

Technical Inspection Viewing Checklist

Company-authored buyer checklist · Buyer Protection Desk by THE-Ö

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Use this checklist when

You are viewing a property, planning an inspection or approaching handover.

The goal is to look beyond photos and staging: damp, cracks, roof, terrace, plumbing, electrics, renovation quality and visible defects.

1. Damp and water signs

Check:

- stains on ceilings;
- marks near windows;
- damp smell;
- mould;
- bubbling paint;
- swollen skirting boards;
- water marks around balconies or terraces;
- humidity in garage or basement.

Questions to ask:

- Is the stain old or active?
- Was the issue repaired?
- Is there proof of repair?
- Does the building have recurring water problems?

2. Cracks and movement

Check:

- wall cracks;
- ceiling cracks;
- façade cracks;
- cracks around windows;
- tile cracks;
- floor unevenness;
- doors that do not close properly.

Questions to ask:

- Are cracks cosmetic or structural signals?

- Are they repeated across the building?
- Has any technical report been prepared?
- Should a specialist inspect?

3. Roof, terrace and balcony

Check where accessible:

- roof condition;
- terrace drainage;
- balcony slope;
- waterproofing signs;
- broken tiles;
- blocked drains;
- water pooling;
- façade connection points.

Questions to ask:

- Who is responsible for roof or terrace repairs?
- Is the issue private or condominium responsibility?
- Are works approved or planned?

4. Windows and doors

Check:

- sealing;
- condensation;
- difficult opening;
- damaged frames;
- water marks;
- cracks around frame;
- broken locks;
- poor sound or thermal performance.

Questions to ask:

- Are windows original or recently replaced?
- Were replacements documented?
- Is water entering around frames?

5. Bathrooms and plumbing

Check:

- smell from drains;
- water pressure;
- slow drainage;
- leaks under sinks;

- shower sealing;
- loose tiles;
- ventilation;
- signs of previous leaks;
- ceiling below bathrooms, if accessible.

Questions to ask:

- Was plumbing replaced during renovation?
- Is bathroom ventilation adequate?
- Are leaks active or repaired?

6. Kitchen and renovation quality

Check:

- kitchen installation;
- cabinet alignment;
- appliance connections;
- plumbing under sink;
- wall sockets;
- ventilation;
- finishing around tiles;
- signs of old systems behind new surfaces.

Questions to ask:

- Was this a full renovation or cosmetic refresh?
- Were electrical and plumbing systems updated?
- Are guarantees available?

7. Electrical red flags

Look for visible issues:

- old electrical panel;
- loose sockets;
- overloaded extension leads;
- exposed wires;
- missing covers;
- poorly placed switches;
- inconsistent fixtures.

Questions to ask:

- Was the electrical system updated?
- Is certification or specialist review needed?
- Does the system match intended use?

8. Heating, cooling and ventilation

Check:

- AC units;
- heating systems;
- ventilation;
- damp in closed rooms;
- windows in bathrooms;
- mechanical extraction;
- equipment age.

Questions to ask:

- Is the system functional?
- Are warranties or maintenance documents available?
- Are outdoor units properly placed?

| 9. Parking, storage and common areas

Check:

- parking space identification;
- storage room condition;
- garage damp;
- lift condition;
- stairs and corridors;
- roof or façade visible signs;
- building entrance;
- common equipment.

Questions to ask:

- Is parking legally included?
- Is storage identified in documents?
- Do common areas show repeated maintenance issues?

| 10. New-build handover

Before handover, check:

- paint defects;
- tile defects;
- window operation;
- door alignment;
- kitchen installation;
- bathroom drainage;
- electrical points;
- terrace drainage;
- parking and storage;
- snagging list process;

- repair deadline.

Questions to ask:

- Are defects written down?
- Who signs the snagging list?
- Are major defects fixed before final payment?
- Is retention agreed?

| Red flags

Slow down if:

- damp smell is strong;
- roof or terrace problems are visible;
- renovation looks cosmetic only;
- cracks are wide or repeated;
- garage has water infiltration;
- seller refuses inspection;
- new-build defects are treated as “normal” without a repair process;
- final payment is due before inspection or handover.

| Next step

Need the visible condition checked before signing, paying or handover?

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