

Building Element	Carter	Renter	Comments
<b>External Fabric</b>			
Structural Integrity	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear
Foundations	✗	✓	Unless part of Carter scope of works where the Ground Investigation Survey was undertaken by Carter
External Steps & Ramps	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear. Timber requires annual cleaning & staining by Lessee.
External Skirting	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear. Timber requires annual cleaning & staining by Lessee.
Floor Structure	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear
External Wall Structure	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
External Cladding Finish	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear and if not maintained in accordance with Maintenance Manual.
Window Frames	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Window Glazing	✗	✓	Lessee becomes liable for cost if broken or cracked.
Window Ironmongery	✓	✗	Lessee becomes liable for cost if missing, broken or beyond Fair Wear & Tear.
Seal Between Window & Wall Structure	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
External Door Frames	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
External Door Finish	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
External Door Glazing	✗	✓	Lessee becomes liable if broken or cracked.
External Door Ironmongery	✓	✗	Lessee becomes liable if missing, broken or beyond Fair Wear & Tear.
Door Seal	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Perimeter Facia Flashing	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear, and will redecorate if Lease is greater than 3 Years.
Roof Integrity	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
<b>Internals</b>			
Floor Finishes	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Internal Skirting's	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Internal Wall Damage	✗	✓	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Internal Wall Decoration	✗	✓	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear and will redecorate if Lease is greater than 3 Years.
Internal Door Finish	✗	✓	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Internal Door Frames	✗	✓	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear and will redecorate if Lease is greater than 3 Years.
Internal Glazing to Doors	✗	✓	Lessee becomes liable for cost if broken or cracked.
Internal Door Ironmongery	✓	✗	Lessee becomes liable for cost if missing, broken or beyond Fair Wear & Tear.
Internal Wall Glazing	✗	✓	Lessee becomes liable for cost if broken or cracked.
Toilet Cubicles	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Worktops	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Base Units	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Wall Units	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Blinds	✗	✓	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Shelving	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
Toilet Roll Holders / Coat Hooks	✗	✓	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
General Fixtures & Fittings	✗	✓	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear.
<b>Electrical</b>			
Small Power	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear. It is also the responsibility of the Lessee to ensure that all statutory inspection tests in accordance with the appropriate regulations are maintained, failure to do so may find the
Data Points	✓	✗	
Floor Boxes	✓	✗	
Trunking	✓	✗	

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Wall & Roof Mounted	✓	✗	Lessee liable for the cost of any such failing caused as a result.
Heaters			
Electrical Water Heaters	✓	✗	
Wall & Roof Mounted	✓	✗	
Fans			
Light Switching	✓	✗	
Light Fittings (Excludes Tubes)	✓	✗	
<b>Mechanical</b>			
Air Conditioning Systems	✓	✗	Subject to the Lessee having maintained & serviced in accordance with Operations & Manual.
<b>Plumbing</b>			
Pipe Work Hot & Cold	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear. It is also the responsibility of the Lessee to ensure that all statutory inspection tests in accordance with the appropriate regulators are maintained, failure to do so may find the Lessee liable for the cost of any failure caused as a result.
Waste Pipe Work	✓	✗	
Wash Hand Basins / Sink Units	✓	✗	
Urinals & Cisterns	✓	✗	
W.C.s	✓	✗	
Wet Heating System	✓	✗	
<b>Specialist</b>			
Fire Alarms	✓	✗	Lessee becomes liable for cost of repair if beyond Fair Wear & Tear. It is also the responsibility of the Lessee to ensure that statutory inspection tests in accordance with the appropriate regulations are maintained, failure to do so may find may leave the Lessee liable for the cost of any failure caused as a result.
Intruder Alarms	✓	✗	
Mechanical Lifts	✓	✗	Subject to the Lessee having maintained & serviced in accordance with Operations & Maintenance Manual.
<b>General</b>			
Cleaning	✗	✓	Lessee is liable should a failure to carry out these general duties of care cause other failures.
Gutter Clearing	✗	✓	
Clearing Roofs of Debris	✗	✓	
Annual Staining of External Timber	✗	✓	
<p>Notes: Fair wear and tear does not apply where there is evidence of misuse, negligence, vandalism or accidental damage.</p> <p><b>Consumable items such as light bulbs, tubes, lamps, toilet seats, toilet roll holders, waterless urinal cartridges, key replacement (this list is not exhaustive) are the responsibility of the Renter.</b> Responsibility for the general well keeping of the building is with the Renter who should refer to the Operations and Maintenance Manual if in doubt.</p>			