



PRICE LIST

EPC's , INVENTORIES and LEGIONELLA RISK ASSESSMENTS

**Tony Hunt Proprietor
2024**

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EPC Price

£60.00

All EPCs returned next day

Legionella Risk Assessments

We provide a service to conduct Legionella Risk Assessments. The fee includes site visit and production of a report outlining the risk level of the property and recommendations to lower the risk if required.

Our Fee for this service is £65.00

Inventory Price List

Unfurnished	Inventory Check In*	Check In**	Check Out	Interim Visits
One Bedroom/Studio	100.00	45.00	80.00	70.00
Two Bedrooms	110.00	55.00	85.00	75.00
Three Bedrooms	120.00	65.00	95.00	80.00
Four Bedrooms	130.00	75.00	105.00	85.00
Five Bedrooms	140.00	85.00	115.00	90.00
Six Bedrooms	150.00	95.00	125.00	100.00

Furnished	Inventory Check In*	Check In**	Check Out	Interim Visits
One Bedroom/Studio	110.00	50.00	85.00	70.00
Two Bedrooms	120.00	60.00	95.00	75.00
Three Bedrooms	130.00	70.00	105.00	80.00
Four Bedrooms	140.00	80.00	115.00	85.00
Five Bedrooms	150.00	90.00	125.00	90.00
Six Bedrooms	160.00	100.00	135.00	100.00

Additional Charges	
Extra Rooms like En-suite, extra Receptions, Conservatories etc Per Room	10.00
Bank Holidays and Evenings after 19.00hrs	30.00
Abortive fee (24hrs notice required for cancellations)	30.00

Please refer to Additional Charges for extra fees.

*** Denotes total fee when Inventory and Check In are performed on the same day**

****Denotes additional cost for Check In where Inventory report is created on a different day to the tenant checking in. At the discretion of the Inventory Clerk.**



Terms and Conditions

1. **Payment Terms.**

On receipt of invoice unless terms agreed

2. **Quantity of rooms for an Inventory**

A standard inventory include: -

Bedroom(s)

Front and Rear Gardens

1 Reception Room

Kitchen

Bathroom

Entrance Hall and Stairs

Additional rooms/areas are charged at £10.00 per room. (See Inventory Price list)

3. **Cancellation Fees**

Cancellations must be made at least 24 hours before appointment time if a cancellation request is not received a cancellation fee of £30.00 will be charged.

Should the Inventory Clerk attend the property or agent to collect the keys and not be able to gain access the same cancellation fee will be charged.

4. **Week End and Bank Holiday Visits**

All visits required for a Sunday or Bank Holiday will be subject to an additional fee of £30.00 and if no access to the property or no keys are available on the day the full fee will be payable.

5. **Copies of Reports**

Electronic copies of all reports (EPC or Inventory) will be emailed without charge. If a hard copy of any report is required then a charge of £10.00 will be made.

6. **Errors and Omissions**

Should a defect or damage be discovered after the Inventory report has been completed.

The Landlord and or Tenant have 7 days from completion date to report the discrepancy of the item for it to be added to the document. The observation needs be added prior to the tenant signing the report. Images of the observation can be added along with comments.

7. **Interim Visits**

All interim visits must be agreed by the tenant and all conditions of the tenancy agreement must be adhered to before attendance of the Inventory Clerk.

8. **Check Outs where no Inventory report exists.**

If a Check Out report is produced without an Inventory. The Check Out report will become a Check Out condition report, highlighting any issues with the property.

The landlord may have a problem without proof of condition at the time of check in to reclaim funds to rectify damages etc.

