



## APARTMENT INSPECTION REPORT

*for*

*Mr. Christopher Rose*

*And*

*Associates*

**Mountain Paradise, Bansko  
Apartment 2206 (A14)**



This survey has been performed by Mr. Rose's request. The inspection has been done by Mr. Asen Mihnev, representative of "Testel", and the building engineer Valentin Peev.

We visited the property in Mountain Paradise complex, Bansko, apartment 2206 (according to the apartment old numbering it was A14) on 9<sup>th</sup> of April 2007. We carried out all necessary inspection tools and completed the following report.

## **REPORT**

### 1. Location of Property

The Mountain Paradise Complex is built in Bansko- one of the biggest ski resorts in Bulgaria. Bansko is situated in the Pirin mountain. The total amount of ski tracks in Bansko is 65 km. Bansko is 150 km from the Bulgarian capital Sofia and 150 km from Plovdiv- the third biggest town in Bulgaria.

### 2. Description of Property

Apartment 2206, part of Mountain Paradise residence is situated on the second level of the South Block of the complex. The South Block is a five storey apartment building with restaurant, bar, conference room, kinder garden, fitness, spa centre and swimming pool.

The main entrance of the building is facing north. The reception is straight ahead the entrance door. The staircase and the elevator are in front of the reception.



### 3. Description of Apartment 2206

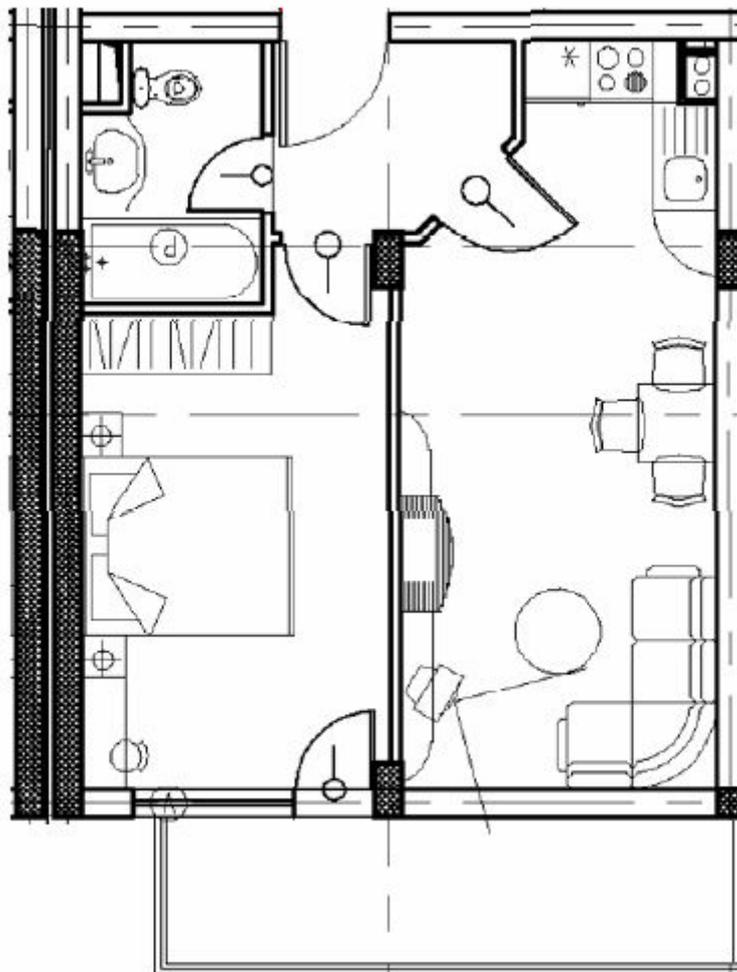
Apartment 2206 consists of an entrance hall, a living room, a bedroom and a bathroom.

The living room is with west disposition.

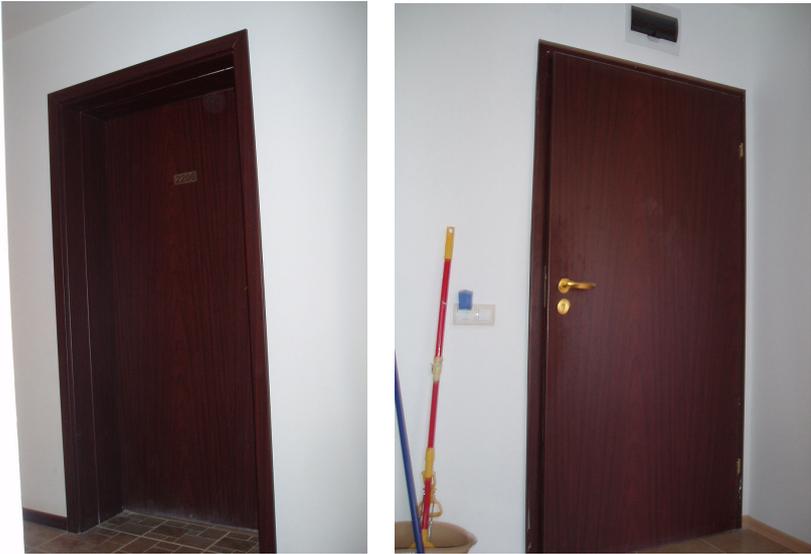
The bedroom is with west disposition.

Apartment 2206's total built up area is 60,5sqr.m. Together with the respective percentage of the common areas it becomes 76,58sqr.m.

Through the main entrance of apartment 2206 you go into the entrance hall. On the right side there is a wardrobe and a coat hanger. The door in front is the bedroom. The door on the left side is leading to the bathroom. The door on the right is for the living room.



The entrance hall is with terracotta floor and the walls are painted in white. In the entrance hall there will be a wardrobe with a coat hangers.



The switches and the lights in the entrance hall are placed and working. Over the entrance door is placed the electric panel of the apartment.



The bedroom floor is wooden laminated parquet. The walls are painted in white. There is no furniture in the bedroom. There is area for fitted wardrobe in the bedroom.

There are two windows looking west.

The radiator is attached.



The living room's floor is with wooden laminated parquet. The walls are painted in white. There is no furniture in the apartment.



In the living room there is a kitchen area. In the kitchen area there will be a set of fitted kitchen cupboards and kitchen equipment, but it is still not placed.



There is a window looking west in the living room and a door leading to the terrace.



The bathroom is with beige terracotta floor and the walls are with beige faience tiles. The ceiling is painted in white. The bathroom is equipped with sink, shower, flushing cistern and seat, mirror toilet roll holder, towel holder and a hair drier. There is a bath tube on the left side of the bathroom. The radiator is attached.



There is a terrace looking south-east in the apartment. There are doors, one in the living room and one in the bedroom leading to it.



The façade of the building is finished. It is isolated from outside. All the construction is done properly.

The electric system in the building is done properly. All electric contacts are placed and attached. All switches and plugs are placed and working.

The lights are placed and working.

The doors are attached and there are no visible damages. They have all locks and accessories.

There is integrated heating system with radiators in each room.

The windows are PVC, colour- wood imitation.

The water and sewerage systems are done properly and running.

## **REMARKS**

1) The frame of the entrance door has some scratches.



2) The parapet of the terrace needs to be polished.



3) The horizontal border of the windows frame is not capped. Also the area around the frame is not fully painted.



4) The border separating the laminate floor from the wall in the bedroom is not capped.



5) There is a power point in the bedroom, which is not well stuck.



6) The apartment is not cleaned. There is still no furniture. There are scratches and spots on the walls in the entire apartment.

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