



Licensed Home Inspectors Limited

Inventory Services

TERMS AND CONDITIONS OF BUSINESS

(also available at www.licensed-home-inspectorsltd.co.uk)

Acceptance of the services is deemed to be acceptance of the Fees quoted or contained on our website and acceptance of these terms and conditions of business.

'The Clerk' means Licensed Home Inspectors Ltd or the person/s thus appointed for the purpose of preparing the inventory, preparing the mid-tenancy inspection report or the inventory check out report.

'The Property' means the house, flat or other residential property, the contents, fixtures, fittings, furniture and effects of which are listed in the inventory.

'The Inventory' means the list of items at the property prepared at the date of inspection in accordance with the following terms and conditions of business:

PLEASE READ THESE TERMS AND CONDITIONS OF BUSINESS AS THEY ARE ESSENTIAL TO ENABLING YOU TO UNDERSTAND THE LIMITATIONS ON THE SERVICE WE PROVIDE:

- 1 The Clerk reserves the right to withhold any documentation not fully paid for by the agent/client.
- 2 The inventory prepared will be a list of contents, fixtures, fittings, furniture and household effects with a description of the state of decoration and condition of the interior and its effect at the premises.
- 3 The inventory is not a report for valuation purposes of the premises nor its contents, fixtures, fittings, furniture and household effects, nor is it a report of the adequacy of, or safety of any mechanical or other equipment including electrical or gas items or installations or their workings. This includes smoke detectors, sensors and carbon monoxide sensors. The inventory only lists such items and their superficial condition.
- 4 The inventory will be compiled on the basis that, unless stated otherwise, listed items are in good condition, free from obvious soiling and marks, damage and defects. Defects will usually be damaged, usage, soiling and/or marking that might constitute a charge for dilapidation at termination of tenancy.
- 5 The Clerk is not responsible for ensuring that any item of furniture and furnishings meet the requirements of the Furniture & Furnishings (Fire) (Safety) Regulations 1988. These remain the responsibility of the Landlord and/or his letting agent.
- 6 The Clerk is not an antiques, furniture or fabric expert or building expert. Items will only be described in their basic descriptive terms.
- 7 The inventory inspection is non-invasive and the Clerk will not be expected to move heavy or large items, or to undertake to search through overcrowded drawers and cupboards to locate or enumerate items.
- 8 Floor coverings, carpets, loose mats and rugs etc will be inspected to the extent that they are sufficiently clean so that burns, stains and other damage can be ascertained.

- 9 Bed linen, towels, and other similar items will be inspected to the extent that they are freshly laundered and will be counted only and not inspected in great detail. Heavily soiled items may not be fully examined by the Clerk.
- 10 Mattresses will be inspected where accessible and will not be examined should the bed be made up or part made up.
- 11 Houseplants, garden plants and shrubs and garden livestock (eg. fish in ponds) will not be included in the inventory. Contents of garages or garden sheds (other than tools) will not be listed unless they are considered to have a second-hand value in excess of £25.00. Other items may be grouped together.
- 12 Windows are not checked by the Clerk to see that they open. Tenants need to report non-opening windows to the Landlord or his letting agent.
- 13 Any locked or inaccessible rooms or parts of the property may be excluded from the inventory.
- 14 The Clerk cannot give an inventory of lofts or cellars unless they are clearly part of living accommodation and it is safe for us to do so.
- 15 At the end of tenancy, the tenant should make sure that items are left in the place where they are found on the inventory. Failure to do so may result in the Clerk not finding them and the tenants being charged for their loss.
- 16 Force majeure; the Clerk is not liable for delays in performance (including delivery of documentation) caused by circumstances beyond the Clerk's control.
- 17 Invoices are payable strictly within 7 days of invoice date, unless previously agreed otherwise for inventory preparation and mid term inventory checks. The fee for an inventory checkout report is payable in advance.
- 18 The Clerk will accommodate any persons attending appointments up to 20 minutes late, after this time an abortive visit fee of £35.00 will be charged in addition to any other fees.
- 19 A £35.00 abortive fee will also be charged if the inventory Clerk is unable to access the property through faulty or wrong keys supplied by the landlord or his letting agent.
- 20 Cancellations must be made not less than 24 hours before the scheduled appointment time, otherwise a late cancellation charge of £35.00 will be made.
- 21 The Landlord (or his letting agent) remains responsible for the following:-

The Gas Safety (Installation and Use) Regulations 1998
The Electrical Equipment (Safety) Regulations 1994
The Plugs and Sockets (Safety) Regulations (Consumer Protection Act)
Bunk bed (entrapment hazards) (Safety) Regulations 1987
The Furniture & Furnishings (Fire) (Safety) Regulations 1988

The Clerk is not responsible for the above.