

DISCLAIMER

The inventory checks are undertaken by an independent inventory clerk and provide a fair and accurate record of the condition and contents of the property. It is the responsibility of the landlord or the respective agent and the tenant to agree between themselves the accuracy of the reports and to notify us of any additional notes or any specific discrepancies on the inventory. If we are not notified within 7 days of inventory completion, we will not be responsible for any amendments. However if we are notified within 7 days of inventory completion, we will amend the report free of charge.

The inventory clerk is not an expert in fabrics, woods, materials, antiques etc. or a qualified surveyor. The inventory should not be used as an accurate description of each piece of furniture and equipment, or as a structural survey report. Plants and shrubs are not listed. Property left in lofts, cellars and locked rooms, which have not been inventoried, are the sole responsibility of the landlord. If any additional items are to be listed, this will be at the Landlords request only.

Our representative cannot move extremely heavy contents, nor will attempt entry to inaccessible places. Our clerks will not report on areas such as overcrowded drawers & cupboards and therefore full responsibility will remain with either the acting agent or the landlord. Properties containing large amounts of assorted crockery, cutlery, glasses etc. will not have items listed individually but will be listed as "assorted items". Settling cracks to walls and ceilings are accepted and will not be mentioned unless necessary. Mattresses will be inspected where accessible and will not be examined should the bed be made up.

The Fire and Safety Regulations regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the Instructing principal. Where the Inventory notes "Fire Label Attached", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". This is a record that the item had a label as described or similar to that detailed in the Guide to the Furniture & Furnishings (Fire) (Safety) Regulations as published by the Department of Trade and Industry, January 1997, (or subsequent edition), attached at the time of the inventory compiled. It is not a statement that the item can be considered to comply with the regulations.

A smoke alarm is equipped on each storey of the premises which is wholly or partly used as living accommodation. During the tenancy it is a tenant's responsibility to ensure the detectors work and to change the batteries. However, should the detectors become faulty during the tenancy landlords are responsible for replacing them. Guidance from the Department for Communities and Local Government advises that alarms should be tested in line with the manufacturers' recommendations. It should be noted that the inventory clerks test the alarms for power supply only, alarms are not smoke or CO tested.