

lease should be included in the restoration if they have not been maintained adequately by the Government and are not in the required condition upon the termination of the lease.)

- (a) Foundation work.
- (b) Waterproofing or membranizing.
- (c) Exterior tuck pointing.
- (d) Cleaning or repair of catch basins, cesspools, or manholes.
- (e) Repair of: (1) Interior unfinished walls.
- (2) Unfinished hollow tile, concrete block, or gypsum block walls.
- (3) Floor joints, roof trusses (including roof boards and roofing), and framing timbers (including studs, sheathings, and exterior surface).
- (4) Insulating materials in walls necessitated by leakage in walls or roofs.
- (5) Damage to plaster caused by leakage in wall or roof.
- (6) Windows and floors, where the damage is caused by elements or inadequate hinging, counterweighting, caulking or sealing.
- (7) Sheet metal such as eaves, gutters, downspouts, flashings, hips, valleys, skylights, ventilators, and metal ceilings.
- (8) Structural steel or iron.
- (9) Fire escapes.
- (10) Heating systems.
- (11) Plumbing systems.
- (12) Ventilating systems and air conditioning systems.
- (13) Power plants.
- (14) Electric wiring.
- (15) Lighting fixtures (or replacement).
- (16) Sprinkler systems.
- (f) Settling or subsidence.
- (g) Other structural repairs to buildings or equipment.

**§ 644.451 Nature of required restoration.**

Restoration by the Government will ordinarily include the following:

- (a) Wear and tear beyond that which is reasonable and ordinary.
- (b) Damage due to negligence by Government personnel.
- (c) Restoration or reinstallations necessitated by alterations or removals by the Government.
- (d) Neutralization of unexploded bombs or artillery projectiles, disposition of military scrap, and decon-

tamination of chemically contaminated lands or improvements. (See §§ 644.516 through 644.539).

**§ 644.452 Minor restoration cases—determining extent of restoration required.**

(a) In minor restoration cases, ENG Form 1440A-R, Joint Terminal Condition Survey, will be used. The Government representative, in these cases, will also make a detailed investigation as to the extent of damages, cost of repairs, and other factors sufficient to properly complete and sign ENG Form 1440B-R, Cost of Restoration. In order to effect economies, the DE may arrange for the utilization of the services of the Facilities Engineer or the using service to perform joint terminal condition surveys. Such use, however, should be coupled with issuance of proper instructions for guidance of the respective personnel. A restoration case is considered to be minor under the following conditions:

- (1) The initial cost of Government improvements or alterations did not exceed \$5,000; and
- (2) The net salvage value of Government improvements remaining does not exceed \$1,000; and
- (3) The cash payment to the lessor in lieu of restoration does not exceed \$1,000; and
- (4) The lessor has agreed to accept a cash settlement in lieu of physical restoration.

(b) *Preparation of ENG Form 1440-R.* Use of ENG Form 1440B-R is premised upon the ability of the field investigator to adequately analyze conditions and develop sufficient supporting data as to the cost of the items of restoration involved. While this form is considered self-explanatory, the following is to be noted:

- (1) The procedure hereunder envisions the use of both ENG Form 1440A-R and ENG Form 1440B-R, which complement each other.
- (2) The use of ENG Form 1440B-R for estimating restoration costs does not waive the requirements for a proper evaluation of the Government's restoration obligations either as to the legal principles or as to the proper measure of damages.