



REPORT TERMS, CONDITIONS & GUIDANCE NOTES: -

This report has been produced by Expert Inventories Ltd and provides a fair and reasonable visual record of the décor, contents, fixtures and fittings of the property.

Tenants and/or Landlords are reminded that it is your responsibility, at the commencement and/or termination of their tenancy, to note any specific discrepancies on the report that you do not agree with i.e., marks on walls, carpets, incorrect meters, etc within 7 x days. If no such additional discrepancies are made, the report will be deemed accepted as read and used as evidence.

It is the Tenants and/or Landlords responsibility for informing the correct authorities of all meter readings at the commencement and/or termination of their tenancy, together with confirming their names and forwarding address for billing. Meter readings will be taken where and when possible, all meters should be clearly marked and accessible. Expert Inventories Ltd will not be held responsible for any incorrect meter readings provided.

It is the Tenants responsibility to supply replacement light bulbs when necessary. These should be the correct wattage to suit the appliance/fitting that they are fitted to, in order to comply with current fire regulations. Should any smoke or carbon monoxide detectors need replacement batteries during the tenancy; it is the Tenants responsibility, not the Landlords.

All electrical appliances are considered to be complete with plugs, bulbs, etc, unless noted otherwise. We will test electrical equipment for power only, where safe and practical to do so. Fixed items such as light switches, electrical sockets, telephone points, blanking plates and fuse boxes are deemed serviceable and in place.

Any excluded areas, i.e., cellars, lofts and locked rooms that have not been documented are the sole responsibility of the Landlords. Our Inventory Clerks will not access these areas.

Whilst comments are made on the windows, we exclude the checking of window and door handles and/or locking mechanisms. However, we would draw attention to any obvious visual broken handles, blinds and curtain poles.

We will not undertake moving large items of furniture and will not search inaccessible places to find items/defects/damages. We also reserve the right not to handle or move items deemed to be fragile or valuable.



T – 01934 316 630 **E** – enquiries@expertinventoriesltd.co.uk
Company Number – 09739490 **Vat Reg Number** – 221597315



The descriptions of the listed items are for identification purposes only and we do not attempt to determine or pass an opinion as to whether an article is genuine or a reproduction. The terms, chrome, gold, aluminium, pine, oak, etc. relate to the description of the colour and appearance of an item, not to the composition of the item.

This report has been prepared on the accepted principle that in absence of marginal comments, an item is free from obvious defects, damage, or soiling. This report should not be used as an accurate description of each piece of furniture, equipment and is not to be used in any way or towards a structural survey report. No attempt has been made to place monetary value on the property or its contents.

All photographs included within this report, have been taken at time of the report being produced, to give a visual indication of damages/cleaning issues and overall condition of the property.

At the end of the tenancy, all items should be left in the same location as listed within the report, ready for a “check out” procedure to be completed. Failure to do so will result in handling charges being passed on to you, the Tenant. Also, in accordance with your tenancy agreement you will be responsible for meeting all reasonable removal and/or storage charges when items are left in the property.

All beds should be left unmade with the linen folded. Bedding and linen should be cleaned and ironed, ready for the “check out”.

Please note that the property should be left in a “like for like” condition on departure.

We strongly recommend that all Landlords/Owners or their Representative visits the property before release of any deposit after Check Out. Any discrepancies must be highlighted to the Agent and/or Expert Inventories Ltd within 7 x days. Expert Inventories Ltd will **NOT** be held responsible for any discrepancy outside of this timescale.

All reports are provided by Expert Inventories Ltd in a PDF format only.

FURNITURE AND FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 – (Amended 1993)

The fire and safety regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where a report references “Fire Safety Labels”, this should not be interpreted to mean the item complies with the “furniture and furnishing (fire) (safety) (amendments) 1993”. It is a record that the item had a label as described or similar to that detailed in the “guide” published by the department of trade and industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.



T – 01934 316 630 E – enquiries@expertinventoriesltd.co.uk
Company Number – 09739490 Vat Reg Number – 221597315



USING THE REPORT

To help understand this document, all items listed have been noted from left to right, as much as possible, standing in the main doorway of any given room. Multiple items may be grouped together and may require locating.

DISCLAIMER

This report has been produced by an Inventory Clerk, who is not a building/structural surveyor or trades person. Inventory Clerks are not qualified to report on the “safety” of any appliances other than providing a general “visual” inspection of condition. The Inventory Clerk cannot and will not undertake the testing of any appliance, fixture, or fitting. It is merely a record that such items exist in the property at the date of the report.

All matters relating to the safety regulations of a property, are the responsibility of the instructing Agent and/or Landlord, **NOT** Expert Inventories Ltd.

Whilst all care and diligence has been taken to provide a fair and accurate report, Expert Inventories Ltd will **NOT** be held responsible for any items missed or damaged, not seen/reported on after 7 x days of the date of the report. Any discrepancy must be reported to the Agent and/or Expert Inventories Ltd within 7 x days of the date of the report.

CONFIDENTIALITY

As per the Data Protection Act and General Data Protection Regulations (GDPR), we are entrusted with our client’s confidential information and will only use it for the purposes to which we have been instructed. All personal data is stored securely for a reasonable period. All personal data that is no longer required is disposed of responsibly, and all correspondence is treated as strictly confidential. Under no circumstances will customer information be passed to third party companies without express permission from the client in question.

THIS REPORT IS STORED ON A COMPUTER DATABASE AND CAN BE REQUESTED FOR FUTURE REFERENCE.
THIS REPORT REMAINS THE PROPERTY OF EXPERT INVENTORIES LTD AND CANNOT BE USED OR
DUPLICATED WITHOUT THEIR AUTHORISED PERMISSION.



T – 01934 316 630 **E** – enquiries@expertinventoriesltd.co.uk
Company Number – 09739490 **Vat Reg Number** – 221597315