in between balconies, terraces, loggias, together with the area under them and the plants in them, are the common property of the condominium, together with the automatic irrigation system and the drainage leading to them. The façade planters were installed with pre-grown runner plants. The green façade is required to be operated under a maintenance contract.

### 13.11. Tin fixtures

Tin structures should be visually inspected once a year. Hidden gutters in projecting roofs should be cleaned of foliage and sediment, if necessary. Activities involving fire, heat loads above 60 °C (e.g. welding, soldering, hot air blowing, cigarette smoking) are prohibited on the tin-coated surface. Similarly, drilling, riveting, hammering, etc. on the surfaces is prohibited.

Tinned finishes are typically constructed using self-supporting structures with cushioning in accordance with codes of professional practice. Consequently, it is

forbidden to place or step on these surfaces with weights heavier than 3 kg, or to walk on them, as this could lead to accidents and deformation of the tin-plated surface.

### 13.12. Gas supply

The building is supplied with gas only up to the boiler room and the Remeha Quinta Ace type condensing boilers installed there to provide supplementary heating and hot water for the apartments. If you notice a smell of gas in the building, turn off the taps before the gas meter immediately and notify the Gas Works!

Only a person qualified as a boiler operator may operate the boilers and only he/she may change the settings. The boiler, the control unit, sensors and auxiliary equipment require continuous monitoring, which must be properly documented, and the warranty is conditional on maintenance by a specialist service technician and the conclusion of a maintenance contract. The boiler shall be operated in accordance with the instructions for use and maintenance handed over to the joint representative.

### 13.13. Lightning protection

The lightning protection system does not require maintenance, but the visible parts – conductors, arresters – should be checked every year. The condition of the lightning protection must also be checked by measurements in accordance with the relevant standard (every 3, 6, 9 years) and a measurement report must be recorded. The system must also be checked after a possible lightning strike. Even a properly installed and designed lightning protection system does not provide complete protection against the unexpected occurrence of a lightning strike!

### 13.14. Common rooms and areas

The Metrodom Green residential complex has internal communal areas (12 m high lobby: reception desk /0-24 h/, package point, bicycle storage, sauna, fitness room, communal living room with play area located on the ground floor of the building, and a communal roof terrace with outdoor barbecue, sun beds, picnic tables, located above the 10th floor of staircase A and accessible via the staircase. The complex also includes a large internal garden with benches, an outdoor gym and a multi-purpose artificial grass pitch. The common areas and common rooms (hereafter referred to in this chapter as common areas and common rooms) are freely available for use by all residents (owners or tenants). There is no extra charge for use, it is included in the common charges. (The condominium is free to change the conditions and methods



of use by a decision of the general assembly, within the limits of the law.) Use of the common areas and common rooms is governed by the rules of the building, failing which the provisions of the common representative shall prevail.

### 1. Reception

The reception desk is located in the common lobby of staircase A-B, where the /0-24h/ reception desk is located, where the monitors of the closed-circuit television network, the software computer of the access control and camera systems, the sauna alarm bell and an intercom unit are located. The contract with the concierge service is the responsibility of the joint representation!

### 2. Package point

Accessible from the common lobby, in the left lobby in front of the reception, past the mailboxes. The package point is for the use of the owners only, it is not available to third parties. Information on the use and operation of the baggage point will be provided separately.

### 3. Community living room with play area

The community living room has a hard-wearing, easy to clean vinyl floor, the furniture, technical equipment and toys are designed for residential use and may have a significantly shorter life span if used beyond normal use. The care and cleaning of furniture and toys is subject to the labels affixed to them.

### 4. Fitness room

The floor of the fitness room is covered with PVC sports flooring specially adapted to the room, which ensures accident-free use when wearing the right footwear. Only dry and clean sneakers designed for sports use are allowed in the fitness room. The use of the fitness room and its equipment in street shoes, slippers, socks or bare foot is strictly forbidden and can lead to accidents. Everyone uses the fitness machines at their own risk and children under 14 years of age may use the fitness room only under adult supervision! Regular maintenance of the equipment is essential to ensure the longevity of the equipment and a maintenance contract is recommended. Failure due to improper use or lack of regular maintenance is not covered by the warranty.

## 5. Sauna

In addition to the traditional Finnish and infrared saunas, the sauna also features a salt room, a shower and a relaxation area. The instructions for the use and management of the sauna have been handed over to the common representative, who will take care of the distribution of this manual and the information required for its use to the residents (posting, publication on a mailing list, etc.).

## 6. Bicycle storage

The central bicycle storage area is accessible from all entrances and from the inner courtyard garden. The doors are fitted with magnetic locks and residents can access the room via a proxy sensor. Ceiling lighting is provided by motion sensor lights.

## 7. Interior and front gardens

The inner and front gardens are areas closed to motor traffic and are only accessible to vehicles in case of emergency (police, ambulance). No other motor vehicles, motorcycles or other motorized vehicles may enter on a temporary basis for the purpose of transporting goods or moving house. The use of means of transport or micro-mobility equipment and toys (bicycles, skateboards, traditional and electric scooters, etc.) other than motor vehicles may be regulated by the general meetings of the condominiums, either in the building regulations or by individual general meeting resolutions.

At the outdoor training station, the required fall protection distances and areas are provided, with rubber surfaces of appropriate softness to reduce the risk of injury. This does not, however, render the supervision and control of the adult redundant and unnecessary; the supervision of children and the care of their safety are entirely the duty and responsibility of the adult person supervising them. As with the use of the garden, the same safety and other rules apply to the use of the fitness facilities as to the use of public spaces, and the equipment and design of the area comply in all respects with the relevant legislation and EU standards.

The entire garden area of the residential complex is considered as common area. The choice of plants was not based on the use of the lawn, it is mainly for ornamental purposes, the green areas are not designed for active use (except for the multifunctional artificial lawn next to the outdoor training station), the passage through them, their use as play areas, the placement of garden furniture, sun

loungers, will lead to deterioration. The use of the garden may be regulated and restricted by the condominium as required, in addition to the provisions of the Rules of Association and the House Rules adopted at the inaugural general meeting. Damage, wear and tear, deterioration of the garden, lawn and vegetation caused by the use of the garden or lawn are not covered by the warranty.

#### 8. Community roof terrace

The community roof terrace is designed with an outdoor barbecue, sun beds, picnic tables and a covered community kitchen and dining area with an adjoining terrace. The terrace is accessed via the staircase through a door with a magnetic lock. The use of the roof terrace is subject to the operating and use specifications approved by the common representative and the general assembly.

## 14. WARRANTY AND DEFECT LIABILITY

One of the great advantages of new-build homes compared to second-hand homes is that you don't have to worry about anything breaking, as they are repaired by Cataldo Construction Ltd during the warranty period – and we take this obligation very seriously. Of course, it is important that you, as the buyer, are aware of what is covered by the guarantee, how and for how long.

### 14.1. What is the difference?

In everyday life, the terms warranty and defect liability are often used interchangeably, even though they have very different legal meanings, so it is worth clarifying them first.

Both terms refer to the liability for defective performance of a contract. Defective performance of the contract is when the property does not meet the quality requirements laid down in the contract or by law on the date of taking possession, excluding defects known at the time of the conclusion of the contract for which neither the seller nor the developer is liable.

Essentially, defect liability is always the responsibility of the seller or contractor, while the warranty is only applicable if required by law or voluntarily undertaken. In the case

of residential properties, this is mandatory under Government Decree 181/2003 (XI. 5.) on mandatory warranties for residential construction.

The other main difference between defect liability and warranty is the burden of proof. While in the case of defect liability the buyer has to prove that the defect existed on the day of taking possession and that the seller is liable for defects, in the case of warranty the seller can only be relieved of their obligation to repair or other liabilities for defects in respect of a defect notified by the buyer during the warranty period if the seller can prove that the defect occurred after the day of taking possession.

The third important difference between defect liability and warranty is the duration of the warranty and the time limit for its enforcement. As a rule, defect liability claims are time-barred after 1 year – 5 years in the case of real estate – while the warranty period for certain parts of real estate or equipment is 3, 5 or 10 years.

It is very important that the warranty does not start at the moment of delivery (taking possession), but when the contractor (Cataldo Construction Ltd.) hands over the building to the client.

You will find the exact date of delivery on the warranty ticket.

The reason for this rule is that the apartments, staircases and storage rooms are not separate, independent products but form a technically integrated whole. (It is not possible, for example, for a boiler or lift to be under warranty to one tenant but not to the other.)

## **14.2. The obligor of the warranty**

The party liable to carry out warranty repairs is primarily the general contractor of the building, Cataldo Construction Ltd, and not the seller. Notifications are handled and repairs coordinated by Cataldo Construction Ltd. staff, if you have warranty problems, please contact them using the contact details on the website ([www.cataldo.hu/garancia](http://www.cataldo.hu/garancia)), not our customer service or your property advisor.



### **14.3. Filing a claim**

The owner (beneficial owner) of the property is the primary person who can make a claim, but family members are also acceptable, although in case of dispute or doubt, we may ask the claimant to prove their eligibility. If the property has been sold, the new owner will of course have the same rights as the person who bought the property directly from us. It is advisable to report the problem to someone who can arrange a repair date, meet the repairmen and take over the work. If the person reporting the problem cannot do so, please provide a contact person.

Complaints can only be made in writing (via the website, e-mail, letter or by submitting the completed report form to our head office), a complaint made by phone or verbally to one of our staff does not count as a complaint, and we will not investigate or correct the possible defect on the basis of the complaint! This is because we want to avoid any disputes arising from parties having different memories of who reported what, to whom, when and what.

The quickest and easiest way to report your repair claim is to go to our website ([www.cataldo.hu/garancia](http://www.cataldo.hu/garancia)), no registration is required, no warranty ticket or other proof number is needed – you just need to select the building, staircase, enter your apartment number and your contact details (phone and e-mail) and briefly describe the defect. You will immediately receive an automatic confirmation email with the details of the report and who will contact you and when.

If you do not wish to use the website, you can send an e-mail or a letter, in which case we recommend using the error report form that you received when you took possession of the property or find in our offices. Please be sure to send or bring it to our head office, to the address on the report form, as this is the only way to ensure that it is sent to the right place and to a warranty agent!

### **14.4. The repair process**

Within 5 working days of the notification, you will be contacted on the telephone number provided by the building's warranty manager or the subcontractor (this deadline is extended at the end of the year, when the warranty department is closed for 2 weeks). Please make sure that you do so in time to be available to our staff and do not, for example, make your notification before an extended holiday or a stay

abroad, because after two unsuccessful attempts to contact you, the case will be closed.

If the nature of the fault requires it, the lead warranty contractor will make a preliminary inspection at a time agreed with you to assess the extent of the defect and the need for repair, or if this is not necessary, s/he will immediately arrange a repair appointment.

The repair will be carried out by specialist technicians acting on behalf of Cataldo Construction Ltd, usually the same technicians who were involved in the construction. At the end of the work, a simple record is made, signed by both the subcontractor who carried out the repair and the claimant, certifying that the repair has been carried out.

## **14.5.The one-year inspection**

One year after the occupancy permit is issued, a major site visit is held, when representatives of all the professional trades are present and available for a few days. At this time, we will repair "in one go" those micro faults (e.g. grout defects, loose skirting boards, etc.) which are not disruptive to the daily use of the apartment and are quick and easy to repair, but which would require a disproportionate amount of time and expense to repair separately.

It is also the time to repair micro-cracks in paint and plaster caused by the minimal movement of the house, structure and walls, the "settling" of the house (this is a natural phenomenon, occurs in all new buildings and does not indicate any quality problem).

The annual inspection will be notified to tenants in a letter posted in the letterboxes or on the notice board, which will provide all the information. For the avoidance of doubt, failure to carry out the annual inspection will at most cause inconvenience, but will not result in any loss of rights, and you can ask for the above defects to be repaired at a later date within the guarantee period.

## 14.6. When the warranty does not apply

There are cases where, despite the existence of a clear defect, the buyer is not entitled to claim for repair under guarantee. The specific cases relating to certain materials, products, equipment or systems are covered in the previous chapters, but we would like to draw your attention to some general or common cases.

Physical damage caused by the use of the property will not be repaired, this includes damage to paint, plaster, doors, windows, scratches on parquet flooring, sanitary ware, glaze or enamel on the bathtub. You can report such defects at the latest when you take possession of the property, as it is not possible to know, prove or even investigate when and by whom these defects occurred.

We will not repair faults that are caused by external causes, such as a balcony door left open, a leak from a faulty washing machine by an upstairs neighbor, or damage caused by pets, rodents, insects or other pests, which you can have repaired at the expense of your home insurance.

We will not repair defects caused by misuse, such as mold caused by lack of ventilation or by the heating being turned off, damage caused by inappropriate cleaning products (stains, discoloration, scratches) or damage caused by lack of maintenance (clogging, scale, dirt).

We will not repair parts that have been altered or replaced after takeover, for example, if you replace your parquet flooring or if you put wallpaper on or repaint the wall. For the avoidance of doubt, alterations ordered from us, materials ordered through us and installed by us are covered by the same warranty as the standard price fittings and products.

If the user has requested and received administrator access to the smart home system from SmartBuild Ltd, the warranty for the smart home system will only apply to the hardware. This means that in the event of any failure, malfunction or anomaly not attributable to hardware failure, repair or assistance may be refused or charged extra by SmartBuild Ltd.

In a different category, we also do not repair common areas or the machinery and fittings (lift, boiler, lighting, etc.) located there, if the residents have notified us, as only the joint representative can authorize and take over such work. If you have any problems with the common areas, please report them to the joint representative.

## 14.7. Operational defects

You may encounter a nuisance in your building or apartment that is not covered by the guarantee, but is part of the building's operation. Please contact the joint representative if you have any of the following problems:

- switching the heating or cooling on and off in the building;
- adjusting the temperature of domestic hot water;
- adjusting the motion sensors that control the lighting;
- setting the automatic irrigation system;
- replacing burnt-out light bulbs (in common areas);
- comments on cleaning;
- garage door failure, maintenance;
- garage door call number assignment/registration;
- adjustment of doors in common areas (e.g.: building entrance door);
- elevator malfunction, maintenance.



## 15. WARRANTY CARD

### 1. The obligor of the warranty

The warrantor shall be the general contractor of the building and of the apartments, the rooms and parts of the building serving the apartments and the building structures and installations

Cataldo Construction Ltd.

Registered office and postal address: 1139 Budapest, Teve u. 33-41. building C, 1st floor  
Company registration number: 01-09-289262

### 2. The beneficiary of the warranty, the warranty card

The beneficiary of the warranty is the current owner of the property, who proves his/her entitlement by means of the warranty card. The obligor is obliged to fulfil its warranty obligations even in the absence of the warranty card, if the claimant proves her/his entitlement to warranty (ownership) in another way, and therefore the obligor does not replace or exchange a lost or damaged warranty card.

### 3. Duration of the warranty

**The starting date** of the warranty is the date of the completion of the technical handover between the general contractor of the building and the builder (Metrodom Green Acer Ltd.), which is **31 January 2025**, pursuant to Government Decree 181/2003 (XI.5.) (hereinafter: the Decree).

#### **Duration of the guarantee**

- a) **3 years for sections 7.1, 7.2 and 7.3**
- b) **5 years in section 7.4**
- (c) **10 years for section 7.5.**

Failure to comply with these time limits shall result in forfeiture of rights.

#### 4. Enforcing the right to a warranty

A valid claim may only be made in writing, as follows:

4.1 Online using the online warranty claim reporting tool at **[www.cataldo.hu/garancia](http://www.cataldo.hu/garancia)**.

4.2 By e-mail at **[garancia@cataldo.hu](mailto:garancia@cataldo.hu)**.

4.3 By mail to **1139 Budapest, Teve u. 3341. building C, 1st floor.**

#### 5. Rights of the beneficiary

In the event of a defect, the rightful claimant may, in the context of a warranty claim, primarily demand that the defect be repaired by the obligor. If the repair is not possible or cannot be carried out by the obligor within the time limit, the claimant may, if possible, request the replacement of the defective product or material. No replacement may be requested where the damage is minor, does not restrict or render use impossible, and replacement would entail disproportionate additional costs compared with repair.

If the obligor fails to comply with the obligation to repair or replace, the claimant is free to seek compensation or to have the defect repaired at his own expense and to claim reimbursement of that expense.

The above rights shall only apply to defects duly notified and acknowledged by the obligor. If the claimant's notification is unfounded, or if the notified defect does not fall within the scope of the warranty, or if the claimant does not give the opportunity to assess or repair the defect, the obligor shall exclude the payment of compensation, or the cost of repair carried out by a third party.

#### 6. Obligations of the obligor

Within 15 days of the notification, the debtor must assess the defect and declare whether it will repair it under the warranty or refuse to repair it under points 5 or 8. If the claim is rejected, the obligor must state the reasons for its decision.

The obligor is obliged to correct the defect within the agreed time limit or to replace the defective product or material. The obligated party is also obliged to repair any damage to the property during the repair of the defect and to restore the property to its original condition.

## 7. Scope of the warranty

### 7.1. Building structures covered by the mandatory warranty:

- a) the foundations, wall and slab structures of the residential building,
- b) the finishes (including painting, plastering, wallpapering) of the apartments,
- (c) window frames, balustrades and parapets of the residential building,
- (d) the chimneys of the residential building,
- (e) the roof of the residential building and the roof structures thereon,
- (f) guttering and rainwater downpipes on the residential building,
- (g) insulation of the residential building and external finishing.

### 7.2. Home and building equipment covered by the compulsory warranty:

- a) the cooking equipment (stove, hob, etc., only in the case of apartments sold with a furnished kitchen),
- (b) heating equipment (panels and pipes for surface heating),
- (c) hot water supply equipment (condensing gas boiler),
- (d) the building services and sanitary installations (wall wells, sinks, baths, showers, washbasins, lavatory cisterns, toilet bowls, etc. with their fittings),
- (e) ventilation equipment (extractor hoods, etc.),
- (f) the built-in furniture (built-in wardrobe, kitchen cabinet, etc., only in the case of apartments sold furnished),
- (g) roller shutters,
- (h) the doorbell and the intercom within the apartment, as well as the intercom and the bell-ringing equipment with the wiring,
- (i) switches and sockets for the electrical wiring of the apartment,

(j) the central heating and hot water supply installation with its fittings, including the wiring and radiators (radiator, etc.) in the apartment,

(k) water, sewage and gas pipes and their fittings, including the section of pipe in the apartment; in the case of gas pipes, excluding pipes and fittings taken over by the public utility company for credit or operation,

l) the electrical wiring and its contact protection system, including the section of wiring and fittings in the apartment, excluding unmetered appliances and meters accepted for credit or operation by the public utility service provider,

(m) the ventilation system and the air-conditioning system serving the apartment (the latter only in the case of apartments sold with separate air-conditioning systems),

(n) the telecommunications system, including the wiring and the sockets within the apartment (excluding the wiring and other equipment necessary for the provision of the service, which are the property of the telecommunications operator),

(o) passenger and freight lifts.

### 7.3. Parts of the Residential Building Serving the Apartments Subject to Mandatory Warranty Coverage

a) roof terrace,

b) basement,

c) entrance hall,

d) staircase,

e) corridors and suspended passageways,

f) central machinery spaces,

g) a room for the storage of baby carriages and bicycles,

h) waste storage room,

i) car storage room (garage, parking garage).



#### 7.4. Certain building structure products covered by mandatory warranty

1.	Building-structure	Product	
2.	Roof shingles	2.3	Sheet metal roofing elements (galvanized steel sheet, galvanized sheet, aluminum sheet, plastic coated metal sheet)
		2.5	Thermal insulation sheets, duvets, etc.
		2.6	Vapor insulating foils
		2.7	Roof lights, roof openings, snow guard, etc.
3.	Partition walls	3.1	Burnt clay partition elements
		3.6	Composite (lightweight) – prefabricated or panel – partition panels
4.	Insulation against precipitation and utility water	4.1	Bituminous waterproofing sheets
		4.2	Plastic waterproofing and panels, foils
		4.3	Coating insulation materials
		4.5	Adhesives
		4.6	Roof and floor fittings (drains, vents, etc.)
5.	Doors and windows	5.1	Wooden, metal, plastic and combined material openings
		5.2	Window and door fittings (locks, hinges, frames, etc.)
		5.3	Glass structures and insulating glass structures
		5.4	Shades, blinds, shutters and grilles
		5.5	Sealants, thermal and sound insulation materials used for installation
6.	Assembled partitioning wall and ceiling structures, suspended ceilings	6.1	Lightweight construction – usually of combined materials – wall and slab structural elements (wall, slab and roof elements; suspended ceiling elements, building elements, fasteners, thermal insulation materials, gap sealants, etc.)
7.	Precipitation and water drainage structures	7.1	Prefabricated elements and assemblies of galvanized steel sheet, galvanized sheet, aluminum sheet, plastics
8.	Plastering, cladding, g.	8.1	Glazed and unglazed ceramic floor and wall tiles
		8.2	Burnt clay paving bricks
		8.3	Cementitious floor tiles
		8.4	Building stones and paving stones

	finishes (excluding rendering, interior wall painting whitewashing and wallpapering)	8.5	Plastic floor and wall tiles and edging profiles
		8.6	Rubber floor tiles and skirting boards
		8.7	Sheathing sheets
		8.8	Metal cladding sheets and profiles
		8.9	Wood and wood-based flooring elements (parquet, wall cladding, profiles, etc.)
		8.11	Glass facade cladding elements
		8.12	Adhesives and substrate builders
		8.13	Thermal insulating plastic or silicate-based facade coatings
9.	Free-conducting building services piping, equipment	9.1	Steel, plastic pressure and drainpipes, fittings and fasteners
		9.2	Pipe network fittings (valves, bolts, taps, taps, pistons, vents, air intakes, condensers, quick condensers, throttles, regulators, stink traps, grease traps, sand traps, etc.)
		9.4	Home furnishings (sink, wall fountain, spout, bathtub, shower tray, sink, toilet bowls, flushers, etc.)
		9.5	Heating (cast iron, steel plate and aluminum radiators, convectors, heat generators, heat exchangers, hot water heaters, expansion tanks, temperature regulators, gas stoves, etc.)
10.	Air conditioning and ventilation equipment	10.1	Elements of air duct systems (intake, exhaust and exhaust devices)
		10.2	Air conditioners, convectors, fans, etc.
		10.3	Sound damping equipment
11.	Electrical power cables, signalling cables, networks	11.1	Plastic insulated cables
		11.2	Protection tubes and boxes
		11.3	Distribution, connection and fuse boards
		11.4	Switches and sockets
		11.5	Lamps and sockets
		11.6	Electric motors
		11.7	Buzzer devices, intercoms and central antenna systems
		11.8	Main switchboards and distribution cabinets
		11.9	Electric water heaters and cookers
12.	Lightning protection	12.1	Interceptors, inlets and earthing
13.	Elevators	13.1	Passenger lifts and their accessories

## 7.5. Additional building structure products covered by mandatory warranty

1.	Building-structure	Product	
2.	Soils made resilient		
3.	Foundation structures	3.1	Burnt clay bricks (solid bricks, pillar bricks)
		3.2	Crop stones and building stones
		3.3	Prefabricated concrete and reinforced concrete foundation elements (prefabricated piles, footings, base beams, etc.)
4.	Load bearing frames	4.1	Prefabricated concrete, reinforced concrete, steel, wood and aluminum load-bearing structural elements (columns, main beams, girders, etc.)
		4.2	Structural fasteners
5.	Slabs (without coverings, suspended ceilings, lighting; excluding fitted slab structures)	5.1	Burnt clay ceramic slab elements
		5.2	Prefabricated concrete and reinforced concrete slab structural elements (slab infill panels, lining panels, trays, slab beams, slab joists, slab panels, balcony elements, stair elements, etc.)
		5.3	Steel slab structural elements (beam elements, trapezoidal elements, slab panels, stair elements, etc.)
		5.4	Aluminum slab structural elements (trapezoidal sheet, slab panels, etc.)
		5.7	Combined (wood, wood-based panels, plastic, metal, gypsum, etc.) slab structural elements (slab panels, etc.)
		5.8	Slab structural fasteners
		5.9	Thermal, vapor and sound insulation materials, elements
6.	Roof structures (excluding roof cladding, insulation, etc.)	6.1	Metal, reinforced concrete and wood prefabricated roofing elements
7.	Vertical load bearing structures (excluding cladding, finishes, partition walls)	7.1	Clay masonry units (bricks, blocks, etc.)
		7.2	Limestone sand masonry units
		7.4	Prefabricated concrete and reinforced concrete wall elements (masonry elements and blocks, small and large wall panels, square elements, wall dividers, wall substitutes, plinth elements, wall shell elements, etc.)
		7.6	Wall structural fasteners
		7.7	Facade gap sealants
		7.8	Thermal, vapor and sound insulation materials, elements
8.	Ventilation chimneys, chimneys (without liners)	8.1	Prefabricated lightweight concrete, concrete and reinforced concrete chimney and ventilation stack elements
		8.2	Metal and ceramic chimney elements
		8.3	Burnt clay masonry elements

9.	Insulation against ground water and soil moisture	9.1	Bituminous and plastic waterproofing sheets
		9.2	Adhesives and chemicals
10.	Building services pipelines, underground (excluding free-running building services pipelines) wiring	10.1	Pressure pipes, drainpipes and tubulatures
		10.2	Ceramic tubes and pipes
		10.3	Steel and cast-iron tubes and tubulatures
		10.4	Prefabricated concrete and reinforced concrete pipes, tubulatures and manhole elements
		10.5	Plastic pipes and tubulatures
		10.6	Pipe and sewer fittings (bolts, pistons, etc.)
11.	External installations structurally attached to the building	11.1	Prefabricated concrete and reinforced concrete retaining wall walkways, steps, etc.

## 8. Limitation of warranty

The warranty does not cover the following cases, or the warranty shall be terminated or invalidated in the following cases.

**8.1. Damage caused by natural disasters (storm, fire, earthquake, etc.) or other events classified as force majeure.**

**8.2. Intentional damage (e.g. graffiti, theft, acts of terrorism, etc.), damage and defects attributable to negligence, carelessness or improper use, including damage caused by children or pets.**

**8.3. Damage resulting from failure to perform maintenance. Where the user manual requires a maintenance contract to be concluded (boiler, elevator, garage door, etc.), failure to do so will automatically result in the loss of the warranty. Breaches of the maintenance obligation include, among other things**

- mold due to inadequate ventilation and high humidity;
- frost damage or other malfunctions attributable to a lack of heating;
- clogged gutters, drains, or sewage pipes;
- damage caused by rodents, birds, or other pests;
- defects caused by dirt or limescale.

**8.4. Any breakage, scratches or surface damage that has not been reported prior to transfer of ownership or transfer of liability for damage.**

**8.5. Replacement of parts and products that wear out or become depleted**



during use (e.g., replacement of burnt-out light bulbs).

**8.6. Damage and defects attributable to failure to follow the instructions for use or to improper or unintended use.**

**8.7. Parts and equipment changed, rebuilt or modified in the property after transfer of possession, including faulty equipment not repaired by the obligor.**

8.8. Defects reported after the expiry of the warranty period, even if they can be proven to have occurred during the warranty period.

8.9. Objects, equipment, furniture, etc. not installed or built into the property by the obligor.

## **9. Legal protection of the entitled party**

The warranty does not affect or limit the rights of the beneficiary under the Regulation or other legislation.

February 28, 2025

Gábor Kiss

Cataldo Construction Kft.