

New Construction Evaluation Checklist

For properties bought off-plan or pre-completion

Important: New construction shifts the risk profile — you're not inspecting wear and history, you're managing a builder relationship and a legal process before the property exists in finished form. This checklist focuses on what's unique to that process. For general questions about systems like AC, pool equipment, electrical and solar, see the Detailed Property Evaluation Checklist — this one only covers what's different for new builds.

Property: _____ Date: _____

1. Builder & Contract

- ☐ Builder's track record — other completed developments to view in person?
- ☐ Bank guarantee in place for stage payments (legally required in Spain)?
- ☐ Payment schedule tied to construction milestones?
- ☐ Contract specifies exact finishes, materials and brands (memoria de calidades)?
- ☐ Penalty clauses for delayed completion?

Notes:

2. Buildable Capacity

Critical to confirm in Jávea specifically — buildable limits are strict and vary by plot.

- ☐ Total plot size vs. buildable square meters allowed:
- ☐ Current build using full buildable allowance, or room to extend later?
- ☐ Livable SF vs. buildable SF — at capacity, or is there margin?
- ☐ Any future extension plans on your part — confirmed legally possible?

Notes:

3. Specifications & Inclusions

- ☐ What's included in the base price vs. upgrade options?
- ☐ Landscaping — what's included if not yet complete? Timeline for completion?

☐ Pool — included, or a paid upgrade? Completion timeline if separate?

☐ Driveway/exterior hardscaping — included or separate?

☐ Kitchen appliances — included, and which brands/models?

☐ AC — included throughout, or only in certain rooms?

Notes:

4. Walkthrough & Handover Process

☐ Who performs the final walkthrough, and when (before or after completion certificate)?

☐ How much notice given before the walkthrough?

☐ Punch list process — how are defects documented?

☐ Agreed timeframe for punch list items to be fixed?

☐ Who determines an item is “complete” — builder, buyer, independent inspector?

☐ Second walkthrough scheduled to confirm punch list resolution?

Notes:

5. Communication & Support

☐ Primary contact for issues during and after construction:

☐ Preferred/required contact method (phone, email, WhatsApp, in writing)?

☐ Response time commitment for reported issues?

☐ Who handles issues after handover — builder directly, or a separate aftercare team?

☐ Language — is support available in English, or will you need translation help?

Notes:

6. Warranties & Legal Protections

☐ Builder's warranty period and what's covered (LOE three-tier warranty)?

☐ Seguro Decenal (10-year structural warranty) in place?

☐ Licencia de Primera Ocupación — included in handover, or buyer's responsibility to chase?

☐ Certificado Final de Obra provided?

Notes:

7. Site & Drainage

Especially important on hillside or sloped plots on the Costa Blanca — see the Detailed Property Evaluation Checklist for general drainage questions.

☐ How does stormwater runoff leave the property? Are drains properly sized and tested?

Notes:

8. Waterproofing (Roof & Terraces)

☐ What waterproofing system was used on the roof/rooftop terraces?

☐ Warranty on the waterproofing system?

☐ Any repairs already needed?

Notes:

9. Windows & Doors — Installation Quality

☐ Do all openings operate properly?

☐ Any water intrusion or air leakage already evident?

Notes:

10. HVAC / Aerothermal Systems

For general AC questions, see the Detailed Property Evaluation Checklist.

☐ Equipment manufacturer and warranty transfer process:

☐ Maintenance requirements and spare parts availability:

☐ Contracted power (potencia contratada) sized appropriately for an all-electric home (aerothermal, induction cooktop, EV charging)?

Notes:

11. Solar

For general solar questions, see the Detailed Property Evaluation Checklist.

☐ Included, optional upgrade, or not offered at all?

☐ Panel output rating, inverter size, battery storage?

☐ Monitoring system access included?

Notes:

12. Pool — Construction Quality

For general pool questions, see the Detailed Property Evaluation Checklist.

☐ Leak testing performed before handover?

☐ Waterproofing documentation available?

☐ Structural warranty coverage on the pool itself?

Notes:

13. Outdoor Living — Shade Analysis

☐ How much of the terrace is shaded in July?

☐ How much of the terrace is shaded in January?

☐ What upgrades (pergola, awning) would be needed for usable shade?

Notes:

14. Future Development on Neighboring Parcels

☐ Which neighboring lots remain undeveloped?

☐ What zoning applies to them?

☐ Are any future projects already approved nearby?

Notes:

15. Utilities & Connections

☐ Mains water, electricity, gas connections confirmed and active (not just “available”)?

☐ Internet/fiber connectivity confirmed at the address, not just the development?

Notes:

16. Community & Shared Areas (if part of a development / urbanización)

☐ Shared amenities completion status (pool, gardens, gates) if phased?

☐ Community fee structure once development is complete?

☐ Who manages shared areas until full handover to a community association?

Notes:

Before You Sign: Several items on this checklist — the bank guarantee, Seguro Decenal, buildable capacity, and licensing/permits — are worth confirming with a property lawyer before signing a contract or making stage payments. New construction carries different legal protections than resale, and a lawyer familiar with off-plan purchases can confirm your payments are properly protected.