

HOME MAINTENANCE GUIDE

- **Manufaktuuri 14 and 16**
- **Aiandi 10/1, 10/2, 12/1 and 12/2**
- **Päevalille 19**

Regular cleaning and maintenance of the apartment is the responsibility of the tenant, which helps to ensure healthy living conditions, good indoor air quality, and the preservation of the apartment's furnishings.

The most important aspects of home maintenance are regular cleaning, the use of dry and slightly damp cleaning methods, and neutral cleaning agents.

Cleaning the home is easy with high quality cleaning supplies; avoid excessive water and strong or abrasive cleaning agents that may damage surfaces.

Below you will find all the necessary explanations, instructions, and a table outlining the division of responsibilities related to the maintenance of the rental property. For any questions, please contact the Lumi Kodud team.

Phone: (+372)56471767

Email: info@lumikodud.ee

www.lumikodud.ee

TABLE OF CONTENTS

WINDOWS.....	3
DOORS AND LOCKS	3
KEYS	3
INTERCOM.....	4
FLOORING	4
WALLS AND CEILINGS.....	4
BATHROOM	5
MAINTENANCE INSTRUCTIONS FOR SANITARY CERAMICS AND FAUCETS	5
SHOWER SCREEN	5
TOILET BOWL AND SEAT	6
DRAIN MAINTENANCE	6
KITCHEN FURNITURE AND INTEGRATED CABINETS.....	6
HOME APPLIANCES.....	7
REFRIGERATOR AND FREEZER.....	7
DISH WASHER.....	7
STOVE, OVEN, AND HOOD.....	8
WASHING MACHINE.....	8
SEWAGE AND WATER SYSTEM	9
HEATING SYSTEM	9
VENTILATION SYSTEMS.....	10
FIRE SAFETY	11
LIGHTING AND BULBS	12
BALCONY/TERRACE.....	12
STORAGE ROOM	13
DIVISION OF LIABILITY REGARDING THE RENTAL PROPERTY	13

WINDOWS

Washing windows inside and out is the responsibility of the tenant and must be done at least once a year (more frequently if needed). Start washing the windows by cleaning the sill, side panels, and trims with a damp cloth. Continue by washing and drying the windowpanes using appropriate tools. If necessary, use an extendable pole and/or a window cleaning robot.

If you wish to install (additional) curtain rods or blinds, it must be approved by the Lumi Kodud team.

Nothing is allowed to be screwed or glued to the windows (including insect screens, blinds, etc.). Only products that can be removed later without causing damage are acceptable.

DOORS AND LOCKS

Doors can be cleaned with a soft damp cloth (do not use abrasive materials). It is forbidden to use any powders, cleaning pastes, solvents, or similar liquids that may scratch or damage the surface or finish of the product. Additional weight should not be placed on door handles and knobs.

Annual maintenance of doors and handles will be conducted by a Lumi Kodud partner who will check the condition of hinges and handles, tightening, lubricating, and adjusting them if necessary.

If you hear squeaking from the hinges or locks between maintenance, use appropriate lubricants (avoid contact with finished surfaces).

KEYS

Lumi Kodud uses innovative iLOQ locks. Depending on the configuration, the same key can unlock the building's main entrance, the apartment door, storage room, bicycle and stroller storage, and the waste shed.

To unlock the lock, fully insert the key into the keyhole and turn it. If the lock does not open, pull the key out and insert it again slowly. Always insert the key without rushing; the static energy required to activate the lock is gathered while inserting the key. If the key is inserted too quickly, there may not be enough static electricity accumulated and the lock will remain locked. Do not force the key into the lock and do not twist the key.

The contact surface of the key's metal part must be clean and undamaged. If the contact surface is dirty, clean it with soft dry paper or cloth. If the contact surface is damaged, order a new key from the Lumi Kodud team.

Use the iLOQ key only for its intended purpose to open iLOQ locks. Any other use may damage the key, rendering it inoperable.

Regular maintenance of iLOQ locks is also performed annually by a Lumi Kodud's partner. If there are problems with the lock between maintenance, please contact the Lumi Kodud team.

INTERCOM

All apartments are connected to the main entrance through an intercom system.

Visitors must select the apartment number (in Päävalille Lumi Kodud apartment number and #) on the panel next to the exterior door; the intercom will ring in the apartment. By pressing the opening button (marked with a key symbol), the external door can be opened for the visitor remotely.

Please ensure you know who you are opening the door for and do not let in uninvited guests.

FLOORING

In Manufaktuuri and Aiandi Lumi Kodud, high-quality LVT flooring material is used.

In Päävalille Lumi Kodud, there is high-quality Classen laminate flooring.

General advice:

- To protect your floor from scratches caused by dirt and sand, place a doormat in front of the entrance (inside the apartment).
- Clean the floors with a vacuum cleaner or use a slightly damp broom or mop.
- Immediately wipe up any spilled liquids to prevent the floor from becoming slippery or stained.
- Always use felt protectors under furniture legs! Dragging furniture and other heavy objects can scratch the floor.
- Note! Black rubber marks can cause permanent staining or discoloration of the flooring. Do not use rubber-bottomed mats, rubber furniture leg protectors, or chairs with rubber wheels.
- Ensure that the vacuum cleaner used is suitable for vinyl/laminate and does not damage the floor and baseboards with sharp edges or parts.

Note! Drilling holes or screwing screws into the floors of living spaces and wet areas is prohibited as it may damage the heating pipes located beneath the flooring.

WALLS AND CEILINGS

Regular maintenance of ceilings and walls involves carefully dusting them with a soft dusting brush. When cleaning, ensure that the bristle fittings do not damage the painted surface. When cleaning and washing, move from cleaner areas to dirtier ones. Start with dry cleaning to remove any loose dirt. Use a soft brush.

Drilling holes in walls and ceilings, painting walls, etc., must be approved by the Lumi Kodud team in writing in advance, and the resident agrees to restore the original condition at the end of the rental period.

To protect walls from scratches and dirt caused by furniture, ensure that there is at least a couple of centimeters of free space between the furniture and the wall.

Spot repairs on walls/ceilings are not allowed. Generally, to achieve a proper result, the entire wall or ceiling must be repainted.

If you need contacts for painting work or paint codes for the walls/ceilings, please contact the Lumi Kodud team.

BATHROOM

The bathroom must be thoroughly cleaned regularly to maintain hygienic conditions. Special attention should be given to cleaning the sink, faucets, showerhead, and both the inside and outside surfaces of the toilet bowl, including the lid and seat. Appropriate cleaning agents must be used for each surface.

To clean the tiled walls and floors of the washroom, use cleaning products suitable for ceramic tiles. Apply the product to the surfaces and scrub the walls with a brush or scrubbing sponge. Finally, clean the floors, rinse, and dry them.

MAINTENANCE INSTRUCTIONS FOR SANITARY CERAMICS AND FAUCETS

To prevent dirt and limescale buildup, sanitary ceramics, faucets, and shower sets should be cleaned frequently. Generally, limescale and detergent stains can be best removed with a soft cloth immediately after product use. If regular cleaning agents do not yield the desired results, cleaning with lemon or vinegar (diluted in a 1:5 ratio) can be effective. Even better results can be achieved with warmed vinegar.

Rub the surface with a soft sponge/cloth, use cleaning agents if necessary, rinse thoroughly, and then dry.

Never use abrasive cleaning agents or talc-based products (with a pH-level above 7). Over time, these can damage glazed and chrome surfaces. Strong alkalis and caustic drain cleaners that can damage porcelain surfaces and the environment should also not be used. Never use steel wool or steel sponges for cleaning.

SHOWER SCREEN

To maintain the fresh appearance of the shower cabin and bath screen, it must be cleaned regularly.

To prevent limescale buildup on the inside surface of glass screens, dry the walls with a rubber squeegee or cloth after each shower use. For deeper cleaning, use a mild cleaning agent. All special shower cleaning products, regular window cleaning liquids, or dishwashing liquids are suitable.

- Never use acetone, acids, alcohol-based, or abrasive cleaning agents.

If water spills outside the shower area during use, dry the floor towards the drain with a rubber mop.

Note! To avoid the risk of slipping, prevent water from spreading on the bathroom floor.

TOILET BOWL AND SEAT

To maintain a fresh appearance, the toilet bowl and seat must also be cleaned regularly.

To avoid damaging the seat, ensure it is properly attached and never stand, sit, or place heavy items on the closed lid.

If the seat does break, a new one can be purchased from the Lumi Kodud team or independently from a sanitary shop. It is essential to replace the product with an identical one.

Correct models:

- Manufaktuuri Lumi Kodud - Vitra S20 seat, soft-close, white
- Aiandi Lumi Kodud - A-Collection soft plastic seat, white
- Päevalille Lumi Kodud - Laufen Pro SlimSeat, soft-close, white

DRAIN MAINTENANCE

Drain openings and traps should be cleaned at least once a year. Remove the trap cover and any loose dirt. If necessary, pour an appropriate cleaning agent into the drain opening and follow the instructions for use. Clean the trap and its cover with soap and warm water, then rinse.

If there is an unpleasant (sewage) smell in the bathroom, it is usually due to a loose trap insert or a dried-out drain trap. You can check this by removing the drain cover and pressing the insert firmly to ensure it is airtight. About one liter of water should be poured into the drain once a month. If the problem persists, please contact the Lumi Kodud team.

KITCHEN FURNITURE AND INTEGRATED CABINETS

All integrated cabinets, shelves, and basket systems should be regularly cleaned with a soft damp cloth. Avoid using excessive water and dry any excess water immediately! If necessary, use non-abrasive cleaning agents. To prevent water damage and stains from setting, always remove any liquid and dirt that spills onto the furniture immediately.

Avoid overloading the cabinet shelves, drawers, and basket systems. Handles and door hinges are not designed to bear additional weight. Before placing dishes in the dish rack/drawer/cabinet, remove any excess water.

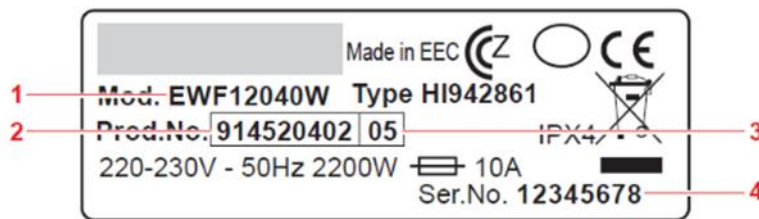
To maintain the surface of the countertop, ensure the silicone remains intact at the joints. Use special mats for hot items and cutting boards for cutting.

If deviations appear in the cabinet structure, report it immediately to the Lumi Kodud team.

HOME APPLIANCES

Each home appliance requires regular cleaning and maintenance. User and maintenance instructions (including explanations of common error codes) can be found below in the specific appliance section.

If you need a technician to service or repair an appliance, please contact the Lumi Kodud team. Please include a detailed description of the issue, a picture or video of the malfunction/damaged area, and a photo of the label on the appliance showing the product code and serial number.



REFRIGERATOR AND FREEZER

If the refrigerator has automatic defrosting, it does not need to be defrosted separately. Simply clean the drainage opening at the back of the refrigerator. The freezer should be defrosted twice a year. Do not use force to remove ice from the freezer. When cleaning the refrigerator, avoid strong cleaning agents. Monitor and dry any melted water inside the refrigerator before it spills onto the floor.

If the refrigerator drawer cracks or breaks, it must be replaced. A new drawer can be obtained from the Lumi Kodud team or from a home appliance store. The correct model number can be found on the label inside the refrigerator.

For more information, read the refrigerator's user manual:

<https://www.lumikodud.ee/elanikule/kodumasinade-kasutusjuhendid>

DISHWASHER

Before loading, remove larger food remains from the dishes. When loading the appliance, ensure that all dishes are arranged so that water from the spray arms can reach them and clean them. Check that dishes do not touch each other and are not stacked on top of one another. You can use separate dishwasher detergent, rinse aid, and salt, or multi-tablets. Follow the instructions on the packaging.

To maintain optimal performance, it is recommended to use a special cleaning agent for dishwashers monthly.

Dirty filters and clogged spray arms can lead to poorer washing results. Check their condition regularly and clean them as needed. Before maintenance/cleaning, turn off the appliance (also turn off the appliance's circuit breaker).

- Cleaning spray arms – do not remove the spray arms. If the openings in the spray arms are clogged, remove the dirt with a thin pointed object.
- Cleaning the outer surface – wipe the appliance with a soft damp cloth. Use only neutral cleaning agents and do not use abrasive products, scrubbing sponges, or solvents.
- Cleaning the interior – clean the appliance (including the rubber seal of the door) with a soft damp cloth. If you frequently use short programs, this may lead to grease residue and limescale buildup in the appliance. To prevent this, it is recommended to use long programs at least twice a month.

For more information, read the dishwasher's user manual:

<https://www.lumikodud.ee/elanikule/kodumasinade-kasutusjuhendid>

STOVE, OVEN, AND HOOD

With induction cooktops, a strong electromagnetic field heats the cookware very quickly. Use cookware suitable for induction cooktops.

The stove must be cleaned regularly because dried dirt on a hot stove is difficult to remove later. Use a cleaning agent suitable for the stove's surface and/or a special glass scraper for cleaning.

- **In Aiandi Lumi Kodud**, compact ovens with microwave functions are in use.
- **In Päevalille and Manufaktuuri Lumi Kodud**, standard ovens are in use.

It is recommended to clean the interior, racks, and oven trays after each use using a special oven cleaner. Buildup of grease or other food residues can lead to fire hazards. Clean the oven door with a damp cloth or sponge and dry it with a soft cloth. Do not use steel wool, acids, or abrasive materials, as these may damage the oven surface.

The hood and grease filter should be washed at least twice a year (more frequently if necessary). Clean the exterior surfaces of the appliance with a damp cloth and neutral detergent. Do not wash electrical components or motor parts located inside the device with liquids or solutions.

Metal grease filters capture oil and fat particles and should be washed with hot water and detergent without bending them (they can also be washed in a dishwasher). Allow the filters to dry completely before reinstalling them.

For more information, read the user manuals for the oven, stove, and hood:

<https://www.lumikodud.ee/elanikule/kodumasinade-kasutusjuhendid>

WASHING MACHINE

The washing machine must be cleaned regularly, both inside and out.

To prevent mold, laundry should be removed from the machine as soon as possible, and the washing machine door and detergent drawer should be left open to allow the washing machine to dry on the inside.

Regular use of low-temperature programs can cause detergent residues and lint buildup, leading to unpleasant odors and mold. To eliminate residues and clean the interior of the appliance, perform maintenance washes regularly (at least once a month).

Do not use excessive amounts of detergent, and clean the lower edge of the drum seal to prevent a buildup of detergent and clothing residues every few wash cycles. It is also recommended to clean the drain filter a couple of times a year.

- In **Manufaktuuri and Aiandi Lumi Kodud**, washing machines with dryer functions are in use.
- In **Päevalille Lumi Kodud**, washing machines without dryer functions are in use.

For more information, read the user manual for the washing machine or washer/dryer: <https://www.lumikodud.ee/elanikule/kodumasinat-kasutusjuhendid>

SEWAGE AND WATER SYSTEM

To avoid blockages in the sewage system, do not throw non-dissolvable materials (e.g., hand drying paper, hygiene products, food waste, etc.) into the drain (including the toilet). Preventing and eliminating blockages in the sewage system is the responsibility of the tenant. For simpler issues, appropriate drain cleaning tools can help. If you are having trouble and wish to call a technician, please contact the Lumi Kodud team.

The apartments have remotely readable water meters installed under the ceilings of the sanitary rooms. This system allows the building manager to record consumption data without accessing the water meters. The apartment owner does not need to worry about timely submission of readings, as the readings are recorded by the building manager.

If there are issues with water pressure, temperature, faucet operation, or leaks in the toilet, please contact the Lumi Kodud team.

In the event of a significant leak that may damage the apartment or its contents and residents, the danger must be addressed quickly, and you should immediately contact a representative of Lumi Kodud or an emergency technician. You can find the contact details on the website: <https://www.lumikodud.ee/elanikule>

HEATING SYSTEM

The source of the building's heat supply is district heating, which operates only during the heating season (generally from October to May). The heating cost is included in the fixed surcharges and is not billed separately.

In Manufaktuuri Lumi Kodud, all rooms in the apartment (including bathrooms) have water-based underfloor heating, which can be controlled room-by-room using thermostat regulators on the walls. The limits for underfloor heating have been pre-set by Lumi Kodud. It is recommended to keep the underfloor heating regulator at 20–22 °C in the rooms.

In the bathroom, it is recommended to set the regulator to 30 °C. The regulator should move easily and smoothly; do not force it. If you suspect that the regulator or heating is not functioning properly, please contact the Lumi Kodud team.

In Aiandi Lumi Kodud, all rooms in the apartment (excluding bathrooms) have water-based underfloor heating, which can be controlled room-by-room using thermostat regulators on the walls. The limits for underfloor heating have been pre-set by Lumi Kodud. It is recommended to keep the underfloor heating regulator at 20–22 °C in the rooms.

In the bathroom, there is a separate electric underfloor heating system that can be used year-round. You can regulate and turn it on/off yourself. Please ensure that the room has sufficient temperature and that there is no excessive moisture.

In Päevalille Lumi Kodud, there are radiators powered by central heating, which can be regulated room-by-room. The heating limits have been pre-set by Lumi Kodud, but you can adjust the radiators to be warmer or cooler. The regulators must move easily and smoothly; do not force them. If you suspect that the regulator or heating is not functioning properly, please contact the Lumi Kodud team.

In the bathroom, there is a separate electric underfloor heating system controlled by a smart Thermo thermostat. The thermostat considers the resident's lifestyle (bathroom usage times), heating schedules, electricity market prices, etc., and optimizes costs accordingly. The thermostat generally maintains a temperature of around 25 °C, which helps to prevent moisture and mold, and thus the resident cannot adjust it or turn it off. You can get information about the device by touching the button located in the middle of the device. A soft light will turn on, indicating:

- Purple: the device is turned on and has received the optimization schedule. It operates according to the heating schedule set in the portal.
- White: the device is turned on but is currently unable to obtain the optimization schedule due to a connection or server error. This may be a temporary issue.

Prohibited actions:

- Pulling the thermostat out of the wall
- Turning the thermostat off using the circuit breaker
- Attempting to adjust the thermostat yourself

If you suspect that the thermostat or heating is not functioning properly, please contact the Lumi Kodud team.

VENTILATION SYSTEMS

In Manufaktuuri and Aiandi Lumi Kodud, air exchange in the interior spaces of the building is via a building-based heat recovery ventilation unit located on the roof. The air volumes in

the apartments have been set to ensure proper indoor climate. It is prohibited to adjust the supply and exhaust ventilation valves!

If you wish to clean the area around the fixture, do so with a dry or slightly damp cloth. Since the fixtures are set according to air volumes, for thorough cleaning, it is necessary to use a specialist skilled worker who can remove and reinstall the fixtures without altering the original settings. A partner of Lumi Kodud will perform regular maintenance on the ventilation system inside the apartment once a year.

In Päevalille Lumi Kodud, air exchange in the apartments is via an apartment-based Comfovent device. This device removes indoor air containing carbon dioxide, various allergens, or dust and replaces it with filtered fresh air from the outside. Since the outdoor air is usually cooler or warmer than the indoor air, the built-in regenerator collects heat energy from the indoor air and directs most of it into the air supply.

The ventilation unit itself is located in the bathroom, and the control panel is next to the bathroom door in the hallway or living room. The smart automation allows you to create ventilation schedules that reduce energy consumption and select necessary energy-saving functions and parameters.

Lumi Kodud's team performs regular maintenance on the device every 6–12 months, during which the setup is reviewed and filters are replaced. If a maintenance indicator appears on the panel before the regular maintenance time, you must check the filter's cleanliness – if the filter is dirty and needs replacing, please inform the Lumi Kodud team.

For more information, read the ventilation unit's user manual:

<https://www.lumikodud.ee/elanikule/kodumasinade-kasutusjuhendid>

Note! The fire damper protection must never be turned off at the circuit breaker, as this will stop the ventilation from working.

FIRE SAFETY

Sensors connected to the Automatic Fire Alarm System must not be removed from the ceiling, as this will break the circuit and, in the event of a fire, the alarm signal will not be transmitted. Removing a sensor will also trigger a system alarm, and a Forus patrol will be dispatched, requiring access to your apartment. In addition to the invoice for the Forus patrol call-out, a fine for removing the sensor will be added to your bill (see the price list for details).

In Manufaktuuri and Aiandi Lumi Kodud apartments, in addition to the Automatic Fire Alarm System, a smoke detector inside the apartment is also mandatory.

The resident is responsible for ensuring that the smoke detector is in working order. Check the smoke detector at least once a month by pressing the test button on the device (hold the button for at least five seconds). The smoke detector will go into alarm mode, emit an alarm sound, and the red LED light will flash. This indicates that the detector is working properly. If the detector starts beeping in normal mode (not during testing), replace the battery. More

information is available here:
<https://kodutuleohutuks.ee/suitsuandur/suitsuanduri-hooldamine/>

In Päävalille Lumi Kodud, all detectors are connected to the Automatic Fire Alarm System system, and there are no local smoke detectors inside the apartments.

If the alarm system is activated in an apartment (e.g. something is burning on the stove), there will first be a pre-alarm period of up to 3 minutes inside the apartment. If the smoke is removed during this time, the alarm will not be activated throughout the building. If smoke reaches more than one detector, the alarm will be activated immediately. If the smoke cannot be removed within this time, the alarm system will be activated throughout the entire building, all residents are required to evacuate, and the Automatic Fire Alarm System partner will dispatch a patrol.

It is not possible to cancel the alarm; only the Forus patrol has the authority to do so after verifying the safety of the building on site.

In the event of a false alarm, an invoice will be issued to the person who caused the alarm.

The Automatic Fire Alarm System is regularly inspected and maintained by Lumi Kodud's partner. Residents will be notified of maintenance at least 7 days in advance.

LIGHTING AND BULBS

Changes to the lighting installed by Lumi Kodud and other furnishings in the apartment are only allowed with the written consent of the Lumi Kodud team.

Transformer-powered LED lights are used above the kitchen countertop. If the LED light fails, please contact the Lumi Kodud team.

The bulbs in all other lamps are easily replaceable, and we trust that you can handle that yourself. Independent electrical work is not allowed. If you need to perform more complex electrical work, please contact the Lumi Kodud team.

BALCONY/TERRACE

When maintaining the apartment, attention should also be paid to cleaning the balcony railings, glass, and floor. The balcony should not be washed with running water; clean it with a damp cloth. The drainage pipe is designed to remove rainwater.

The Lumi Kodud team regularly oils the terraces every 1–2 years. Residents will be informed at least 7 days in advance.

Remove dirt and stains from surfaces at the first opportunity to prevent them from penetrating the material.

STORAGE ROOM

Each apartment in Päävalille Lumi Kodud has a personal storage room included in rent price. In Manufaktuuri and Aiandi Lumi Kodud, storage rooms can be rented as an additional service.









Please ensure that when storing items in the storage room, there is at least 10 cm of airspace between items and the concrete wall to ensure air circulation and prevent the growth of possible mold.


















It is not recommended to store valuable items in the storage room. Additionally, under fire safety regulations, it is not allowed to keep flammable liquids, gases, or explosive substances in the storage room. To prevent break-ins, please purchase and lock the storage room with a strong padlock.


















DIVISION OF LIABILITY REGARDING THE RENTAL PROPERTY

Note! If the resident causes damage in the apartment that is not considered normal wear and tear, Lumi Kodud will invoice the resident based on actual costs.

















Note! If you have received specific instructions from the Lumi Kodud team that differ from those in the table, follow the instructions provided by the Lumi Kodud team.

	Owner orders and pays	Tenant orders and pays	Additional Information
STRUCTURES AND SYSTEMS			
Roof structures			
Roof, suspended and inserted ceilings, load-bearing structures			
Exterior surface of the facade			
Partition wall structures			
Ventilation of the lower floor			
Drainage ditches and wells			
Balconies			
External sewage and water supply systems			
KEYS, LOCKS			

Maintenance of original locks			
Obtaining additional keys			Additional keys can be ordered from the Lumi Kodud team.
Obtaining the padlock and key for the storage room			
EXTERIOR DOORS OF THE APARTMENT			
Lubricating hinges			
Repairing and replacing seals			
Repairing the door and its original fittings			
Installing and maintaining security chains, door stops, or peepholes			Work may only be performed by a specialist or respective company. Items left in the apartment during the move-out will not be compensated.
WINDOWS AND EXTERIOR DOORS OF BALCONIES/TERRACES			
Repairing and Replacing Seals			
Repairing Locks and Other Fittings			
Replacing Windowpanes			
Blinds and Curtain Rails Purchased by Lumi Kodud			
Blinds and Curtain Rails Purchased by the Resident			Nothing is allowed to be screwed or glued to the window. The original condition must be restored upon move-out.
Cleaning Windows and Balcony Glass			
WALL, CEILING AND FLOOR SURFACES OF THE APARTMENT			
Cleaning and Maintenance of Wall, Ceiling and Floor Surfaces			
Painting and Repairing Walls			
Repairing and replacing surfaces in wet rooms			
Inspecting, Cleaning and Maintaining Surfaces in Wet Rooms			

Painting Ceiling Surfaces			
Repairing and Replacing Flooring Materials			
Maintaining the Balcony			
Cleaning Balcony Drainage Openings			
Maintaining Terrace Drainage Channels			
Maintaining Balcony/Terrace Surfaces			
BUILT-IN FURNITURE AND CABINETS OF THE APARTMENT			
Organizing or Replacing Built-in Furniture			
HEATING			
Bleeding the Heating System			
Heating Systems Located in Structures			
VENTILATION			
Cleaning the Area Around the Exhaust Valves			
Regulating and Repairing Exhaust Valves			
Cleaning Ventilation Ducts			
Cleaning the Grease Filter of the Stove Hood			
Repairing the Stove Hood			
Cleaning or Obtaining and Replacing the Filter of the Ventilation Device			Lumi Kodud replaces the filter twice a year. For the device located inside the apartment (only in Päävalille), the resident performs any necessary interim checks and filter replacements.
Maintenance or Repair of the Ventilation Device			
Adjusting the Ventilation Device			
WATER AND SEWAGE DEVICES			

Cleaning Faucet Nozzles			
Adjusting Faucet Flow			
Replacing the Shower Hose and Handheld Shower			
Repairing and Replacing Faucets			
Repairing Toilet Devices			
Connecting, Repairing, Maintaining and upkeep of Appliances Purchased by the Tenant			
Maintenance of the Washing Machine and Dryer Purchased by Lumi Kodud, Replacing Necessary Filters			
Inspecting and Cleaning Drainage Traps and Strainers			
Repairing Drainage Traps and Strainers			
Maintenance and Repair of Water and Sewage Pipes			
Checking for Leaks in Taps and Toilets			
Reading Water Meter Readings (Remotely Readable)			
APARTMENT-BASED ELECTRICAL DEVICES			
Obtaining and Replacing Light Bulbs			
Repairing Fixed Lighting and Their Covers			
Repairing Sockets and Switches			
Installing Decorative Lighting			
Adding Telephone, Data Communication, and Antenna Wires and Junction Boxes			Prior approval from the Lumi Kodud team is required. Work may only be performed by a specialist or respective company.
APARTMENT-BASED APPLIANCES AND DEVICES			
Obtaining and Replacing Batteries			
Defrosting the Refrigerator			

Maintenance of All interior and exterior Surfaces of Home Appliances			
Repairing All Home Appliances Purchased by the Landlord			
Maintenance and Repair of the AFDS System			
Checking the Smoke Detector and Replacing Batteries			Only in Manufaktuuri and Aiandi Lumi Kodud
Repairing or Replacing the Smoke Detector			
EXTERIOR TERRITORY			
Surface Structures			
Planting Areas			
Furniture, Inventory, Equipment			
Light Fences			
Playground Equipment			
Heavy Fences			
Pet Waste Cleanup (Owner's Responsibility)			
COMMON ROOMS			
Yard Structures			
Inventory of Sewage and Water Supply Systems, Electrical Inventory, Supplies, and Equipment			
Sewage and Water Supply Systems and Electrical Systems			
Inventory, Supplies, and Equipment			
OTHER			
Obtaining Home Insurance		