

Quick Property Evaluation Checklist

Use during early-stage viewings — one form per property

Property Basics

Date: _____

Neighborhood: _____

Property Address: _____

Listing URL: _____

Year Built: _____

Year Renovated: _____

House Size (m²): _____

Lot Size (m²): _____

☐ Stories: 1 ☐ 2 ☐ 3+

☐ Exterior: Stucco ☐ Modern ☐ Stone ☐ Other: _____

☐ Roof Type: Tile ☐ Flat ☐ Mixed

Direction Facing: _____

Worth noting: south-facing terraces get full summer sun and can be brutal by 2pm; north-facing stays cooler but loses winter warmth. Ask which way the main outdoor living space faces, not just the house.

☐ Bedrooms: 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

☐ Bathrooms: 1 ☐ 2 ☐ 3+

☐ Separate Office (ex-bedroom)

☐ Views: Nature ☐ City ☐ Ocean ☐ Mountain (Montógo)

Distance to Town: _____

Distance to Beach: _____

Layout & Features

☐ Under-build ☐ Detached Casita ☐ Corner Property ☐ Open Plan

☐ Parking: Garage ☐ Carport ☐ Street

If street parking only — walk the actual distance from a likely parking spot to the front door, especially in summer heat.

☐ Storage: Outdoor ☐ Storage Room (trastero)

☐ Fencing / Wall ☐ Electronic Gate

☐ Property Drainage: Good ☐ Standing Water / Poor ☐ Can't Tell

Look for standing water, erosion, or staining at the base of walls — easy to spot during or right after rain, harder to fake. A quick visual flag now saves a surprise later.

Systems

☐ A/C ☐ Double-pane Windows ☐ Heated Floors

☐ Electric Shutters (persianas) ☐ Fireplace

☐ Gas: Mains (natural) ☐ Bombona (bottled) ☐ None

This affects both cost and convenience — bombona means manually swapping bottles, mains gas doesn't.

☐ Drainage (Waste): Mains Sewer ☐ Septic (fosa séptica)

If septic, this goes deeper on the detailed checklist later — for now just flag it as a property you'll want to ask more about if it makes your shortlist.

☐ Water Pressure: Good ☐ Weak ☐ Untested

Worth running a tap for ten seconds while you're there — weak pressure is hard to fix after the fact and easy to miss on a quick walkthrough.

☐ Water Softener: Yes ☐ No ☐ Unknown — Ask Agent

Alicante province has some of the hardest water in Spain. No softener isn't a dealbreaker, but it's a cost to budget for and a good question to ask early rather than discover later via scaled-up appliances.

Electrical Capacity (Potencia Contratada): _____ kW

Unknown — Ask Agent

Spanish homes have a contracted power limit, not unlimited capacity like most US homes. A low number here can mean breakers tripping the moment AC, oven and washer run together — worth knowing before you fall for a property.

Outdoor Features

☐ Pool

☐ Fenced / Gated: Yes ☐ No

☐ Heated: Yes ☐ No — If yes: Electric ☐ Solar ☐ Heat Pump

☐ Hot Tub ☐ Outdoor Shower ☐ Outdoor Kitchen

☐ Outdoor Lighting ☐ Irrigation ☐ Roof Deck ☐ Outdoor Fireplace

☐ Garden / Maintenance: Low ☐ Moderate ☐ High

☐ Visible Dead or Diseased Plants: Yes ☐ No

Mature trees and large lawns look great in photos but mean either real maintenance time or a recurring service cost. Dead or struggling plants can also be a clue about irrigation problems or a garden neglected ahead of a sale.

Technology

☐ Solar Panels (owned or leased — ask) ☐ Fiber Internet

☐ Home Automation ☐ In-house Audio

Included Appliances

☐ Oven ☐ Refrigerator ☐ Microwave ☐ Washer ☐ Dryer

☐ Dishwasher ☐ Space for Full-Size Washer & Dryer

First-Look Concerns

☐ Electrical ☐ Plumbing ☐ Roof ☐ Damp / Mold

☐ Structural (cracks, settlement) ☐ Pest evidence (wood damage, droppings)

Flagging something here doesn't rule a property out — it just means it needs a closer look if this one makes your shortlist for the detailed checklist.

Community / Fees

☐ Urbanización / HOA: Yes ☐ No

Monthly / Annual Dues: _____

Ask what these actually cover — pool/garden maintenance for shared areas, security, road upkeep — and whether any special assessments (derramas) are planned.

Overall Rating

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

General Notes
