

## Before you buy

Service Package: Basic

Building Type: Residential

Property Description	Semi-Detached Duplex at Atlantis II
Property Owner	Cater Tech Limited
Facility Managers	Prime Facilities Limited
Address	Ologolo Rd, Lekki Peninsula II, Lagos
Date of Inspection	29 <sup>th</sup> September, 2020
Time	1200 (WAT)
Practical Completion	December 2019
Bedrooms	4 + One Room Staff Quarters
Deal	Rent/Purchase

### Off-Site Assessments

Accessibility/Road Network	Excellent (Accessed directly via the paved Ologolo road off the Lekki-Epe Expressway).
Traffic	The traffic on the axis is typical of a built up district, it can sometimes be slightly congested; often triggered by rain or some other external factors.
Proximity to Essential Services/Landmarks	<ul style="list-style-type: none"><li>• <b>Dominos</b> A short walking distance, one minute drive from the Estate.</li><li>• <b>Circle Mall, Jakande</b> About 5 minutes Drive from the Estate.</li><li>• <b>Lekki Conservation Centre</b> About 10 minutes drive from the Estate.</li></ul>
Security	The estate community is properly secured with electric fence and surveillance cameras. Street light are well distributed across the facility and security officers are stationed at the entrance.
Peculiarities/Remark	The neighborhood is serene and free any major underlying social or environmental threats.

## On-Site Assessments

**Parking Capacity**

- 2 Carparks
- Dedicated visitors carparks available on the site perimeter

**Services**

The unit is within the fully serviced estate with access to

- Treated water supply and on-site water treatment plant
- 24/7 Electricity supply
- Outdoor cleaning,
- Routine maintenance and
- Waste management service.

**Curfew** 11PM-4AM

**Shared Facilities**

- Gym
- Swimming Pool
- Play Ground

**Facility Guidelines (Highlights)\***

- No honking within the site.
- No Pets

\*Contract document including all guidelines will be supplied on request



Carpark area



Entrance with dedicated visitors carpark



Swimming Pool



Play Ground

## Externals

### Perceived Structural Integrity

Building is structurally adequate with no extensive defects of structural concern.

### Drainage

The drainage system is properly designed with manhole provided for routine and any corrective maintenance if needed

### Walls

Blocks are well laid and properly finished

### Paint

Paint has lasted 1 year and still looks appealing, would be due for painting in another year especially for the choice of white paint.

### Roof

No roof leaks was observed externally but a roof gutter pipe was observed to be poorly secured to the wall and would need to be rectified.

### Landscaping

A fair effort has been put into the hardscape, softscapes are lacking and a bit more hardscapes would be needed to bring the immediate environment to live. The service of a landscaping designer can be recommended if needed



Poorly anchored roof gutter



Walkway on the side of the building where landscaping need to be done.

## Internals

Walls	No major crack was observed internally, few minor defects seen are highlighted with photographs.
Windows	Windows were correctly installed. Only a few would need minor repairs, observations are highlighted in photographs.
Doors	All doors were found to be in good condition and working properly.
Ceiling	POP ceiling is installed and is in good shape, few defects observed are highlighted in photographs.
Floor/Tiles	Floor has been properly finished. Tiles are all properly laid.
Paint	Internal painting was done in white. Repainting would really be needed prior to occupying the building. Significant amount of wall stains was observed.
Plumbing/Fittings	Fittings are of good quality, once cleaning is completed they would be more presentable. The basin in one of the bathrooms was clogged and was not draining as at time of inspection.
Electrical/Lighting	The products and equipment relating to electrical items are of good grade and properly installed in the right places. All sockets were tested working. All light fixtures are LED and well positioned.
Acoustical Performance	Acoustic performance was fair enough for its context
Spaces and Size	<ul style="list-style-type: none"><li>• Ante Room - 8m<sup>2</sup></li><li>• Living/Dining – 42m<sup>2</sup></li><li>• Kitchen – 22m<sup>2</sup></li><li>• Guest Room – 13m<sup>2</sup></li><li>• Family Lounge – 18m<sup>2</sup></li><li>• Bedroom 2 - 16m<sup>2</sup></li><li>• Bedroom 3 - 16m<sup>2</sup></li><li>• Master Bedroom - 35m<sup>2</sup></li><li>• Master Walk-In Closet - 8m<sup>2</sup></li><li>• Maid's Room - 8m<sup>2</sup></li></ul>

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A broken window pane with a bad frame in the Living room



Clogged basin in Bedroom 3



Cleaning was in progress, some stains are found on walls, calls for repainting



Smart meters have been preinstalled



Slab chiseled on the balcony accessible from the family lounge (would need to be plastered and painted).



A crack around the ceiling mounted LED light in the Maid's room (needs little rectification).

## Report Summary

The independent report of our team based on their inspection of the facility as highlighted in this report shows that the property is in good standing and a good consideration for purchase. Though available for rent as well, the extent of corrections and repairs to be made might not be economical depending of the intended lease period and urgency. The facility is properly maintained and offers easy access to the most important amenities needed by its occupants. Upon conclusion of the inspection, the facility manager gave fully assurance that their part of correcting major defects once an agreement has been reach with the prospective buyer would readily be taken care of.

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