

## DISCLAIMER

### ALL PRICES EXCLUDE VAT

#### Important Information

##### 1. What's Included

Prices include:

- Hallway, kitchen, reception room, bathroom
- The listed number of bedrooms

Additional areas are charged at **£10 per room**, including:

- Gardens
- Additional bathrooms / en-suites / WCs
- Dining rooms / second receptions
- Stairs / landings / Hallways
- Conservatories, basements, garages, and outbuildings

---

##### 2. Property Condition & Preparation

The property must be **ready for inspection** at the time of the appointment.

This means:

- No cleaners or contractors present
- No tenant belongings (unless agreed)

If the property is not ready, the inspection may be cancelled and a fee may apply.

---

##### 3. Pricing Adjustments

We reserve the right to adjust pricing for:

- Heavily furnished properties (e.g. serviced accommodation)
- High-end properties with excessive fixtures and fittings
- Properties significantly larger than average for their size

👉 Please contact us in advance for an accurate quote.

☎ 020 3488 9191

✉ [info@inventoryflex.co.uk](mailto:info@inventoryflex.co.uk)

---

##### 4. Access & Attendance

Clerks typically carry out inspections independently.

If access arrangements differ, please inform us in advance.

---

## 5. Report Scope & Limitations

Our reports are designed to provide a **fair and accurate record of condition and contents**, but:

- Descriptions are for identification purposes only
- Materials (e.g. “oak”, “chrome”) refer to appearance, not guaranteed composition
- Items are not valued or authenticated

We are not surveyors or valuers.

---

## 6. Structural & Technical Limitations

Reports do not:

- Identify structural defects
- Provide repair advice or cost estimates

Appliances are visually checked only.

No assessment is made on:

- Safety
  - Performance
  - Efficiency
- 

## 7. Contents & Counting

- Items of low value may be described generally (e.g. “kitchen utensils”)
  - Large quantities (e.g. inside cupboards) are photographed but not individually counted
  - Locked rooms or inaccessible areas are excluded
- 

## 8. Health & Safety Restrictions

For safety reasons, clerks will not:

- Climb ladders
- Move heavy furniture
- Access unsafe or restricted areas

If access is not possible, it will be noted in the report.

---

## 9. Keys & Access Delays

- Waiting time over 20 minutes may result in a **50% charge**
  - If key collection is significantly far from the property, additional charges may apply
- 

## 10. Cancellations

- 24 hours cancellations: **50% of booking fee**
- 

## 11. Payment Terms

- Landlords without an account must pay **before report release**
- 

## 12. Turnaround Time

Reports are typically delivered within **24–48 hours**, depending on property size.

---

### **13. Additional Charges**

- Sunday & Bank Holiday bookings: **+£30 + VAT**
- 

### **14. Report Format**

Reports are delivered digitally and can be:

- Viewed online
- Downloaded
- Shared
- Signed

All updates must be made within the digital report system.