



ALITA

construction

PROPERTY INSPECTION REPORT

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The Property

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Property Overview

CLIENT	
ADDRESS	
PROPERTY TYPE	Villa with pool
AREA	—
YEAR BUILT	—
INSPECTION DATE	May 2026
REFERENCE	INS-2026-359

Executive Summary

Overall condition of the villa is good. Structure is sound, no issues with the foundation or load-bearing elements. Façade and interior living spaces in good shape.

Roof: several tiles missing on the main building, letting water through to the main room ceiling. Thermal camera picked up moisture beneath the surface. Needs tile replacement.

Master bedroom extension: no waterproofing. Moisture meter at the wall below the window read 18.9%. Steel beams corroding, water marks at the junction with the main house. Will need beam treatment, waterproofing, re-rendering, and probably window reinstallation.

Pool is in bad shape. Tiles coming off around the full perimeter, both skimmers disconnected, water not circulating. Rust on the pump room beams means moisture is getting out of the shell. Restoration won't hold up: better to rebuild or pour a new shell inside the existing one.

Electrical, plumbing, drainage, and gas: no issues. The consumer unit will need upgrading if A/C is added to the bedrooms.

Two lower-priority items: no ventilation in the two ground-floor bedrooms, and only two A/C units on the property (both aged, main room only).

Priority Findings

 HIGH

Roof: missing tiles, water getting into the main room ceiling

 HIGH

Master bedroom extension: no waterproofing, beam corrosion, elevated moisture. Needs full remediation

 HIGH

Pool: tile bond failed across entire perimeter, circulation disconnected, shell leaking. Rebuild required

 HIGH

Terrace: tree roots have lifted tiles and destroyed the screed. Full re-tiling needed

 HIGH-MEDIUM

A/C: only 2 units (main room), both aged, no A/C in bedrooms

 MEDIUM

Staircase waterproofing: water entering the ground-floor bedroom at the staircase junction

 MEDIUM

Ornamental ponds: overgrown, no filtration, need rebuild if keeping them

 LOW-MEDIUM

Floor tiles: hollow-sounding in several areas, may need replacing down the line

 LOW

Ventilation: none in the two ground-floor bedrooms

01 STRUCTURE

Foundation & load-bearing elements

No issues. Main structure is sound, no signs of settlement or subsidence.

Render cracks on the exterior façade

Render cracks across the outside of the house. Cosmetic only, confined to the render layer, but they'll let moisture in over time if left. Re-rendering of the affected areas recommended. See photos below.

Master bedroom extension: corrosion & water ingress

The extension structure is stable, but there's no waterproofing at all. Moisture meter reading at the wall beneath the window: 18.9%. Visible water marks and staining where the extension meets the main building, and corrosion on the steel reinforcement beams inside.

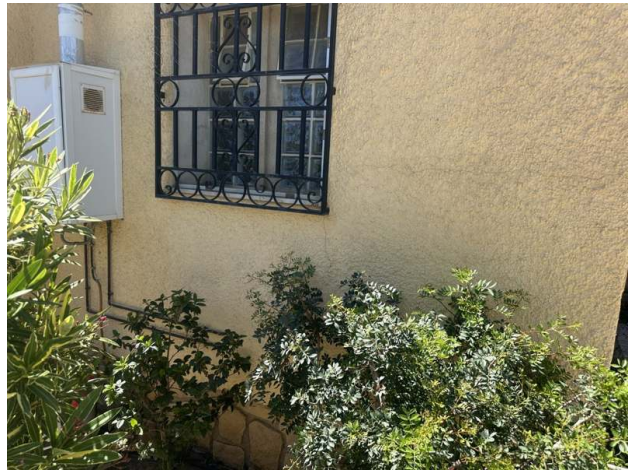
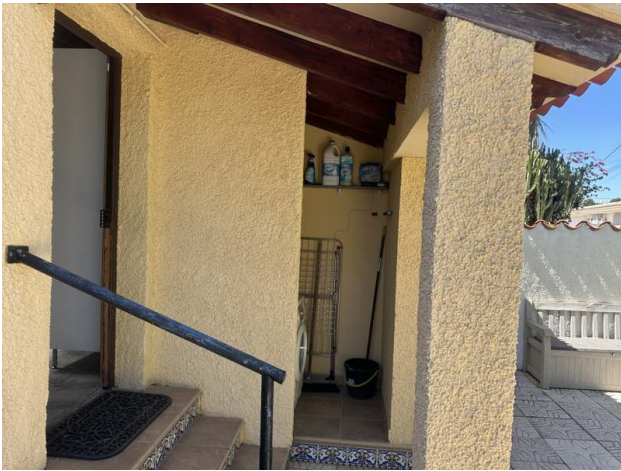
The window looks poorly installed: the render and finish around the frame are rough, and the seal between frame and wall is likely letting water in.

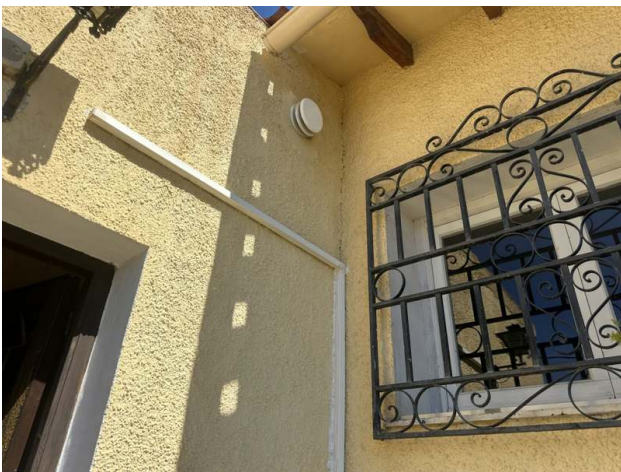
Remediation scope: clean and treat the steel beams (anti-corrosion), apply waterproofing membrane, re-render, re-skim, repaint. The window may need to come out and be reinstalled properly.

General condition

The overall condition is B+.

Render cracks on the exterior façade.





Master bedroom extension: corrosion and water ingress.



02 THERMAL SURVEY

Heat leaks

Thermal camera showed hot spots on the main room ceiling: moisture sitting beneath the surface. The extension bedroom also showed elevated humidity throughout (see roof section).

Abnormal thermal zones

Extension bedroom registered as an abnormal thermal zone. Matches the moisture and waterproofing issues found on-site.

Insulation quality

No insulation on the roof. Walls are thick, reasonable thermal mass.

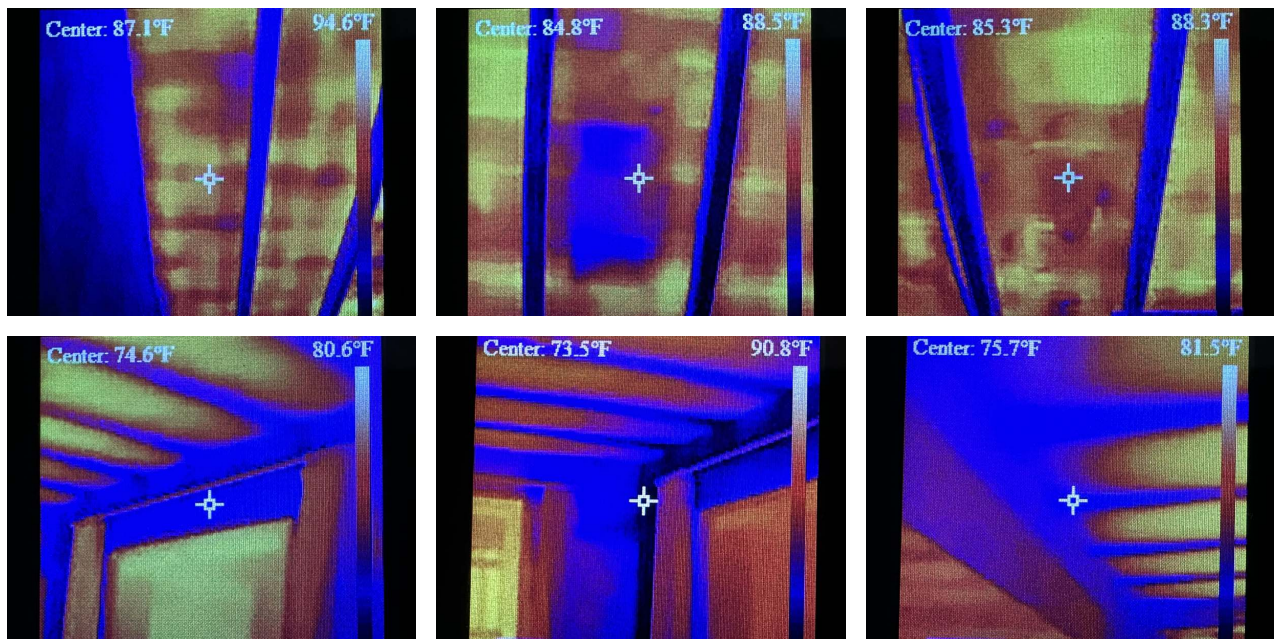
Air conditioning

Two split units on the main terrace, both aged, need replacing. No A/C in the bedrooms or other rooms.

Ventilation

No ventilation in the second bedroom downstairs: no extractor, no airflow. Humidity risk.

Thermal imaging: main room ceiling (top row), master bedroom extension (bottom row).



A/C units on the main terrace, both aged.



03 ELECTRICAL

Main fuse box & breakers

The consumer unit will need upgrading. Current ICP and RCD/differential are undersized for additional loads. If A/C is installed in the bedrooms, separate RCDs and dedicated breakers will be needed for each unit, and the panel will need rewiring. In its current state the board won't cope with A/C in every room.

Secondary panel

No issues.

Voltage & grounding

Normal. Grounding present and working.

Sockets & switches

No issues.

Overhead power supply

Mains supply comes in via an above-ground wooden pole. Under current regulations this may need to go underground. Worth checking with the Town Hall or electricity provider. We can handle this enquiry separately if needed.

Other

Damaged cable insulation in the basement, likely from a previous doorway modification.

Main consumer unit (fuse box).



04 PLUMBING & DRAINAGE

Water supply

No leaks, no damp on pipework. Pressure is fine throughout.

Sewage & drainage

Functioning, no visible problems. One note: no revision hatches anywhere (not in the bathrooms, not before the main sewer connection). Can't verify the drainage connections without them. Recommend installing hatches at some point for future maintenance.

05 EXTERIOR

Terrace

Tree roots have got under the tiles and screed across most of the terrace. Tiles lifted and damaged throughout. Repair means dealing with the roots first, then pulling up the old screed, laying new, and re-tiling the lot.

Waterproofing

No waterproofing membrane on the terrace. In most areas this isn't causing problems yet. The exception is the external staircase: water is getting into the ground-floor bedroom where the staircase meets the building. Gaps around the railings and tiles are the entry points. Fix requires partial removal of railings and tiles, waterproofing, then reinstallation and repainting the interior wall.

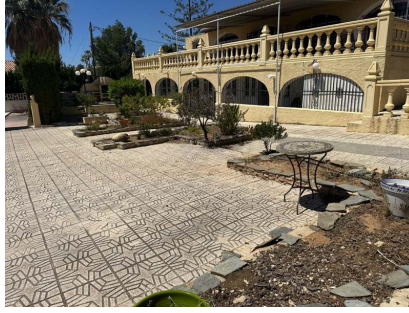
Surface slopes & drainage

Slopes are generally fine. Two spots where water pools after rain: one near the entrance, one at the far edge of the terrace.

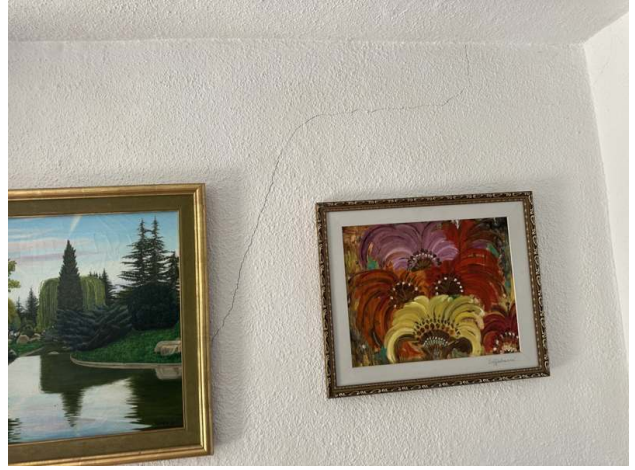
Ground subsidence

No issues.

Terrace: damaged and lifted tiles across the property.



Staircase junction: water getting into the ground-floor bedroom.



06 **GAS**

Gas supply & equipment

Portable butano bottles, no fixed installation. No issues.

07 ADDITIONAL ITEMS

Basement

One damp patch on the wall, doesn't look recent. Rest of the basement is fine.

Attic

Not present.

Storage room

No issues.

Swimming pool

Pool is in poor condition. Tiles are debonding and missing around the full perimeter: the underlying concrete is wet, and the tile bond has failed across the whole surface. Both skimmers and impulsors are disconnected from the pipework, water is not circulating. Pool is dirty and unmaintained. Bushes overhanging the pool drop debris into the water.

Rust marks on the steel beams in the adjacent pump room point to moisture getting out through the shell. Two options: full demolition and rebuild, or pour a new concrete shell inside the existing one. We'd lean towards the second.

Roof

Several tiles missing on the main building, letting rainwater in. This is what's causing the moisture damage on the main room ceiling. Tile replacement required.

Extension roof: dark stain visible from above in the centre, meaning the surface is sagging and water pools there instead of draining. Contributing extra moisture to the extension. This roof will most likely need rebuilding, not just patching.

Tile condition

Some floor tiles sound hollow when tapped (partial debonding). Not urgent. May need replacing later on.

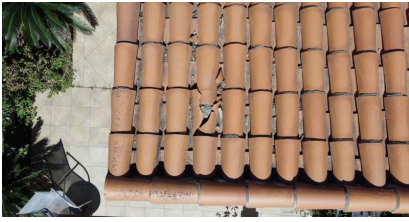
Paint condition

Satisfactory except where moisture has caused damage (see above).

Pool (drone view) and pump room: rust on beams, damp walls.



Roof: missing and broken tiles, extension roof stain (drone photography).





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This report is based on a visual, non-invasive inspection of the property carried out on the date stated above. It does not include areas that were inaccessible, concealed, or locked at the time of the visit. The findings represent the condition of the property as observed on the inspection date. Alita Construction accepts no liability for defects not visible or accessible during the inspection.