

Wainwrights

ESTATE & LETTINGS AGENT LTD

DISCLAIMER

Wainwrights' inspection reports and inventory reports are prepared in accordance with the guidelines issued by our governing body, the Association of Residential Lettings Agents, and the Propertymark Association.

The reports are intended to provide a fair record of the condition of the property, at the time of the inspection. Where contents or equipment are included in the report, the record only shows that such items existed at the property at the time of the inspection.

Unless otherwise specifically stated, neither contents or equipment have been tested.

Wainwrights' clerks who prepare the reports and inspect the properties are not qualified trades persons, experts in fabrics, experts in wood materials or qualified surveyors. Whilst every reasonable effort is made to provide a good and accurate description of the property, Wainwrights accept no responsibility for any defects or items of concern which may be unintentionally overlooked, obscured, hidden, or otherwise not observed or reported.

The clerk is not an expert in any field other than the clerical preparation of the report, so the information provided does not relate to a professional survey and it should be taken in the spirit in which it is intended; as a written record, following a cursory look at the superficial condition of a property.