

COMPETENCE OF EXPENSES

PROPERTY	TENANT/ASSIGNEE	
Column A	Column B	Column C
MAINTENANCE AND SUPPLIES INSIDE THE RENTED UNIT		
1) Electrical system		
1a) Refurbishment or adaptation of the electrical system in compliance with the regulations.	1b) Repair of electrical system due to short circuit or overload.	1c) Generic replacement of light bulbs, batteries, plugs, etc.; costs arising from damage caused, whether voluntary or involuntary.
2a) Extraordinary repair of the electrical system.	2b) Replacement of equipment (switches, sockets, diverters, buttons and acoustic and luminous signals, room thermostats, ventilation fans, etc.).	2c) Charges for electricity consumption; charges arising from damage caused, whether voluntary or involuntary.
3a) Replacement of the intercom system cable and handset.	3b) Repair of ringtone, sounder and intercom systems.	
2) Sanitary water system		
1a) Repair of pipes and ducts inside the accommodation, excluding visible connections; replacement, including related masonry work, of meters due to age.	1b) Repair of bathroom and kitchen appliances and replacement in case of deterioration due to use (breakage).	1c) Replacement of mixer filters, toilet caps, etc.; costs arising from damage caused, whether voluntary or involuntary.
2a) Replacement and maintenance of the boiler for the production of hot water with the assumption of a spending commitment equal to 50% of the expense (complementary to point 3b).	2b) Repair or replacement of taps, supply and drain connections for visible parts.	2c) Unblocking of internal drains; costs arising from damage caused, whether voluntary or involuntary.
3a) Installation and replacement of hot and cold water division meters.	3b) 50% cost contribution, complementary to point 2a), for replacement and maintenance in the case of installation by the Owner and/or the Management Body, after the third year from the start of the lease.	3c) Water consumption charges; charges arising from damage caused, whether voluntary or involuntary.
	4b) Maintenance of meters hot and cold water dividers.	4c) Replacement and maintenance of hot and cold water division meters following tampering.
		5c) Repairs to pipes and internal ducts of the accommodation in case of damage.

Column A	Column B	Column C
3) Heating and hot water production for autonomous systems		
1a) Complete reconstruction of the autonomous heating and hot water production systems; any works to comply with current legislation and the requirements of the supervisory bodies.	1b) Repair of the equipment that makes up individual heating systems and/or hot water production (boiler, pump, burner, etc.).	1c) Pressure regulation, ignition and change position hot water function and heating of the autonomous boiler; costs arising from damage caused, whether voluntary or involuntary.
2a) Replacement of parts of the heating and hot water production systems (boiler, pump, burner).	2b) Replacement of the hot water boiler after the 4th year of lease in equal parts with the owner.	2c) Charges for fuel consumption and various amounts charged on the bill; charges arising from damage caused, whether voluntary or involuntary.
3a) Replacement of the hot water boiler from the beginning until the 4th year of the lease. After this period the replacement costs are divided equally.	3b) Pilot flame adjustment, unblocking pumps, venting radiant elements, replacing sealing gaskets, replacing anode, replacing coil, etc. Annual cleaning of the boiler and biennial combustion test.	
	4b) Hot water boiler repair.	4c) Replacement and repair of the boiler or hot water boiler in the event that the assignee does not carry out scheduled "post-meter" maintenance through a specialised company.
	5b) Verification, upon request of the assignee, of the regularity of ignition and functioning of the boiler and of the efficiency of the water exchanger.	
4) Walls, ceilings and floors		
1a) Partial or total restoration of plasters, ceramic coverings and floors resulting from maintenance work on the systems, and in any case due to force majeure and not due to misuse.		1c) Basic floor cleaning, existing coatings with suitable products; charges arising from damage caused, whether voluntary or involuntary.
5) Windows and frames		
1a) Replacement of doors, frames, windows, roller shutters, blinds, shutters, which cannot be repaired due to dilapidation.	1b) Repair of doors, window frames, shutters, blinds and replacement of accessory parts, handles, glass, locks, frames, and any other replacement resulting from use.	1c) Basic cleaning of blinds, curtains, doors and window frames with suitable products; costs arising from damage caused, whether voluntary or involuntary.
2a) Painting of external window frames, roller shutters, blinds, shutters, balcony parapets and garage doors.	2b) Repair and replacement of roller shutter attachment cords, springs, slats and hooks in roller shutters.	2c) Repair of doors, window frames, shutters, blinds and replacement of accessory parts, handles, glass, locks, frames, and any other replacement resulting from negligence or fault.
3a) Replacement of rollers and related supports and anchors of the shutters roller shutters and doors garages, not repairable.		3c) Repair and replacement of door accessories garages, rollers, anchor supports, and the door, in case of negligence or fault.
		4c) Duplicate keys.

Column A	Column B	Column C
6) Ventilation and extraction devices for rooms		
1a) First installation of local extraction and ventilation equipment		1c) Cleaning of filters and internal local extraction and ventilation devices.
	2b) Replacement and maintenance of extraction equipment and local ventilation.	
7) Central heating system		
1a) Replacement of heating elements due to force majeure and old age.		1c) Basic floor cleaning, existing coatings with suitable products; charges arising from damage caused, whether voluntary or involuntary.
8) Gas distribution system for domestic use		
1a) Installation of the system including connection costs.	1b) Supply, installation, ordinary and extraordinary maintenance including the replacement of domestic appliances for the use of gas fuel.	1c) Consumption charges fuel and miscellaneous amounts charged to the bill; charges resulting from damage caused, whether voluntary or involuntary.

Please note that the cost of the call is the responsibility of the driver.

Signed for having read and accepted the breakdown of maintenance costs and the coverage provided by the ordinary maintenance contract	
Landlord	Conductor
For any need regarding maintenance issues, contact: manutenzioni.torino@camplusapartments.it Turin, ____/____/____	