

, Helston TR13

APARTMENT REFURB

Saturday, March 04, 2017

Prepared For

Identified 19 Issues

Kevin Millar

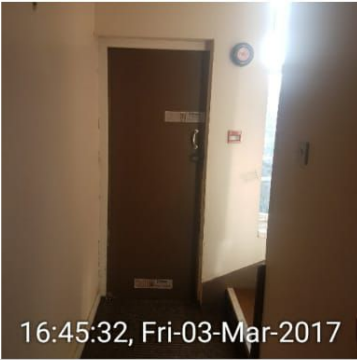
Kevin Millar BSc (Hons) MCIOB

Hawthorn Estates Ltd

HAWTHORN



E S T A T E S



Internal Apartment

Hawthorn Estates Ltd
Hallway



Kitchen First Floor

Hawthorn Estates Ltd
Old disconnected boiler and new boiler needed and possibly move elsewhere to create more kitchen space.



Kitchen First Floor

Hawthorn Estates Ltd
New Kitchen and white goods



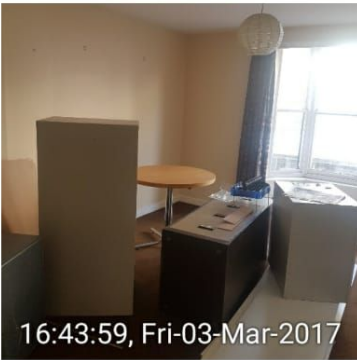
Electric Supply And Board

Hawthorn Estates Ltd
New fuse consumer unit needed including removal of the old coin meter and new one added including electrical certificate for the property.



First Floor Room 1

Hawthorn Estates Ltd
Redecoration and carpets including Removal of office equipment.



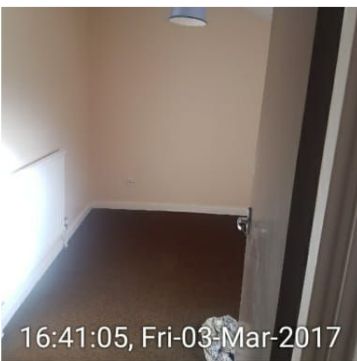
First Floor Room 2

Hawthorn Estates Ltd
Redecorate and carpets and removal of office furniture.



Stairwell

Hawthorn Estates Ltd
Redecorate and carpets plus new bannister rail.



Room 1 Second Floor

Hawthorn Estates Ltd
Redecorate and carpets



Room 2 Second Floor

Hawthorn Estates Ltd
Redecorate and carpets



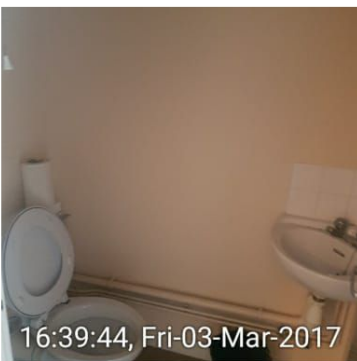
Room 3 Second Floor

Hawthorn Estates Ltd
Redecorate and carpets



Bathroom Second Floor

Hawthorn Estates Ltd
Redecorate and replace electric shower with new including new vinyl flooring



Toilet Second Floor

Hawthorn Estates Ltd
Redecorate and replace vinyl



Heating Cupboard

Hawthorn Estates Ltd

16:41:43, Fri-03-Mar-2017



Water Damage Room 2 Second Floor

Hawthorn Estates Ltd

Appears dry

16:40:06, Fri-03-Mar-2017



Water Damage Room 1 Second Floor

Hawthorn Estates Ltd

Water Damage appears dry

16:41:15, Fri-03-Mar-2017

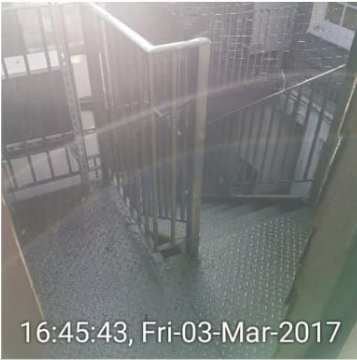


Windows

Hawthorn Estates Ltd

Windows generally satisfactory and would benefit from painting internally and externally. Kitchen and Second Floor Room 1 need replacement. If the front Windows need replacement for future these would come under the local conservation issues.

16:40:13, Fri-03-Mar-2017



External Access to the apartment

Hawthorn Estates Ltd
Steel fire escape access



Roof Space

Hawthorn Estates And



Roof Space

Hawthorn Estates Ltd
Roof Space in a good condition including roof timbers and steel work.
Extra bagged insulation would improve thermal efficiency.
