



HOUSE DOCTOR

DONT BUY PROBLEMS WITH YOUR DREAM HOME



Inspection Report

Client:

Our Happy Client

Property Location:

03501, Alicante, Your Dream House Location, Alicante, Spain

Date:

26.06.2026



Purpose, scope of inspection

This inspection has been carried out to provide an independent visual assessment supported by non-destructive instrumental testing of the property's technical condition prior to its purchase.

The primary objective of the inspection is to identify visible defects in the building structure and construction elements, signs of damage, excessive moisture, water ingress, deficiencies in the building services, evidence of wear and deterioration, and any other conditions that may affect the safe use of the property, the extent of any necessary repair works, anticipated future maintenance and operating costs, and, ultimately, the purchaser's decision-making process.

The inspection is non-invasive and has been conducted without dismantling, opening up, or otherwise interfering with the building structure or building services. The assessment and conclusions are based solely on the condition of those elements that were accessible for inspection at the time of the survey.

Limitations of inspection

The assessment is based on a visual inspection supported by non-destructive instrumental testing. It has been carried out without opening up building elements, dismantling finishes, removing building services, or otherwise interfering with concealed parts of the property.

The assessment is based solely on the condition of the building structure, construction elements, building services, and installed equipment that were accessible for inspection at the time of the survey.

The following procedures were **not** undertaken as part of this assessment:

- opening up floors, walls, ceilings, or other building elements;
- dismantling building services or fixed equipment;
- inspection of concealed utilities and service installations;
- laboratory testing of construction materials;
- performance testing of building services under operational load;
- structural calculations or assessment of the load-bearing capacity of structural elements;
- evaluation of concealed waterproofing systems;
- specialist electrical testing requiring certified equipment or statutory authorisation.

This report reflects the condition of the property as observed on the date of the inspection. It should not be regarded as a guarantee that concealed defects are absent, as certain defects may only become apparent following specialist investigations, prolonged monitoring, laboratory testing, or opening up of the building fabric.

The findings, conclusions, and recommendations contained in this report are based on visual observations, non-destructive instrumental measurements, and the professional judgement of the **Property Assessment Consultant**. They are intended solely to assist a prospective purchaser in making an informed decision regarding the acquisition of the property.

This assessment is not a Structural Survey, a forensic investigation, or an Expert Witness Report. It does not constitute a legally recognised technical expert opinion and should not be interpreted as such.

Legal Requirements

This assessment has been carried out in accordance with internationally recognised good practice for independent pre-purchase property assessments and is based on the principles of visual inspection supported by non-destructive instrumental testing.

In preparing this report, consideration has been given to the applicable Spanish legislation and technical regulations governing building construction, residential property safety, and the operation of building services, including, where relevant:

- **Código Técnico de la Edificación (CTE)** – Spanish Technical Building Code;
- **Reglamento Electrotécnico para Baja Tensión (REBT)** – Low Voltage Electrical Regulations;



- **Reglamento de Instalaciones Térmicas en los Edificios (RITE)** – Regulations governing Heating, Ventilation and Air Conditioning (HVAC) installations in buildings;
- other applicable regulations relating to the operation and maintenance of residential buildings and their building services.

The technical assessment is based on visual observations, non-destructive instrumental measurements, photographic records, and the professional judgement of the **Property Assessment Consultant**.

Where verification of the condition of specific building elements would require specialist testing, laboratory analysis, destructive investigation, or other advanced diagnostic procedures beyond the scope of this assessment, the corresponding limitations are clearly identified within this report.



Executive Summary

Overall Property Condition

Estimated Repair Cost



good

~ €0

~ €600

Critical repairs

Important repairs

- Overall, the apartment is in good technical condition. The most recent renovation was carried out approximately 5–7 years ago
- Signs of previous internal alterations, including the relocation of wet areas, were observed. While there is no evidence of impact on the building's load-bearing structure, we recommend verifying the legal status and required approvals for these changes.
- The apartment shows no evidence of structural failure, active water ingress, significant moisture intrusion, or other defects that would compromise safe occupancy and normal property use.
- Most noted issues relate to common areas and shared services, which are the responsibility of the Community of Property Owners (Comunidad de Propietarios). Before purchasing, we recommend confirming whether any major repair works or special assessments are currently planned.
- The main deficiencies of the apartment are related to safety and protection against accidents. Other defects are mainly cosmetic, typical for a property of this age, and do not require immediate repair

- Verify legal compliance of internal alterations

- Install CO and smoke detectors
- Replace flexible cold water riser hose with rigid pipework
- Repair main electrical distribution board*
- Ensure building grounding system complies with current standards*

* Works required to rectify critical and significant defects relating to the common areas and shared services of the building have not been included in the estimated cost of remedial works for the property

Inspection Results by Category

Category	Condition	Defects	
		Critical and important	Other
Building common property*			
 Building common areas*	 good		Elevated moisture levels in sections of the hallway walls and floor, accompanied by defects to the finishes*
 Engineering systems*	 bad	- Unsatisfactory condition of the building's main electrical distribution board* - Possible non-compliance of the building's earthing system with current standards*	
 Structural Integrity & Exterior *	 good		Ventilation openings located at the lower part of the building façade may be associated with previous measures intended to improve ventilation and reduce moisture accumulation*
 Roof *	 average		- Defects to the building roof covering* - Blocked roof drain*



Apartment			
	Interior Floor Area & Finishes	 good	- Evidence of previous internal alterations, including the relocation and creation of additional wet areas. Verification of the legal status of these alterations is recommended - Creaking and localised movement of the laminate flooring - Cosmetic crack in the plasterboard ceiling
	Moisture & Water Intrusion	 good	
	Thermal Insulation	 good	
	Electrical System	 good	The protective device serving the built-in oven circuit may be undersized for appliances with a rated power exceeding 3.6kW
	Water Supply & Drainage	 good	Excessive water pressure drop and flow reduction at bathroom 1 when bathroom 2 is in use
	Ventilation & Air Conditioning	 average	- Absence of mechanical extract ventilation in the bathrooms - Recirculating cooker hood without external air extraction
	Environmental Health & Safety	 good	No carbon monoxide (CO) or smoke detectors installed in the gas boiler room
	Swimming Pool	 not inspected	
	Garage	 not inspected	

* Defects related to the common areas and shared building services

Recommendations:

Verify the legal compliance of all internal apartment alterations. Ensure the property owner provides:

- Certificate of Completion of Works (Certificado de Fin de Obra) signed by the architect.
- Registered Declaración Responsable (with the local Town Hall registration stamp).

Several shared building services require attention. Prioritize investigating planned repairs for common areas. Request the following from the property owner or the President of the Community of Owners (Presidente de la Comunidad):

- Libro del Edificio Existente, Plan de Uso y Mantenimiento, Inspección Técnica del Edificio (ITE);**
- Technical projects relating to planned repair works (*Proyecto Técnico*).



Contents

Executive Summary	3
Property Information	6
Flat floor plan	7
Common Areas: Summary	8
Building Engineering Systems: Summary	12
Structural Integrity, Exterior: Summary	15
Roof: Summary	16
Floor area, interior finish. Summary	17
Humidity, water penetration. Summary	25
Thermal insulation. Summary	28
Electrical system. Summary	32
Plumbing. Summary	35
Ventilation and AC. Summary	43
Heating. Summary	49
Safety and Ecology. Summary	53
Inspection Materials	56



Property Information

Property Type: *Flat on the 5th floor of a 5-storey residential building*
Address: *03500, Your Dream House Location, Alicante, Spain*
Floor area measured: *approx. 86 m2 (excluding balcony)*

Conditions during inspection

Date: June 26, 2026
Start time: 14:00
Finish time: 18:20
Outdoor Temperature: 27 C -> 29 C
Precipitation: none
Outdoor Relative Humidity: 65%
Indoor Temperature: 26-28C
Indoor Relative Humidity (min/max): 55% / 70%

Inspection Scope Completed

Category	Completed vs planned	Comments
Common areas	100% of 100%	
Structural Integrity & Exterior	70% of 100%	<i>The building has no accessible basement, basement not inspected</i>
Roof	50% of 100%	<i>No access to attic; roof structure not inspected</i>
Interior & Finishes	100% of 100%	
Moisture Survey	100% of 100%	
Thermal Insulation	100% of 100%	
Electrical System	100% of 100%	
Water Supply & Drainage	100% of 100%	
Ventilation & Air Conditioning	100% of 100%	
Heating	100% of 100%	
Environmental Health & Safety	100% of 100%	
<i>Swimming Pool</i>	<i>0%</i>	<i>outside inspection scope</i>
<i>Garage</i>	<i>0%</i>	<i>outside inspection scope</i>



Flat floor plan



Room Layout:

- Living room
- Master bedroom (Bedroom 1)
- Guest bedroom (Bedroom 2)
- Kitchen
- Master bathroom (Bathroom 1)
- Guest bathroom (Bathroom 2)
- Balcony (not illustrated on plan)



Common Areas: Summary

Category	Condition	Description	Defects
Main entrance	 good	The entrance door features a glazed panel with a protective metal security grille and an electronic locking system	
Intercom	 good	The building entrance is equipped with a modern video intercom system in working order	
Elevator	 good	The building is equipped with a modern passenger lift (installed in 2021) with a capacity of four persons; operational at the time of the inspection	
Entrance hall	 average	The main section of the entrance hall is in good condition, with evidence of recent refurbishment	A section of the wall was found to exhibit significant plaster and paint delamination, accompanied by elevated moisture levels
Lighting	 average	Lighting with automatic time-off control, found to be operational at the time of the inspection	Damaged light switch on the ground floor, presenting a potential risk of electric shock
Staircases	 average	No cracks, deformation, or other signs of structural distress were identified in the stair flights	The stair flights are exceptionally narrow (approximately 0.7 m), which is below the width typically required by current building standards (CTE)

Recommendations:

- Request information from the seller or property management regarding the recent entrance hall refurbishment. Clarify if the source of moisture ingress has been identified and addressed;
- If necessary, investigate the affected area further after removing the surface finish to determine the root cause of the damage.

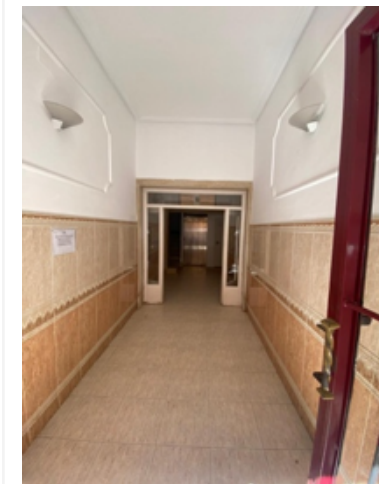


Common Areas: Overview and Defects

Main entrance and intercom. Overview

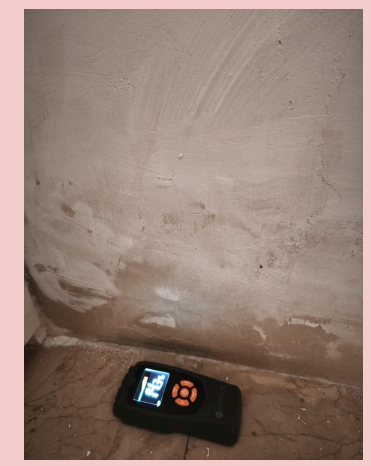


Entrance hall. Overview



pay
attention

Entrance hall. Defects





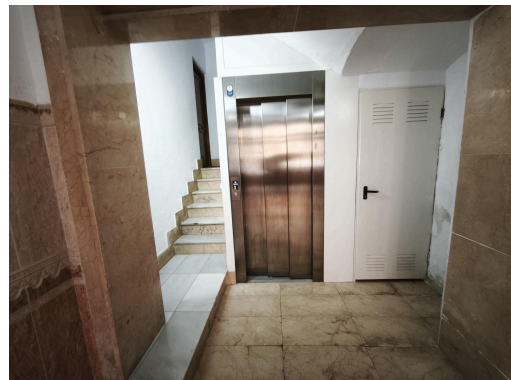
Defect description:

The inspected area exhibits the following conditions:

- Localised deterioration and delamination of the plaster finish;
- Evidence of previous repair works;
- Elevated relative moisture readings in the wall and floor (approximately 15–16%), which may indicate the presence of residual or ongoing moisture within the building fabric;

As this inspection was limited to a visual, non-destructive assessment, it was not possible to determine the source of the moisture, the time at which the defect developed, or whether the previous repair works fully addressed the underlying cause.

Elevator. Overview



Lighting. Defects



Defect description:

- The light switch in the common entrance area is damaged, presenting a potential risk of electric shock



Staircases. Overview and Defects



Defect description:

- The stair flights have an approximate width of 0.70 m, which is below the minimum width specified by the current Spanish Building Code (CTE: 1.00 m). This may result in difficulties when transporting furniture and other large items between floors.



Building Engineering Systems: Summary

Category	Condition	Description	Defects
Electricity	 bad	The main electrical distribution board serving the building is located on the roof. The electricity meters for all apartments are also installed in the same location	<i>Unsatisfactory condition of the common electrical distribution board*</i> <i>Potential non-compliance of the building's earthing system with current standards*</i>
Ventilation	 not present	The common entrance area is not equipped with a mechanical ventilation system	
Plumbing	 average	The visible sections of the water supply and drainage service risers show evidence age-related wear, including corrosion	

Recommendations:

- Request information from the seller or the property management regarding any planned repair or refurbishment works affecting the building's engineering systems. Confirmation should be obtained that these works are scheduled to be carried out in the near future;



Engineering Systems: Overview and Defects

Electrical distribution board. Overview and Defects



important

Defect description:

- The electrical distribution board contains equipment installed during different periods and shows evidence of multiple modifications and upgrades carried out over time;
- A significant number of surface-mounted conductors were observed, together with an inconsistent cable management arrangement and the partial absence of protective covers on certain electrical components. Based on a visual assessment, the overall condition of the electrical distribution board is below the standard generally expected of modern electrical installations in residential buildings;
- No protective earthing terminal (PE) was identified within the electrical distribution board. It was not possible, within the scope of this inspection, to verify whether the individual apartments are connected to a protective earthing conductor. There is a high probability that the building's earthing system does not comply with current electrical safety standards.

Recommendations:

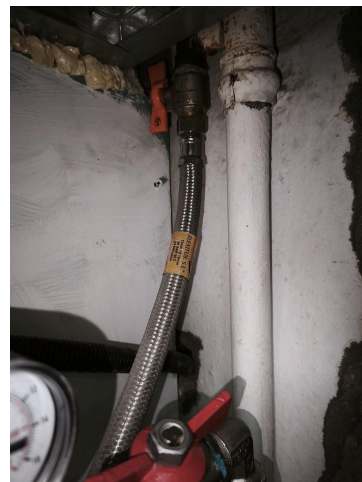
Request from the Owners' Association (Comunidad de Propietarios):

- Information regarding the most recent inspection of the building's electrical installation, together with details of any valid technical reports, inspection certificates, or compliance certificates relating to the common electrical installation;
- Information on any planned works for the refurbishment or modernisation of the building's electrical distribution system.



Plumbing. Overview

Cold water riser



Comments:

- One visible cold water supply riser within the apartment is of metal construction. Signs of corrosion were observed; however, no evidence of leakage was identified at the time of the inspection;
- The drainage risers are concealed behind the bathroom finishes and were not accessible for inspection. According to the owner, the apartment is served by three drainage risers (two black-water risers and one grey-water riser). The risers are of metal construction, while the sections within the apartment have been replaced with PVC pipework.



Structural Integrity, Exterior: Summary

Category	Condition	Description	Defects
Foundation and basement	 not inspected		
Facades	 good	The façade is in good overall condition. No visible cracks, plaster delamination, or paint failure were identified at the time of the inspection	Numerous ventilation openings have been made in the lower section of the façade, which may indicate previous attempts to address elevated moisture levels within the building fabric

Facades. Overview and Defects



Defect description

- Ventilation openings in the lower section of the façade may indicate attempts to mitigate elevated moisture levels within the building fabric.



pay
attention

Recommendation:

- Request information from the Owners' Association (Comunidad de Propietarios) or the property management regarding any works previously carried out, the technical justification for the installation of these ventilation openings, and any records of previously identified moisture or waterproofing issues affecting this part of the building.



Roof: Summary

Category	Condition	Description	Defects
Roof covering	 average	- The roof is of flat construction, finished with ceramic floor tiles laid over a waterproofing membrane; - No signs of structural failure of the roof, significant deformation of the roof covering, or obvious evidence of active water ingress were identified at the time of the inspection.	<i>Extensive biological growth (moss and algae) was observed across the roof surface, which may indicate recurring moisture retention and inadequate maintenance;</i> <i>Foreign objects and construction debris were present on the roof surface.</i>
Attic, Roof framing	 not inspected		
Gutters, downspouts, drainage	 bad		<i>The roof drains and associated rainwater drainage components are partially obstructed and require preventive cleaning to ensure the free flow of rainwater.</i>

Recommendation:

- Request information from the Owners' Association (Comunidad de Propietarios) or the property management regarding the roof maintenance programme, and confirm that the necessary remedial works are scheduled to be carried out in the near future;

Roof covering, rainwater drainage. Overview and Defects



Defect description:

- A lightweight rooftop plant room is present and is in a condition requiring maintenance and general cleaning;
- The roof drains and associated rainwater drainage components are partially obstructed and require preventive cleaning to ensure the free flow of rainwater;
- The roof parapets exhibit signs of normal weather-related deterioration of the paint finish together with localised surface contamination consistent with long-term exposure and service conditions.



Floor area, interior finish. Summary

Category	Condition	Description	Defects
Floor area		- Total measured floor area: 86m² (excluding the balcony) - Balcony area: 4 m² - Living area: 53 m² - Accommodation comprises: living room, two bedrooms, kitchen, and two bathrooms	Evidence of alterations was identified, including the relocation of wet areas and the creation of additional wet areas. The legal compliance of these alterations should be verified
Living rooms	 good	The living areas are in good overall condition, with no visible defects to the internal finishes	
Bathrooms	 good	- The bathrooms are of combined layout. Both the floors and walls are finished with ceramic tiles - One bathroom is fitted with a shower area incorporating a composite shower tray, while the second is fitted with an acrylic bath	
Floors	 good	- The floors in the living areas and kitchen are finished with laminate flooring - The bathroom floors are finished with ceramic tiles. No defects were identified at the time of the inspection	An area of laminate flooring in Bedroom 1 exhibits movement of several laminate boards and requires localised repair
Ceilings	 good	- The average ceiling height is approximately 2.7 m - The ceilings are of plasterboard construction and incorporate recessed light fittings	A cosmetic crack was observed in the plasterboard ceiling between the kitchen and the hallway
Doors	 good	- The entrance door is of steel construction and is fitted with a single lock - The internal doors are correctly aligned, free from distortion, and operate normally	
Balcony	 good	- The balcony is of open design - The balcony construction provides for the natural drainage of rainwater. No evidence of moisture ingress through the balcony was identified at the time of the inspection	

Recommendations:

It is recommended to verify the legal compliance of the alterations carried out to the apartment. To do so, it should be confirmed that the owner is able to provide:

- A Certificate of Completion of Works signed by the architect (Certificado de Fin de Obra);
- A copy of the registered Responsible Declaration filed with the local Town Hall (Copia de la Declaración Responsable) bearing proof of registration.



Floor area, interior finish. Cost of repairs

Critical**~ €?**

- Verification of legality of the alterations and remodeling works

Important**~ €0****Other****~ €300**

- Cosmetic repairs of floor and ceiling

Floor area, interior finish. Overview and Defects

Floor area. Overview



Floor area measurements:

- Total area (excl. balcony) ~ **85 m²**
- Total living area (excl. balcony, bathrooms, corridors, kitchen) ~ **53 m²**



critical

Alterations identified:

The apartment exhibits clear evidence of alterations, including:

- The kitchen has been relocated to the centre of the apartment and partially integrated with the living room through two openings formed in the wall;
- A kitchen island is installed in the centre of the kitchen, with connected hot and cold water supply, gas supply, and drainage services;
- The bathrooms have been relocated along the internal wall facing the building's internal patio (open courtyard). Apartments on other floors have a different original layout and use for these areas.

Because the alteration includes the complete repositioning of kitchen and bathrooms and implies installations of completely new lines for water supply and drainage, it requires permission from local authorities and approval from the Comunidad de Propietarios.

It is important to ensure the alteration performed is legally approved and registered.

Walls. Overview

Living room



Bedroom #1



Bedroom #2



Kitchen





Some of the internal partition walls are of plasterboard construction, while others have a plaster finish. The kitchen wall features a decorative stone-effect finish. All wall surfaces are painted.

The overall condition of the wall finishes is assessed as satisfactory. Localised defects observed include:

- Minor scuff marks and surface staining;
- Small paint chips at corners and other minor signs of normal wear and tear.

Minor local deviations from perfectly true and level surfaces were observed; however, these are typical of residential properties and are not considered to constitute significant defects.

Bathroom #1



Bathroom #2



- The bathroom walls are clad with porcelain tiles. The wall finishes are in good condition. No damage or loss of integrity to the tiled surfaces was identified. The grout joints are in satisfactory condition, with no evidence of deterioration or failure;
- The shower area and the acrylic bath are in good condition. No visible damage or evidence of sealant failure was identified.

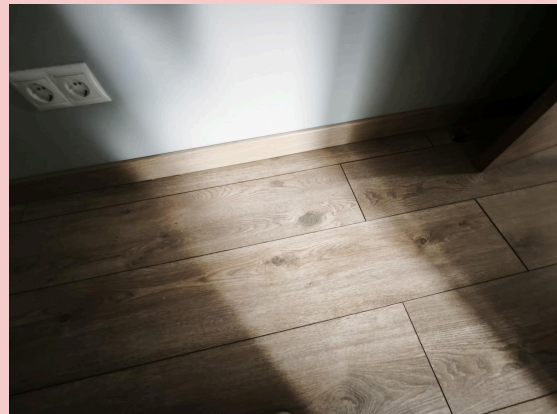


Floors. Overview and Defects

Living room



Bedroom #1



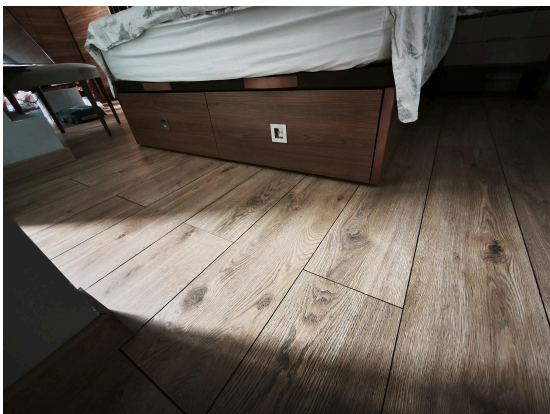
Defect Description

An area of laminate flooring of approximately 1 m² was identified exhibiting the following defects:

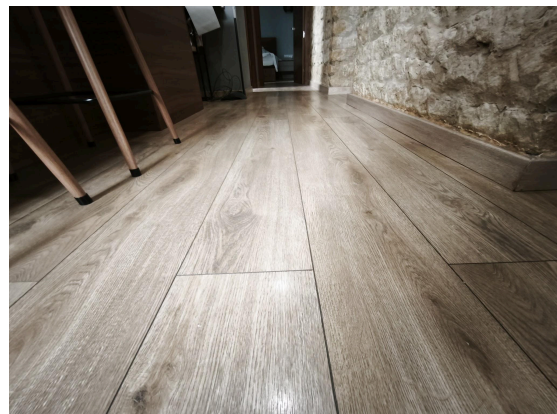
- localised creaking of the floor covering;
- minor movement of the laminate boards under load.

These findings may indicate localised irregularities in the subfloor or deficiencies in the installation of the laminate flooring.

Bedroom #2



Kitchen



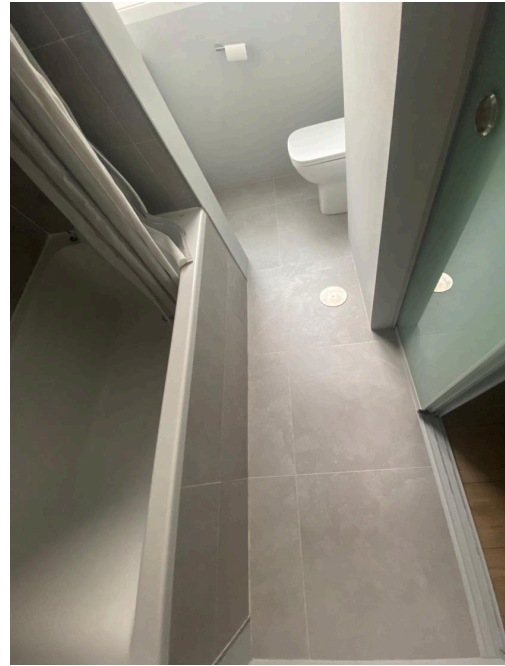
- Laminate flooring is installed throughout all living areas. The overall quality of the flooring is visually assessed as above average.



Bathroom #1



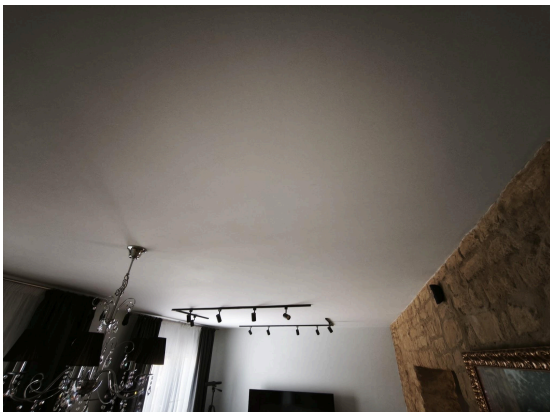
Bathroom #2



- The bathroom floors are finished with porcelain tiles. No cracks, chips, or signs of debonding from the substrate were identified.

Ceiling. Overview and Defects

Living room



Kitchen



Comments:

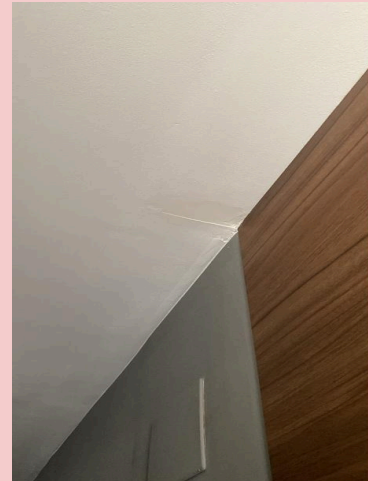
- The ceilings are of plasterboard construction. The ceiling height throughout the living areas is approximately 2.70 m.



Corridor



Crack in ceiling

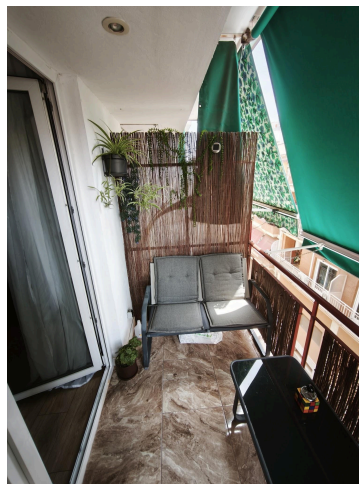


pay
attention

Defect description:

- A localised cosmetic crack was identified in the ceiling at the junction between the entrance hall and the kitchen;
- The crack exhibits no signs of structural movement and is considered to be a non-structural finishing defect. The estimated cost of local cosmetic repair is approximately EUR 100–150.

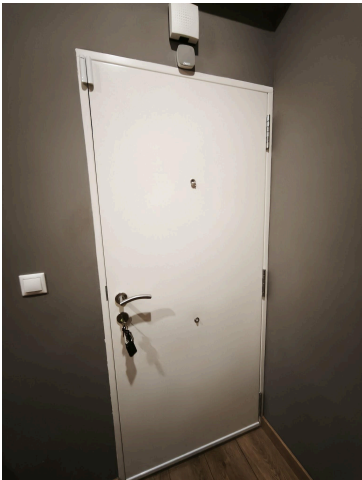
Balcony. Overview



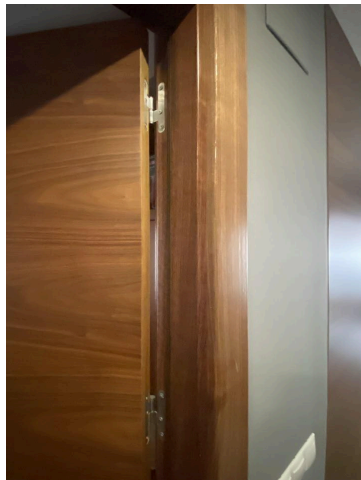
- The balcony is of open design. Its construction provides for the natural drainage of rainwater. The balustrade is in serviceable condition, with no signs of structural distress or instability identified;
- The balcony floor is finished with ceramic tiles. No cracks, debonding, or deterioration of the floor finish were identified.



Doors. Overview

Entrance door	Entrance door	Intercom
		

- A reinforced steel entrance door is installed. The door is of reduced height compared with modern standard dimensions. This should be taken into consideration, as it may limit replacement options in the future;
- The entrance door is fitted with a single lock;
- The door operates correctly, with no signs of misalignment or distortion. The locking mechanism functions properly.

Room doors	Room doors	
		

- The internal doors are properly aligned, with no signs of distortion or misalignment, and open and close correctly.



Humidity, water penetration. Summary

Category	Condition	Description	Defects
Air humidity	 good	At the time of the inspection, the indoor relative humidity ranged between 55% and 60%, compared with an outdoor relative humidity of approximately 50%	
Floor&wall humidity in living areas and kitchen	 good	- The measured moisture content of the walls in the living areas was 3–5% (acceptable maximum: 8%) - The measured moisture content of the floors was 3–5% (acceptable maximum: 8%)	
Floor& wall humidity in wet areas	 good	The measured moisture content of the bathroom walls and floors ranged from 4% to 7%, indicating no evidence of excessive moisture or dampness	
Floor&wall humidity levels in other areas	 not present		
Signs of leakages and high humidity	 good	No evidence of water leakage or excessive moisture was identified	

Comments:

- No moisture-related defects were identified within the apartment. There is no evidence of water leakage or indirect signs of excessive moisture, such as deterioration of decorative finishes, mould growth, or similar defects;
- All moisture measurements indicate that the indoor air humidity, as well as the moisture content of the walls and floors, is below the threshold values that would indicate excessive moisture;
- No evidence of water ingress through the roof, windows, or balcony door was identified;
- No indirect evidence of previous localised repairs associated with excessive moisture or water damage was observed.

Humidity, water penetration. Cost of repairs

Critical

~ €0

Important

~ €0

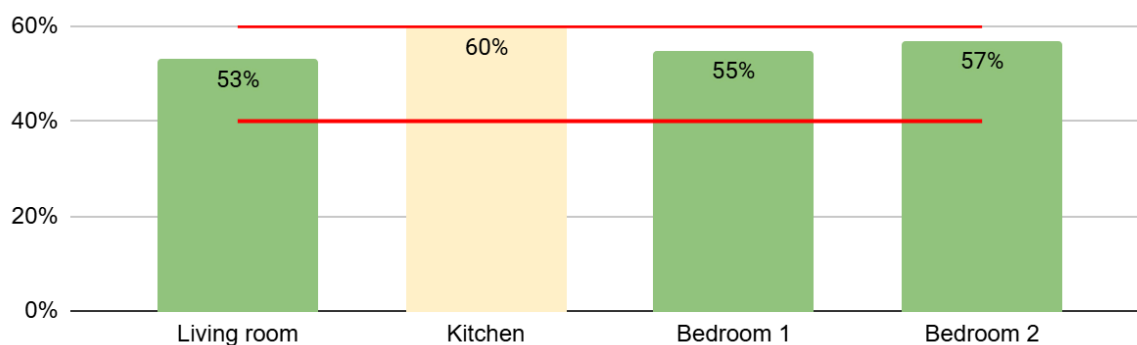
Other

~ €0

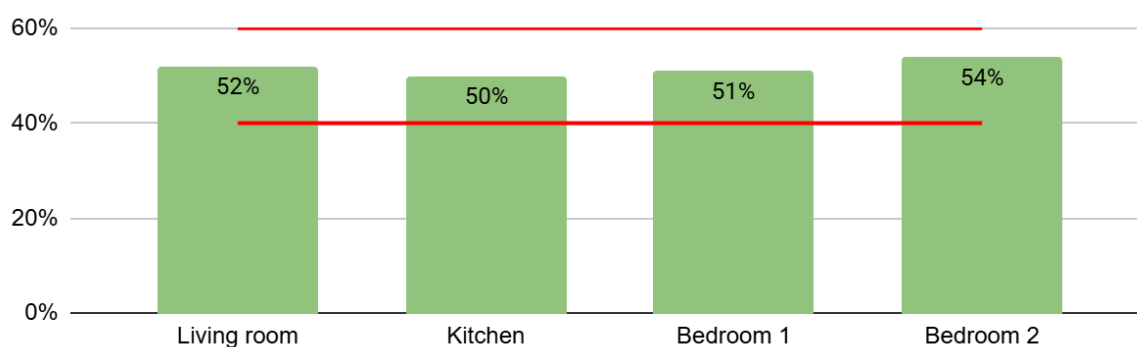


Air humidity. Measurement results

Air humidity (AC off)

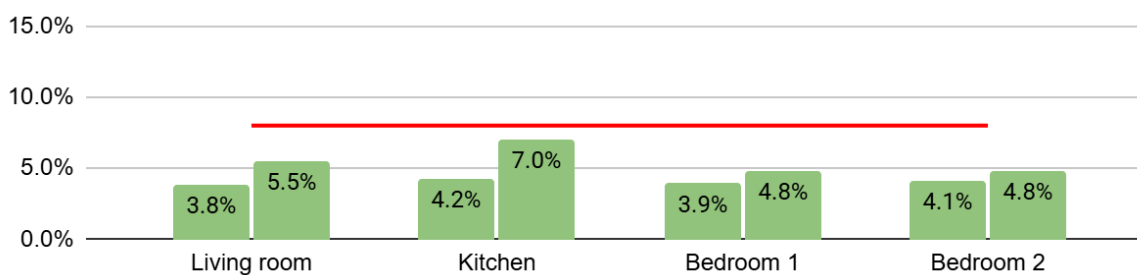


Air humidity (AC on, running for 20 min)

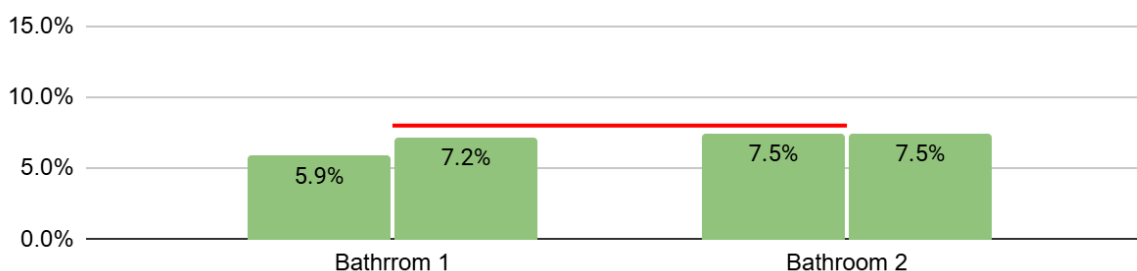


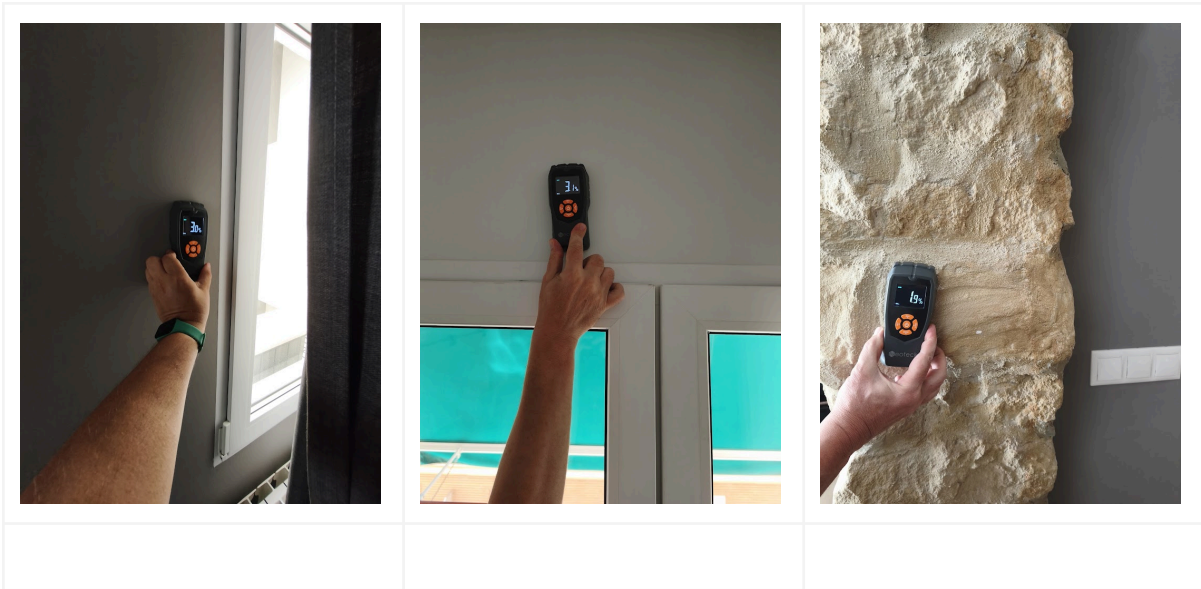
Floor&wall humidity. Measurement results (max relative humidity measured)

Living rooms and kitchen, [wall | floor]



Bathrooms [wall | floor]







Thermal insulation. Summary

Category	Condition	Description	Defects
Walls, floors	 good	- The thermal performance of the external wall is assessed as satisfactory, considering the apparent absence of a dedicated thermal insulation layer - The floors are considered to provide satisfactory thermal performance, primarily due to the presence of an underlay beneath the laminate flooring and the properties of the floor finish	
Ceilings	 good	The ceilings are considered to provide satisfactory thermal performance due to the suspended ceiling construction, which may also incorporate additional thermal insulation	
Windows, blinds, shutters	 good	- The apartment is fitted with double-glazed windows providing good thermal performance - No external roller shutters are installed - Solar shading for the living room is provided by a retractable awning installed on the balcony	

Comments:

- No evidence of deficiencies in the thermal performance of the apartment was identified during the inspection;
- The observed thermal pattern is consistent with a building envelope providing moderate thermal insulation under the prevailing inspection conditions, where the outdoor temperature was high and the apartment was cooled by air conditioning. External and internal walls exhibited similar surface temperatures, with no abnormal thermal anomalies or localised hot spots identified. The slightly higher temperatures observed in the ceiling corners are considered consistent with the distribution of conditioned air within the apartment rather than indicative of a building defect.

Thermal insulation. Cost of repairs

Critical

~ €0

Important

~ €0

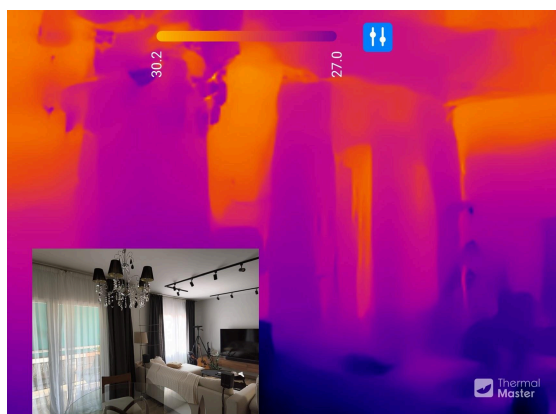
Other

~ €0



Thermal imaging of external walls and windows. Overview

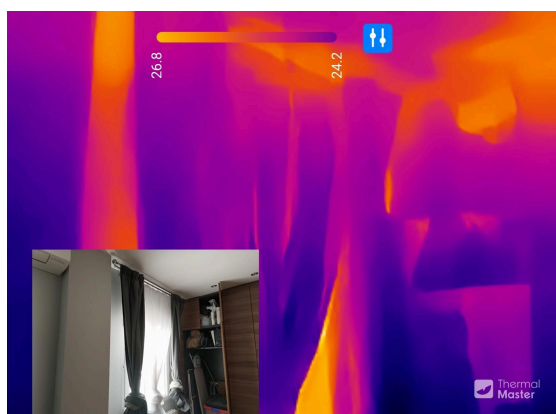
Living room



Living room



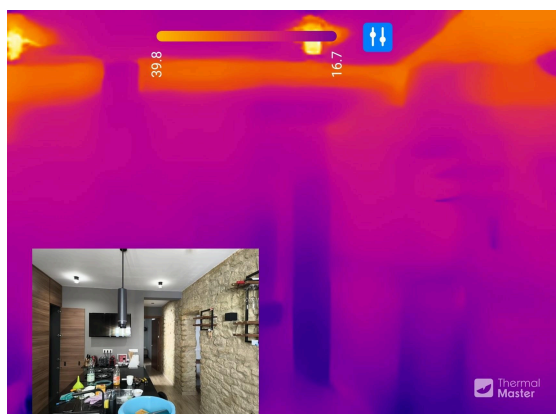
Bedroom 1



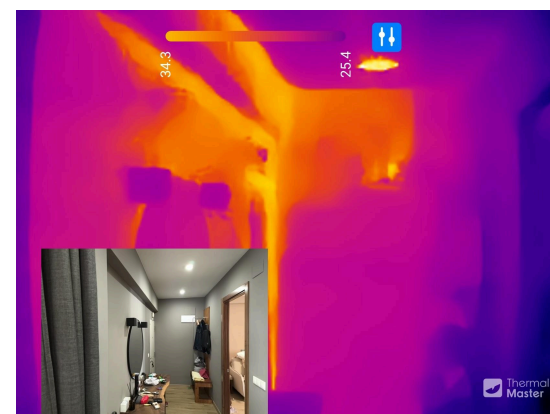
Bedroom 2



Kitchen

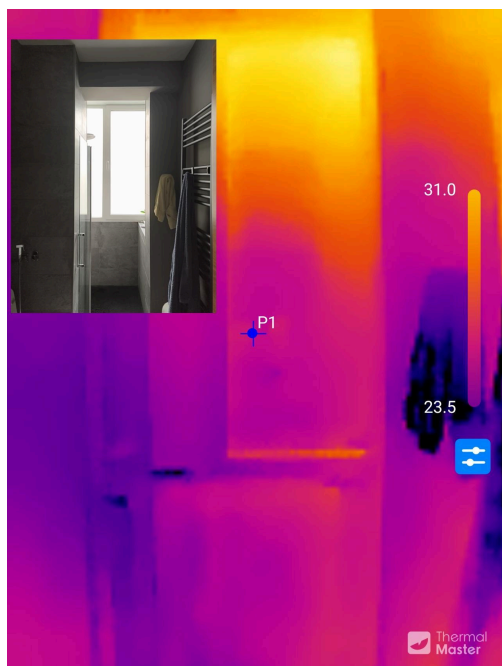


Corridor





Bathroom 1

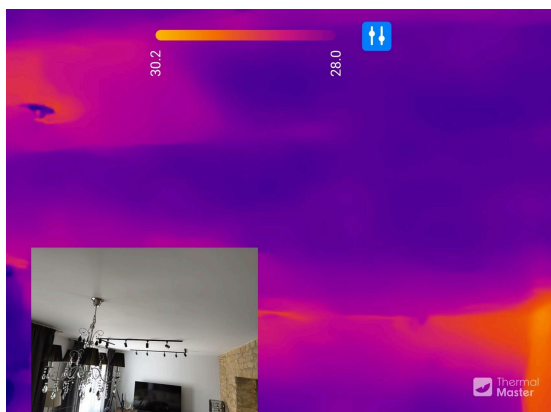


Bathroom 2

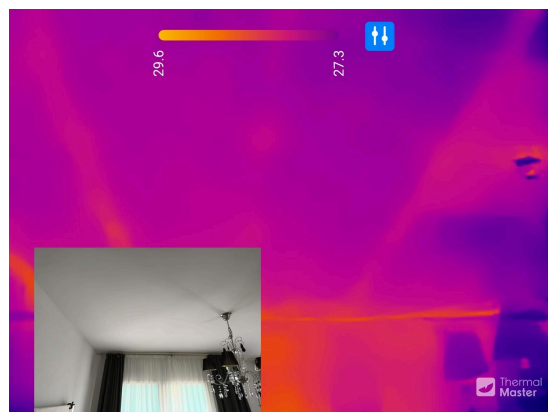


Thermal imaging of ceilings. Overview

Living room

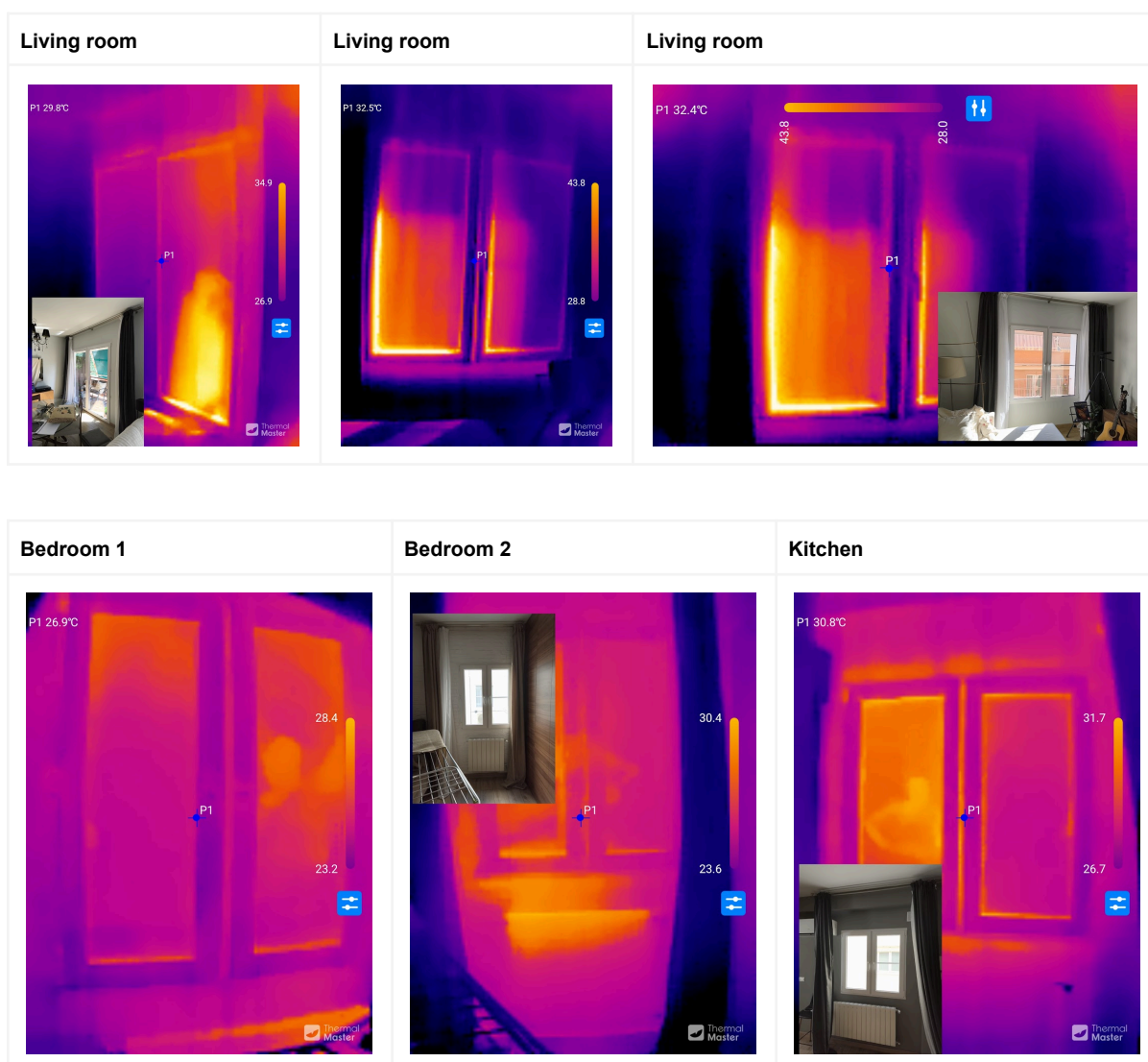


Living room





Thermal imaging of windows. Overview





Electrical system. Summary

Category	Condition	Description	Defects
Distribution panel, main switch, fuses	 good	- The electrical distribution board is located within the apartment and is readily accessible - The electrical distribution board is in satisfactory condition. All circuits are clearly labelled - The main circuit breaker, voltage monitoring relay, and RCD are each rated at 40 A. The apartment's current contracted electrical capacity is approximately 3.5 kW (approximately 15 A at 230 V), which is below the nominal current rating of these devices - The measured supply voltage at the time of the inspection was 224 V	
Thermal imaging	 good	Thermal imaging of distribution box reveals no anomalies	
Number of lines, potential overloads	 good	- The apartment's electrical installation comprises six final circuits, each protected by an individual circuit breaker. - Five circuits are protected by 16 A circuit breakers, while the lighting circuit is protected by a 10 A circuit breaker.	<i>The oven circuit is protected by a 16 A circuit breaker. If a high-power electric oven (greater than approximately 3.6 kW) is intended to be installed, the suitability of the circuit, including conductor size and protective device rating, should be verified by a qualified electrician</i>
Grounding and protection	 good	RCD testing confirmed the correct operation of the residual current protection. The measured tripping time was 35 ms, which is within the applicable acceptance limits.	
Power outlets, switches, lighting	 good	- All power outlets have ground connection - All switches are working, no loose or damaged switches found	

Comments:

- Considering the observations regarding the building grounding system described in the *Common Engineering Systems* section, it is recommended to obtain confirmation from the property management company (Comunidad de Propietarios) or the electricity supply company regarding the condition of the building's protective earthing system (PE conductor/busbar) and its compliance with current electrical regulations.

Electrical system. Cost of repairs

Critical

~ €0

Important

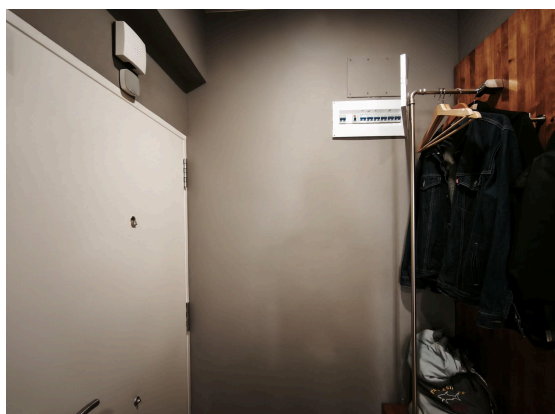
~ €0

Other

~ €0



Electrical distribution box. Overview



Thermal imaging. Overview



Thermal imaging inspection of the electrical distribution board revealed no evidence of:

- localised overheating of the circuit breakers;
- overheating of the residual current device (RCD);
- overheating of electrical connections or terminal points.

The observed temperature distribution across the electrical distribution board was generally uniform, with no abnormal thermal anomalies identified.

Number of lines, potential overloads. Overview



Electrical lines:

- Electric oven - 16A
- AC - 16A
- Washing machine - 16A
- Dishwasher - 16A
- Power outlets - 16A
- Lighting - 10A



Grounding and protection. Overview

RCD/GFCI testing



- The 30 mA RCD operated correctly during testing. The measured tripping time was 15 ms, indicating satisfactory performance of the protective device.

Power outlets, switches, lighting. Overview

Electrical outlet testing



Comments

- All power outlets are operational and have PE connection, no loose or damaged outlets found
- All lighting switches are operational, no loose or damaged switches found



Plumbing. Summary

Category	Condition	Description	Defects
Main valve, counter	 average	- The apartment has one cold water riser and two sewer risers - Hot water is supplied by a dual-circuit gas boiler (see Heating) - The internal water distribution system is connected via a manifold, with multilayer (PEX-AL-PEX) pipes concealed within the floors and walls - The water meter is located immediately downstream of the main shut-off valve. The shut-off valve was found to be in working condition	The connection between the cold water supply riser and the apartment's water distribution system is made using a flexible supply hose. This is highly undesirable due to the increased risk of hose rupture and its significantly shorter service life
Pressure and flow rate	 good	- Water pressure ~3.9 bar (both cold and hot), within the recommended range (3-4 bar) - Bathroom and kitchen tap flow rate ~6-9l/min, shower flow rate ~10-12l/m	Water pressure drops to 0,8-1 bar in bathroom 2, when bathroom 1 shower is on
Valves, taps, showers	 good	- All taps and shower heads are operational, no signs of leakage detected - Tap connection valves are operational - Flexible water connections have no signs of corrosion	
Toilets, sinks, bathtubs	 good	- Toilet inlet and flush valves are operational in both bathrooms - No signs of leakage are detected	
Water heaters		No electric water heaters are installed, see Heating section for information on gas water heater	
Water quality	 good	- Measured TDS level is 425-460ppm (cold / hot), indicating hard water - Water PH level is 8.0-8.1, within a recommended range	

Comments:

- Considerable drops of water pressure and water flow in bathroom #2 when another bathroom is in use may be due to faulty shower mixer tap or undersized water supply pipes.

Plumbing. Cost of repairs

Critical

~ €0

Important

~ €300

- Replace the flexible connector from the cold water supply riser with rigid pipework

Other

~ €0



Main valve, counter, water manifold. Overview and Defect

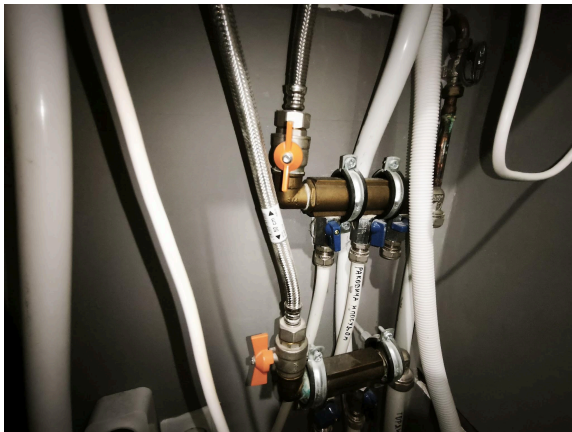
Water riser and main shutoff valve



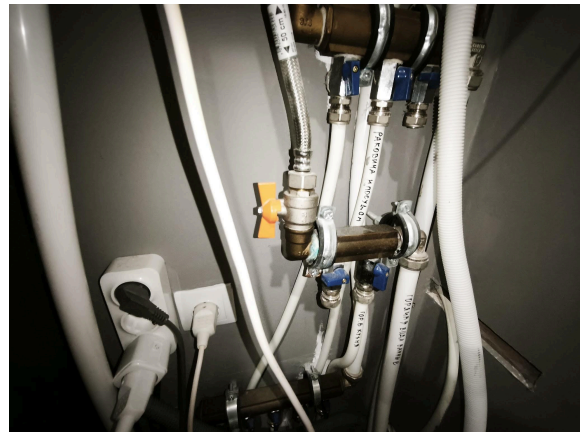
Water meter, cold&hot water manifolds in bathroom2



Cold&hot water manifolds in the kitchen



Cold&hot water manifolds in the kitchen



Comments:

- The main cold water shut-off valve is installed on the branch connection from the building supply riser and was found to be in operational condition;
- The water meter is installed downstream of the main shut-off valve. It is readily accessible, and the meter readings can be easily read;
- A flushable mechanical water filter is installed downstream of the water meter;
- The apartment is served by a manifold water distribution system for both cold and hot water. Individual supply pipes run from the manifolds to each plumbing fixture;
- The apartment contains two separate cold and hot water distribution zones, with two manifold assemblies. One manifold assembly is located in Bathroom No. 2, while the second is installed inside the kitchen cabinet housing the gas-fired boiler.



important

Connection of water riser to water distribution system

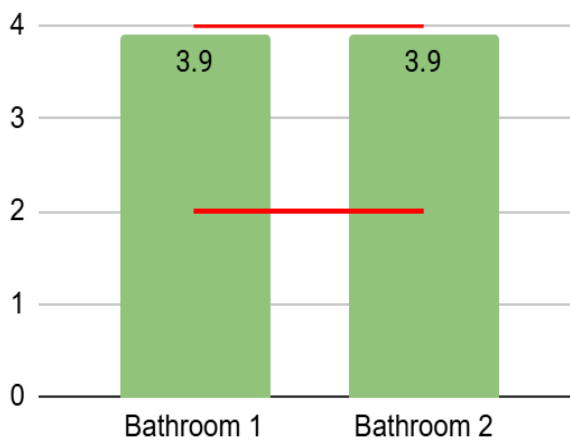


Defect description:

- The connection between the cold water supply riser and the apartment's water distribution system is made using a flexible hose. This solution is generally considered less reliable than a rigid pipe connection due to the higher risk of hose failure over time and the typically shorter service life of flexible connectors.

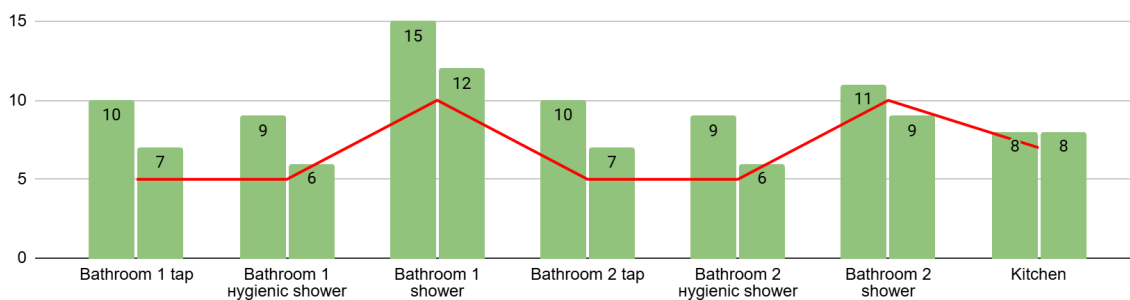
Water pressure and flow rate. Overview and Defect

Water pressure testing (bar)



**Water pressure drop****Defect description**

- A noticeable reduction in water pressure was observed in Bathroom No. 2 while the shower in Bathroom No. 1 was in use. This observation may indicate a local flow restriction within the affected water supply branch or the associated mixer valve. Possible causes include clogged inlet strainers, a faulty thermostatic cartridge, or a partially closed isolation valve.

Water flow rate [cold | hot], l/min**Comments:**

- Water flow rate is in line with generally recommended minimal comfortable rates (bathroom tap - 5l/min, kitchen - 7 l/min, shower - 10l/min);
- Flow rates were measured with one tap or shower open at a time. As defect above indicates, flow rates may fall significantly if more than one plumbing fixture is used simultaneously



Sinks, taps, showers. Overview

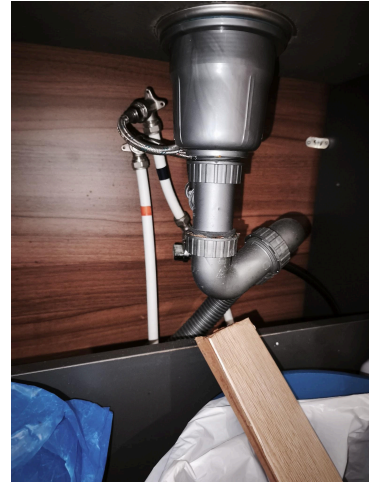
Kitchen sink



Kitchen tap connection



Siphon



Bathroom 1



Bathroom 1



Bathroom 2



Bathroom 2





Comments:

- All plumbing fixtures are connected using flexible braided supply hoses. No individual isolation valves are installed at the wall outlets. Water isolation is provided by the shut-off valves located on the distribution manifolds;
- The condition of the connections and flexible supply hoses was found to be good. No signs of leakage, corrosion, or deterioration were observed.

Bathroom 1 bathtub	Bathroom 1 mixer tap	Bathroom 1 shower
		

Comments:

- Bathroom No. 1 is equipped with a bathtub fitted with a shower. The mixer tap and its visible connections showed no signs of leakage, corrosion, or other visible defects;

Bathroom 2 shower	Bathroom 2 shower
	



Comments:

- Bathroom No. 2 is equipped with a shower. No visible signs of leakage, corrosion, or mechanical damage were observed at the shower mixer or its visible connections;

Toilets

Bathroom 1 toilet



Bathroom 2 toilet

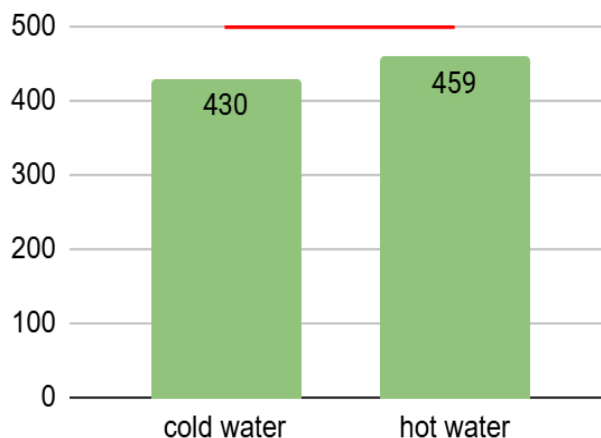


Comments:

- Both bathrooms have one-piece toilets. Water supply hoses are hidden behind the toilet / water tank and could not be inspected. There are hygienical showers next to each toilet with cold and hot water connected;
- Toilet water fill valves and flush valves are operational, no signs of leaks identified;

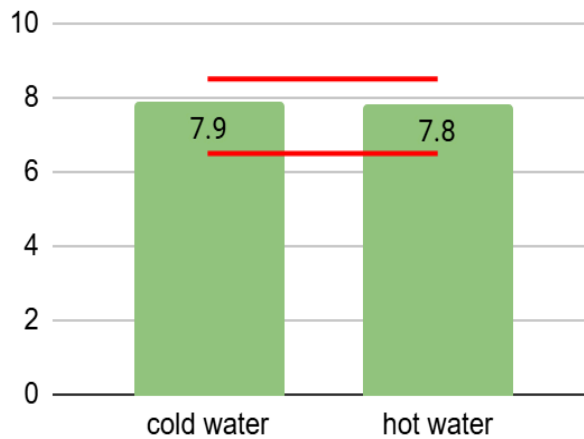
Water quality

TDS measurement (ppm500)





PH measurement



Comments:

- The measured total dissolved solids (TDS) level was slightly above 400 ppm (PPM500 scale), indicating a relatively high mineral content typical of the local water supply. Such water may have a noticeable mineral taste;
- For occupants who prefer water with lower mineral content, installation of a reverse osmosis filtration system may be considered for drinking and cooking purposes;
- The measured pH value was within the normal range for potable water.



Ventilation and AC. Summary

Category	Condition	Description	Defects
Mechanical ventilation	 not present	- No mechanical ventilation is installed - Indoor air exchange is primarily through natural ventilation via windows, and air infiltration through the building envelope.	
Exhaust ventilation in wet areas	 average	No mechanical exhausts ventilation in bathrooms, ventilation mainly via windows facing internal patios	
Exhaust ventilation in kitchen	 average	- No exhaust ventilation installed - The system works in recirculation mode with air filtration with charcoal filters	
Air conditioning, capacity	 average	There are 2 AC split systems installed with 2 external units and 3 indoor, total capacity ~30K BTU	No indoor unit in the living room; air cooling only via two wall openings from the kitchen

Comments:

- At the time of the inspection, no critical deficiencies related to the apartment's ventilation system were identified. However, the apartment relies on natural ventilation, the effectiveness of which depends largely on weather conditions, temperature differences, and regular window ventilation. In terms of air exchange efficiency, natural ventilation generally provides a lower level of ventilation than modern mechanical ventilation systems;
- The absence of mechanical extract ventilation in wet areas may contribute to moisture accumulation if regular ventilation is not maintained. Over time, this may increase the risk of mould growth and premature deterioration of finishing materials. Regular ventilation of bathrooms and the kitchen after showering and cooking is recommended to control indoor humidity;.
- The existing air-conditioning system may not provide sufficient cooling performance in the living room during periods of high outdoor temperatures due to the distance from the indoor unit and the distribution of airflow within the apartment. If maintaining a comfortable temperature in the living room is required, installation of an additional air-conditioning indoor unit may be considered.

Ventilation and AC. Cost of repairs

Critical

~ €0

Important

~ €0

Other

~ €1500

- Potentially, installation of AC in the living room
- Installation of exhaust ventilation in bathrooms



Mechanical ventilation. Overview

Vents in the bedroom 1	Vents in the bedroom 1
	

Comments:

- A ventilation duct passing through the external wall of the building was identified in the master bedroom. The design and construction of the duct suggest that it may have originally served as a chimney flue for a stove or fireplace. It currently functions as a natural exhaust ventilation duct for the room.
- No backdraft damper is installed within the ventilation duct. Under certain weather conditions (wind pressure and temperature differences), this may result in reverse airflow and the ingress of outdoor air into the room.



pay
attention

Exhaust ventilation in wet areas. Overview

- No dedicated mechanical exhaust fans are installed in either the guest bathroom or the master bathroom. Moist air is removed primarily through natural ventilation by opening the windows.
- The guest bathroom is provided with a window that can be fully opened to ensure effective natural ventilation.
- The master bathroom window is equipped with a ventilation (tilt) position; however, its design does not allow the window to be fully opened.

The bathroom ventilation arrangement is consistent with the traditional ventilation solutions commonly found in residential buildings of this period of construction.



Exhaust ventilation in kitchen. Overview

Kitchen air filtering system



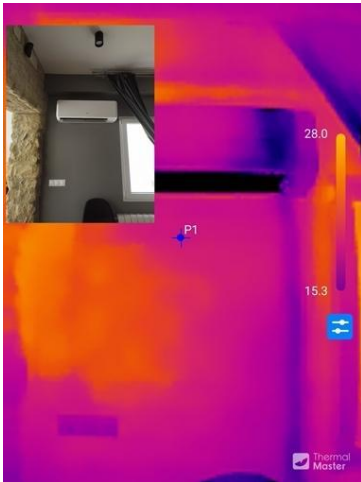
Comments:

- A permanent ventilation opening is provided in the external kitchen wall, discharging into Patio No. 2. This opening has been installed in accordance with the gas safety requirements applicable to rooms containing gas-fired appliances and provides a continuous supply of outdoor air;
- A kitchen extractor unit is integrated into the kitchen island;
- The extractor operates in recirculation mode. It is not connected to a ventilation duct, and no air is discharged outside the apartment. Air treatment is achieved by means of activated carbon filters;

The installed system provides partial removal of odours and grease particles through air filtration; however, it does not replace a dedicated extract ventilation system that discharges air to the exterior.



Air conditioning. Overview

AC#1, outdoor unit	AC#1, Indoor unit #1	AC#1, Indoor unit #2
		

Comments:

A Fujitsu outdoor air-conditioning unit is installed in Patio No. 2. Two indoor units are connected to this outdoor unit:

- an indoor unit serving the living room and kitchen (condensate is discharged into the kitchen drainage system);
- an indoor unit serving Bedroom No. 2 (condensate is also discharged into the kitchen drainage system).

The installation is configured as a multi-split system comprising one outdoor unit and two indoor units. The total cooling capacity of the system is approximately 21,000 BTU/h.

At the time of the inspection, the system was operating under normal conditions. No signs of insufficient cooling performance, equipment malfunction, abnormal noise, excessive vibration, refrigerant leakage, or other operational irregularities were observed during the inspection.



AC#2, outdoor unit



AC#2, Indoor unit #1



Comments:

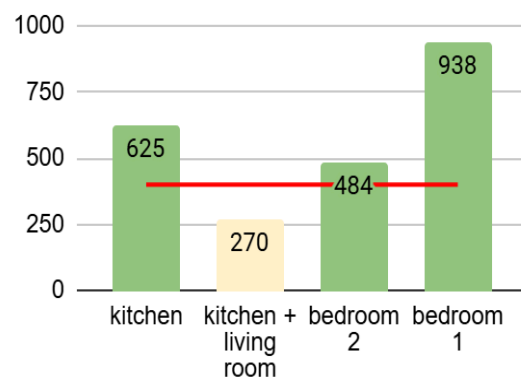
- A separate Fujitsu outdoor air-conditioning unit is installed in Patio No. 1. This outdoor unit serves the master bedroom exclusively. Condensate from the indoor unit is discharged into the drainage system of Bathroom No. 1.
- The installation is configured as a single-split system comprising one outdoor unit and one indoor unit. The total cooling capacity of the system is approximately 9,000 BTU/h.
- At the time of the inspection, the system was operating under normal conditions. No signs of insufficient cooling performance, equipment malfunction, abnormal noise, excessive vibration, refrigerant leakage, or other operational irregularities were observed during the inspection.

AC capacity adequacy. Overview

AC temperature split, C0



AC capacity BTU / m2





Comments:

- Air temperature measurements taken at the outlets of the indoor units indicate that all air-conditioning units are operating normally and provide sufficient cooling of the supplied air.
- The cooling capacity assessment indicates that the installed capacity is sufficient for the rooms in which the indoor units are installed.
- In the case where one indoor unit is required to serve both the kitchen and the living room, the available cooling capacity may be insufficient (recommended minimum: 400 BTU/m²; calculated value: 270 BTU/m²). Installation of an additional air-conditioning unit in the living room may be required.



Heating. Summary

Category	Condition	Comments	Defects
Gas heater / gas boiler	 good	- The heating system is equipped with a Ferroli dual-circuit gas boiler (rated output: 24 kW) - The boiler provides both domestic hot water (DHW) and space heating - The boiler was found to be in operational condition. Service records indicate that regular maintenance has been carried out in accordance with the recommended schedule	
Heated floors	 not present		
Radiators, convectors, fan coils	 good	- Three aluminium radiators are installed throughout the living areas. The number of radiator sections is sufficient to provide heating for the rooms - Three hydronic towel radiators are installed in the bathrooms. They are connected to the central heating circuit and are supplied by the gas boiler	
Fireplaces, stoves, chimneys	 not present		

Comments:

- The heating system was operating correctly at the time of the inspection. Thermal imaging confirmed uniform heat distribution across the radiators. No signs of leakage or other defects were observed.

Heating. Cost of repairs

Critical

~ €0

Important

~ €0

Other

~ €0



Gas heater / gas boiler. Overview

Gas boiler



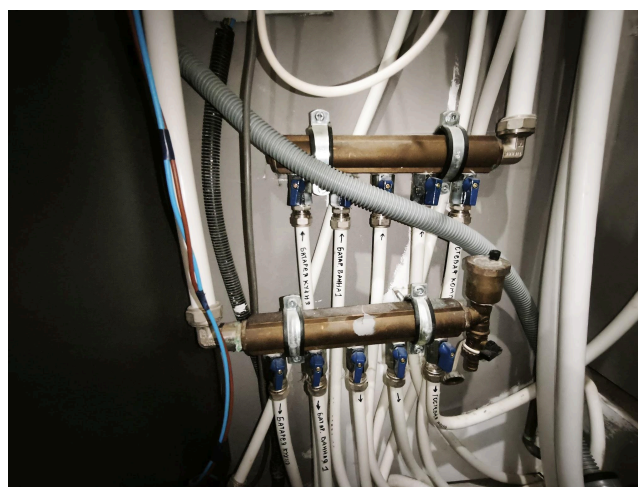
Gas boiler



Comments:

- The boiler is concealed within a kitchen cabinet. Combustion gases are discharged through a coaxial flue terminating in Patio No. 1;
- The most recent maintenance was carried out by a qualified service company in May 2026;
- At the time of the inspection, the boiler was found to be in operational condition. Visual inspection revealed no signs of water leakage, no visible evidence of leakage from gas connections, no signs of corrosion, overheating, or other visible defects. The equipment was operating under normal conditions.

Heating system manifold

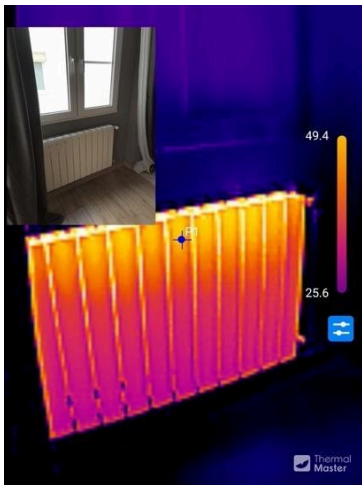
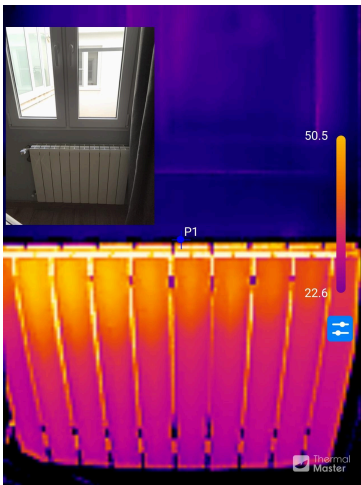




Comments:

- The heating distribution system is arranged through manifold collectors and multilayer (PEX-AL-PEX) pipes concealed within the floor screed and wall structures;
- Each heating circuit is equipped with an individual isolation valve. This configuration allows maintenance or replacement of individual heating appliances without shutting down the entire apartment heating system;
- The heat distribution system appears to be of good installation quality and was found to be in operational condition. No signs of leakage were observed during the inspection.

Radiators, convectors, fan coils. Overview

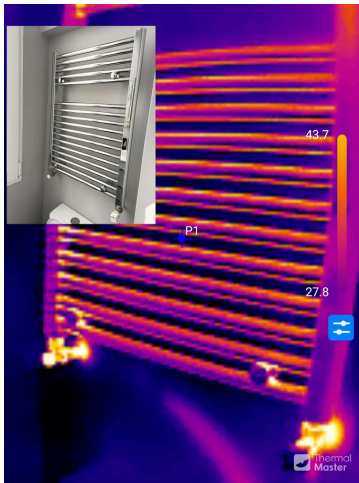
Kitchen & living room radiator	Bedroom 1 radiator	Bedroom 2 radiator
		

Comments:

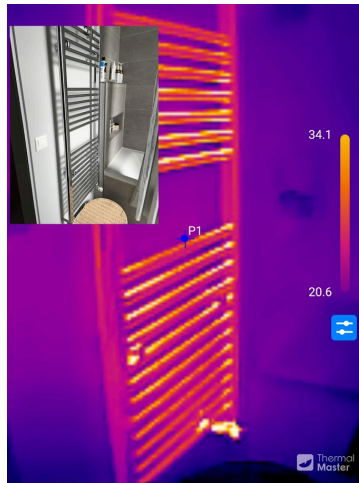
- The three radiators are installed beneath the windows, and each is fitted with an individual thermostatic radiator valve for regulating the flow of the heating medium;
- The radiators exhibit uniform temperature distribution over their entire surface. No areas of insufficient heating, which could indicate air locks, internal blockages, or non-functioning sections, were identified during the inspection;
- The measured radiator surface temperature ranged from 49 to 51 °C, which is consistent with normal heating system operation at the time of the inspection.



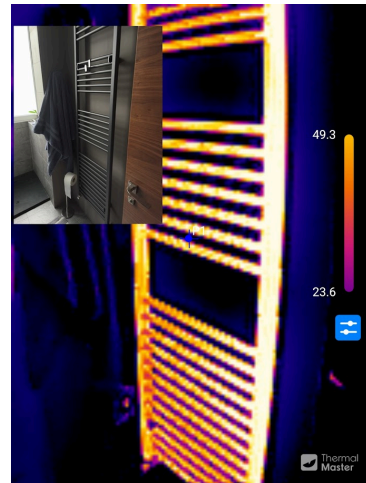
Bathroom 1 towel warmer



Bathroom 1 towel warmer



Bathroom 2 towel warmer



Comments:

- Three water towel radiators are installed in the bathrooms. All were operating normally at the time of the inspection. No signs of corrosion, leakage, or other visible defects were observed.



Safety and Ecology. Summary

Category	Condition	Comments	Defects
Mould, fungi, rodents	 good	No musty odours, signs of mould, vegetation growth, or evidence of rodent activity were detected during the inspection	
Noise, lighting levels	 good	- With the windows open, the measured ambient noise level ranged from 45 to 55 dB(A). These values are within the generally accepted daytime noise limits for residential premises; - The level of natural daylight in the living room is considered adequate. The level of natural daylight in the kitchen area is below the recommended level	
Smoke and CO detectors, fire alarms	 bad	The apartment is not equipped with smoke detectors, carbon monoxide (CO) detectors, or a fire alarm system	<i>It is recommended to install a carbon monoxide (CO) detector in the room containing the gas boiler and gas cooker, as well as a smoke detector in or adjacent to the kitchen area, in accordance with the manufacturer's recommendations and applicable fire safety regulations.</i>
Security systems, cameras, alarms	 good	- The apartment is equipped with a security alarm system incorporating door opening sensors, motion detectors, and a photographic verification camera - The system was found to be operational at the time of the inspection	
Electromagnetic fields, radiation	 not inspected		

Comments:

- Although not mandatory, the installation of autonomous carbon monoxide (CO) and smoke detectors is strongly recommended in areas containing gas-fired appliances.

Safety and Ecology. Cost of repairs

Critical

~ €0

Important

~ €300

Other

~ €0

- CO and smoke detectors

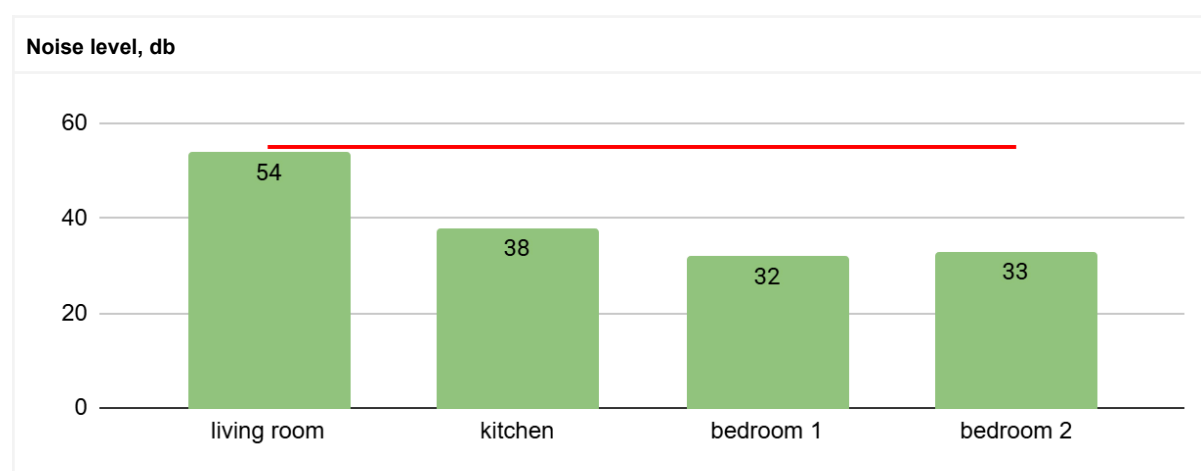


Mould, fungi, rodents. Overview

Comments:

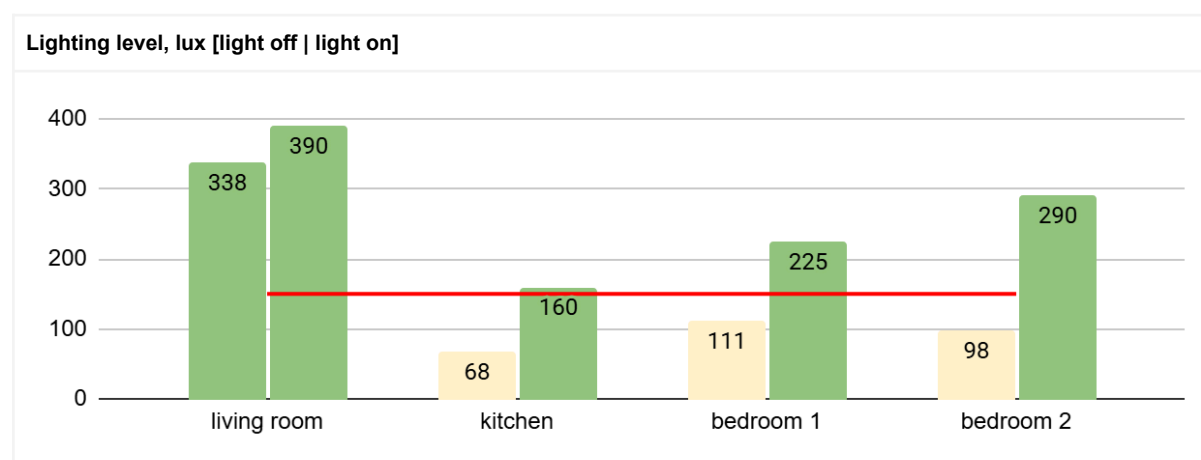
- No visible signs of mould growth were observed during the inspection;
- No evidence of fungal infestation or moisture-related biological growth was identified in the accessible areas inspected;
- No signs of rodent activity (including droppings, nesting materials, gnaw marks, or characteristic odours) were observed at the time of the inspection;

Noise, lighting levels. Overview



Comments:

- The living room windows face a street with vehicle traffic, which explains the higher noise level. Even with the windows open, the noise level remains within comfortable values;
- The windows of the other rooms face the building's internal patios. The noise level in these rooms is low.





Comments:

- The living room has one window and a double-leaf glazed door, both facing south-east. This provides good daylight exposure throughout the day;
- Windows in the other rooms overlook internal patios and receive limited natural daylight;
- Artificial lighting is adequate in most rooms.

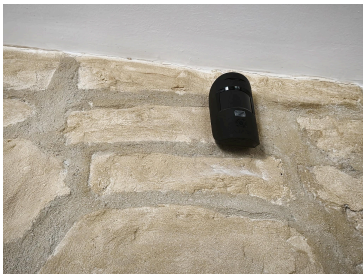
Smoke and CO detectors, fire alarms. Overview



important

- The kitchen contains gas-fired equipment, including a gas boiler and a gas cooker. Installation of carbon monoxide (CO) and smoke detectors in rooms containing gas-fired equipment is not mandatory under the Spanish Building Technical Code (CTE); however, it is strongly recommended.

Security systems, cameras, alarms. Overview

Door sensor	Motion sensor and camera 1	Motion sensor and camera 2
		

Comments:

- The integrated security system comprises two motion detectors with built-in photo cameras, a door contact sensor, and a central control unit. The system supports two independent communication channels for alarm notifications and remote control: via the Internet and via the cellular network. The system can be operated remotely using a mobile application or a remote control key fob;
- At the time of the inspection, the ability to arm and disarm the security system using the remote control key fob was confirmed. Verification of the remaining system functions requires access to the mobile application registered to the property owner.



Inspection Materials

Upon completion of the inspection, the Client is provided with the following documents:

Final Technical Inspection Report (this document), containing:

- description of the inspected property;
- scope of the inspection performed;
- results of the visual and instrumental inspection;
- identified defects and observations;
- measurement results;
- conclusions and recommendations;
- expert opinion on the technical condition of the property.

Inspection Photo Archive

The Client will receive the complete archive of photographs taken during the property inspection after full payment under the agreement.

The archive includes:

- general photographs of the premises;
- photographs of identified defects;
- results of instrumental measurements;
- thermal images;
- photographs of engineering systems and structural elements.

The complete photo archive will be provided electronically by granting access to the inspection materials portal at

<https://housedoctor.es/portal/>

Access to Electronic Materials

Access to the photo archive is provided for **30 calendar days** from the date the report is delivered. After this period, the materials may be deleted from the server without prior notice.

The Client is advised to download and save the electronic archive to their own storage device immediately after receiving access.

Portal Login: *flat*
Portal Access Password: *demo*

Portal URL: <https://housedoctor.es/login>

