

Detailed Property Evaluation Checklist

For the final 2–3 properties — deep dive before making an offer

Important: Many of these answers won't be volunteered — you have to ask. Sellers and agents will tell you what's good; this checklist is designed to surface what you need to know either way. Bring this printed or on your phone when you tour, and use it as an interview guide as much as an inspection list.

Property: _____ Date: _____

Part 1: Systems & Mechanical

Equipment, utilities and building systems — ask about age, service history and transferability.

1. Solar Panels (if present)

- ☐ Installation date: _____
- ☐ Owned outright or leased/financed? _____
- ☐ Inverter original or replaced? Production records available? _____
- ☐ Last maintenance/inspection date: _____
- ☐ Maintenance contract in place? Transferable? _____
- ☐ Battery storage included? _____
- ☐ Any known issues or repairs needed? _____

Notes:

2. Pool

- ☐ Any known leaks? Is water level loss normal evaporation or unexplained? _____
- ☐ Age of plaster/tile finish; any cracks in shell or coping? _____
- ☐ Pump age/installation date: _____
- ☐ Filter type and last replaced: _____
- ☐ Last professional service date: _____
- ☐ Heating system (if any) — type and condition: _____

☐ Saltwater or chlorine system?

Notes:

3. Air Conditioning

☐ Number of units and age of each:

☐ Last serviced (per unit if different):

☐ Any refrigerant leaks or units not currently working?

☐ Split system or central? Adequately serves all rooms?

Notes:

4. Heating / Boiler (Caldera)

☐ Type — gas, electric, diesel:

☐ Installation/replacement date:

☐ Last serviced date:

☐ Any history of breakdowns?

☐ Radiators or underfloor heating?

Notes:

5. Water System

☐ Municipal mains water, or supplied through a deposit/tank system?

☐ Water pressure throughout the property (test multiple taps):

☐ Water softener/descaler installed? Last serviced?

☐ Any visible scale buildup despite a softener (sign of malfunction)?

☐ Visible pipe material (copper, PEX, older lead in very old homes)?

☐ Any history of leaks, burst pipes, or water damage?

Notes:

5a. Septic Tank (if applicable, not on mains drainage)

☐ Last emptied date:

☐ Last serviced/inspected date:

☐ Compliant with current environmental regulations?

☐ Any history of backups or overflow issues?

Notes:

6. Major Appliances

☐ Water heater — type, age, last serviced:

☐ Washing machine/dryer — included in sale? Age?

☐ Kitchen appliances — included? Age and condition?

Notes:

7. Electrical

☐ Electrical certificate (boletín eléctrico) available and current?

☐ Fuse box — modern or older system?

☐ Contracted power level (potencia contratada) — how many kW?

☐ Sufficient for AC + pool pump + appliances at once, or has it tripped?

☐ Can contracted power be increased? Cost/process if needed?

☐ Any rooms with limited outlets or signs of amateur rewiring?

☐ When was the system last updated?

Notes:

8. Gate Motor / Automatic Gates (if present)

☐ Installation date:

☐ Last serviced:

☐ Remote controls included — how many?

☐ Backup manual operation available?

Notes:

9. Alarm System (if present)

☐ Owned outright or monitored contract?

☐ Contract transferable to new owner?

☐ Monthly monitoring cost if applicable:

☐ Cameras included? Recording stored where?

Notes:

10. Home Automation / Smart Home (if present)

☐ What's automated (lighting, blinds, climate, irrigation)?

☐ System brand/platform:

☐ Will full control/admin access transfer to new owner?

☐ Any subscription costs tied to the system?

Notes:

Part 2: Structural & Legal

Building condition, boundaries and legal compliance — worth a lawyer's review before you make an offer.

11. Structural Integrity

- ☐ Roof age/last replaced; any visible repairs or patch work?

- ☐ Drainage — where does rainwater flow in heavy storms? Standing water or erosion?

- ☐ Retaining walls — engineered or simple masonry? Weep holes? Cracking or movement?

- ☐ Wall cracks — hairline/cosmetic vs. stepped, diagonal or widening?

- ☐ Cracked or damaged concrete/stucco — location and apparent cause:

- ☐ Façade recently repainted? Routine upkeep or concealing a repair?

- ☐ Foundation issues — uneven floors, doors/windows that stick?

- ☐ Any history of structural repairs? Documentation available?

- ☐ Structural survey ever completed? Available to review?

- ☐ Asbestos risk (pre-1990s construction) — visual flag only:

Notes:

12. Moisture & Water Intrusion

- ☐ Any visible mold or staining on walls/ceilings?

- ☐ Lower walls showing signs of rising damp?

- ☐ Bathrooms — showers properly waterproofed? Leaking around trays? Grout intact?

Notes:

13. Pest History

- ☐ Any history of termites? Treatment records available?

- ☐ Any history of red palm weevil (if property has palm trees)?

- ☐ Current pest control contract in place? Transferable?

- ☐ Any visible wood damage on beams, doors, frames?

Notes:

14. Windows & Exterior

- ☐ Single or double glazed?

- ☐ Persianas — motorized or manual, all functioning?

- ☐ Awnings — motorized, age, condition?

- ☐ Any window/door frames showing rot, damage, or air leakage?

Notes:

15. Parking & Access

- ☐ Can the property be reached by car, including larger vehicles? Road width/gradient?

- ☐ If private parking, does it suit your actual vehicles (garages run smaller in Spain)?

- ☐ If street parking matters, how available is it at different times/seasons?

Notes:

16. Plot Usability & Boundaries

- ☐ How much of the listed plot size is actually usable vs. slopes/awkward corners?

- ☐ Fencing condition and ownership — whose responsibility to maintain?

- ☐ Do boundary lines match registered property documents?

- ☐ Any known boundary disputes or encroachment from neighbors?

Notes:

17. Privacy & Sightlines

- ☐ From the terrace, pool and main living spaces — do neighbors overlook them?

- ☐ How do walls, fencing, hedges or elevation differences affect privacy?

Notes:

18. Connectivity

- ☐ Internet provider(s) available at this specific address:

- ☐ Confirmed speed at the property:

- ☐ Mobile signal strength — walk the property, not just the door:

Notes:

19. Legal Compliance & Zoning

- ☐ Zoning classification — urban vs. rustic/rural?

- ☐ Licencia de Primera Ocupación (first occupation license) available?

- ☐ Any additions, extensions or pool built without permits (sin licencia)?

- ☐ Registered (catastro) square meters match actual built size?

- ☐ Cédula de Habitabilidad current?

- ☐ Certificado de Eficiencia Energética available? What rating?

- ☐ Nota Simple reviewed — confirms ownership and any outstanding charges?

- ☐ Any open legal proceedings, liens or embargoes on the property?

- ☐ If new-build/recent: Seguro Decenal (10-year warranty) in place and transferable?

Notes:

20. Community & Fees (if on an urbanización / Comunidad de Propietarios)

- ☐ Monthly/annual community fees — what's included?

- ☐ Any pending special assessments (derramas) for major repairs?

- ☐ What modifications require community approval?

- ☐ Any disputes or litigation within the community on record?

Notes:

Before You Offer: Several items on this checklist — zoning classification, building permits, boundary compliance, the Nota Simple, and the legal status of any additions — are worth confirming with a property lawyer before making an offer, not just relying on the agent or seller's representation. A legal review at this stage can catch issues that are expensive or impossible to fix after purchase.