

Izica Assessments

Price List

Property size	Inventory	Check In	Check Out	Mid term
Studio	75	50	55	40
1 bed	85	60	65	40
2 bed	95	65	70	45
3 bed	120	70	75	45
4 bed	140	75	80	50

Terms and Conditions

On arrival at the property we will wait for up to half an hour if the client is running late with no charge. After 30 mins and additional cost will be incurred.

Izica Assessments reserves the right to make a full charge for the cancellation of an appointment within 12 hours of agreed appointment time.

Izica Assessments reserves the right to deviate from any price guide for a property not of reasonable proportions.

Any delay in gaining access to the property beyond our control, or where a property is unfit or unsafe for entry will result in an abortive charge being applied.

Payment of invoice is due within 14 days of invoice date.

Izica Assessments reserves the right to make a charge for any additional expenses incurred, as a result of errors (including incorrect keys supplied).

Appointments to be carried out outside of normal working hours, will attract a premium fee by separate negotiation.

Izica Assessments normal working hours are: Monday – Friday 08.30 to 18.00, Saturdays 09:00 to 13:00.

Izica Assessments will endeavour to deliver the completed inventory report within 5-7 working days from the date of inspection electronically. A printed copy will incur a separate charge of £5.

All Inventories remain the intellectual property of Izica Assessments.

Izica Assessments will always endeavour to accommodate our client's needs

[Inventory guidelines](#)

Izica Assessments

We will always ensure that readings are taken but if the meters are not accessible or easy to locate then no meter readings will be taken.

We will not inspect places such as lofts, cellars, outbuildings, garages and sheds unless prior arrangement has been made and there is ease of access to these places.

To obtain an accurate Inventory, the property should be ready to let i.e. clean and with all repairs completed and all items removed except for fixtures and fittings that are to be included in the Inventory.

The Clerk reserves the right to abort an assignment where the conditions at the property make it impossible to identify the items on the Inventory or to make a new Inventory.

The Inventory will be a full and detailed list of furniture, fixtures, fittings and household effects including any outdoor space. The report is prepared as an "as seen" snapshot and provides a fair and accurate record of the contents of the premises and the condition at the time the Inventory is prepared.

The Inventory is compiled for identification purposes only and does not constitute a valuation or statement of authenticity, it is a listing that such item exists in the property at the time the Inventory is compiled. Items are visually identified by a detailed description; however we are not experts in all materials, antiques, nor a qualified surveyor.

When no comments are noted on the Inventory in regards to condition, the item is free from any noticeable soiling and damage and no further notes are needed. Significant defects will usually be damage.

Electrical and Gas appliances and other such similar items will not be tested. Lighting is solely tested to indicate whether the bulbs are working at the time of the Check-in.

Central heating systems and boilers will not be tested.

Please be aware that the Fire and Safety Regulation regarding furnishing, gas, electrical and similar services are not the responsibility of Izica Assessments

Where the Inventory notes "FFR label seen" this should not be interpreted to mean the item complies with the "Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended 1993", it is merely a statement that a label has been seen.

The Inventory report, Check-in report or Check-out report will be compiled assuming we are able to do so without moving large or heavy items of furniture.

We will not undertake to search through boxes, bags, cupboards or inaccessible areas.

Any items of value should be removed or identified to the Clerk before the Inventory is compiled.

Items such as books or large collections of DVD's will only be listed as "a quantity of"; any items of value should be removed prior to the Inventory compilation.

Security alarms are not tested.

It is understood by Izica Assessments that the property is in sound and safe condition, posing no risk whatsoever to the health or safety of any personnel.

Izica Assessments carry appropriate Public Liability insurance and Legal Expenses Cover. Details are available to view.