

Terms and Conditions

All reports are copyright Blue Sky Inventories

In instances where a tenant fails to keep a management inspection appointment, check-out or fails to prepare a property correctly for a check-out to be conducted, a call out fee of £30 will be charged to the instructing principal.

In instances where an appointment to conduct an inventory / schedule of condition has been made and the property is not in an acceptable condition to fairly and / or accurately assess the condition of the décor and contents e.g. unfinished decorating, maintenance work, excessive untidiness, a call out fee of £30 will be charged to the instructing principal.

In instances where a check-out appointment is cancelled on the day of the appointment, a £30 cancellation fee will be charged.

A searchers fee of £30 will be charged when the inventory clerk has to search and locate items during a check-out appointment which have not been returned to their original position as stated in the inventory.

It is the responsibility of the tenant to ensure that the contents of the inventory / schedule of condition are an accurate / fair description of the property's décor and contents. Blue Sky Inventories will not consider any dispute with the contents of the inventory / schedule of condition unless it has been highlighted at the commencement of the tenancy.

After a check-in appointment, a tenant has two working days upon receipt of the inventory / schedule of condition to notify the landlord / letting agent of any additions / amendments to the contents of the report. Once this time period has elapsed, it is assumed that the tenant has agreed to the contents of the report.

Any amendments made to an inventory / schedule of condition or check-in report during the tenancy should be made in writing, signed by both the tenant and landlord / letting agent and added to the working copy held by the instructing principal in order to be considered at the time of the check-out.

Blue Sky Inventories will test light bulbs as standard practice within inventory / schedule of condition inspection process. Blue Sky Inventories will not undertake to test electrical appliances and equipment unless specifically requested by the instructing principal and then only if deemed possible and to power only. Agents / landlords should be aware that it is not possible to test items such as cookers, boilers, dishwashers etc.

Blue Sky Inventories can not undertake to move heavy items of household / garden furniture.

Plants are considered perishables and may not be detailed.

Cellars, lofts, attics, eaves and similar are not considered to be within the remit of an inventory / schedule of condition inspection, unless a specific request is made by the instructing principal.

Contents and furnishings are not checked for management inspection reports. If a particular item is to be checked, specific instructions should be given in advance of the inspection.

Meter readings will be taken as standard practice within the check-in and check-out appointments unless a meter is considered inaccessible. It is the responsibility of the landlord to provide means of access if meters are located where they are difficult to read.

Blue Sky Inventories guarantee to provide a typed inventory (email version) for use during a check-in where the inventory inspection can be undertaken three working days prior to the check-in appointment.

The instructing principal has five working days from receipt of the check-out report or until the property is reoccupied (whichever is the sooner) to contest any of the findings within the check-out report. Blue Sky Inventories will not consider any disputes after this time.

Items perceived to be of little or no monetary value e.g. books, tired linen / towels, used and non matching kitchen utensils and table ware, will be inventoried in general terms only unless specifically requested by the instructing principal.

Blue Sky Inventories consider that fire and safety regulations regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where an inventory / schedule of condition states that an 'FFR label' is seen, this should not be interpreted that the item complies with the Furniture & Furnishings (Fire Safety Amendments 1993). Rather it is a record that the item has a label as described. It is not a statement that the item complies with the regulations.

For pricing purposes, games rooms, studies and gyms are added to the total sum of the number of bedrooms within the property.

Payment terms are 30 days from the date of the invoice.