

Pre-Purchase Visual Property Review

Sample Report | Owner-Side Property Advisory in Mallorca

PROPERTY ADDRESS	[Address in Palma de Mallorca]
PROPERTY TYPE	Townhouse
CLIENT	[Client / Law Firm]
DATE OF VISIT	11 May 2026
WEATHER CONDITIONS	Sunny / Dry
PREPARED BY	Julien Michau - Property Advisor & Project Manager
REPORT STATUS	Sample report - for demonstration purposes

This document illustrates the type of practical, visual and owner-side review provided before a buyer commits further to a property in Mallorca.

Important: this is not a legal, structural, architectural, engineering or official valuation report. It is a practical visual review based on accessible and visible elements only.

Purpose of the review

The purpose of this pre-purchase visual property review is to give an international buyer a clearer understanding of visible property conditions, practical risks, likely maintenance issues, renovation considerations and questions to raise before moving forward with a purchase.

Inspection method

- Visual and non-destructive inspection of accessible areas only.
- Review of visible interior, exterior, roof/terrace edges, finishes, ventilation, plumbing and electrical indicators where accessible.
- Photographic documentation of observed points requiring attention.
- Practical risk classification to help the buyer prioritize next steps.
- Budget ranges are indicative and are not contractor quotations.

Limitations

- No destructive opening of walls, ceilings, floors, roofs or technical shafts was performed.
- The main residence roof was not accessed during the visit because access is via the neighbouring property and the neighbour was absent. No moisture marks were observed on the upper-floor ceilings at the time of inspection.
- No official structural, legal, urban-planning, architectural, engineering or valuation opinion is provided.
- Legal, planning, cadastral, registry, cédula, license and compliance matters must be verified by the buyer's lawyer and, when required, licensed technical professionals.
- Hidden defects, concealed moisture, inaccessible roof elements and underground services may exist and are outside the scope of a visual review.

Overall conclusion

The property appears generally well maintained and suitable for continued residential use, with no major visible structural concern identified during the visual review. However, several maintenance and prevention items should be addressed before or shortly after completion to reduce the risk of water ingress, condensation, deterioration of exterior finishes and future owner discomfort.

The main points are concentrated around roof/terrace edge maintenance, limited access to the main residence roof, exterior render cracking, bathroom ventilation, terrace tile joints, a dry moisture mark in the kitchen ceiling, lack of upper-floor air-conditioning and degraded exterior A/C pipe insulation.

Area	Observed condition	Priority	Buyer impact
Roof / terrace edge	Mortar/flashing areas require repair and preventive waterproofing review	High	Potential water ingress if not addressed
Exterior utility room	Minor render cracks / degraded finish visible	Medium	Maintenance item, possible water penetration over time
Bathroom ventilation	No adequate mechanical ventilation observed	Medium	Condensation / mold risk
Terrace joints	Open or deteriorated tile grout joints	Medium	Water ingress / tile deterioration risk
Kitchen ceiling	Dry moisture mark visible	Medium	Past leak to confirm with seller
Upper-floor cooling	No A/C head observed upstairs; current cooling unlikely to cool upper floor in summer	Medium	Comfort issue and likely upgrade cost
A/C outdoor unit	Pipe insulation degraded; existing outdoor group may need replacement for upstairs unit	Low-Medium	Efficiency loss, durability and potential system upgrade

Estimated budget range

Indicative immediate and short-term corrective budget: approximately 6,800 EUR to 10,500 EUR excluding VAT, depending on access, contractor availability and final scope. This range should be confirmed with local contractors after purchase or before signing if the buyer wants firm pricing.

Visual risk summary by system

System	Visual status	Priority	Specialist to verify	Comment
Visible structure	No major visible concern	Low	Architect / structural engineer if cracks evolve	No structural opening performed.
Roof / flashing / roof edge	Repair recommended; main roof not fully accessed	High	Rofer / contractor	Preventive action recommended quickly; no upper-floor ceiling moisture marks observed.
Exterior envelope	Minor cracking and render wear	Medium	Contractor	Monitor and repair to prevent moisture entry.
Moisture signs	Dry kitchen ceiling mark	Medium	Contractor / plumber if active	Seller should confirm origin and repair history.
Ventilation	Bathroom ventilation insufficient	Medium	Electrician / HVAC technician	Install extraction to exterior where feasible.
Terrace / tile joints	Joints to review	Medium	Tiler / waterproofing contractor	Regrouting and sealing recommended.
A/C system	Upper floor not cooled; outdoor unit / pipe insulation to review	Medium	HVAC technician	Plan upper-floor A/C head and likely outdoor group replacement.
Electrical / plumbing	No major issue observed from limited visual review	Low	Licensed electrician / plumber	Not a compliance inspection.
Legal / planning	Not assessed	To verify	Lawyer / architect	Permits, cédula, registry and urban compliance excluded.

Observed issues requiring attention

The following pages show the main visible observations identified during the visit. Each item is written in a practical buyer-focused format: what was observed, why it matters, recommended action, priority and indicative cost.

OBS-01 - Exterior utility room render cracking and surface deterioration



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Priority: Medium - preventive maintenance

Visible observation: Minor exterior cracking and surface deterioration are visible on the render above the utility room opening. The area is exposed to sun, rain and thermal movement.

Potential impact: If left untreated, cracks and weakened render can allow water penetration, progressive surface degradation and staining around the opening.

Recommended action: Scrape loose material, repair cracks and render, apply exterior-grade coating and verify that water does not accumulate at the roof edge above.

Indicative cost: Approx. 350-650 EUR depending on surface preparation and repainting area.

Specialist / trade: General contractor / exterior render specialist.

OBS-02 - Bathroom without adequate mechanical ventilation



OBS-02 - Bathroom without adequate mechanical ventilation

Priority: Medium - comfort and moisture prevention

Visible observation: The bathroom appears to have no natural window and no clearly adequate mechanical extraction to the exterior.

Potential impact: Poor ventilation increases condensation risk, can create mold, accelerate deterioration of finishes and cause odors in enclosed bathrooms.

Recommended action: Install a mechanical extractor with appropriate ducting to the exterior where feasible. Confirm electrical connection and building constraints.

Indicative cost: Approx. 450-700 EUR depending on duct route and access.

Specialist / trade: Electrician / ventilation technician.

OBS-03 - Roof edge / flashing mortar requiring prompt repair



OBS-03 - Roof edge / flashing mortar requiring prompt repair

Priority: High - water ingress prevention

Visible observation: The accessible roof edge and mortar/flashing zone show visible ageing and localized cracking around the roof tiles and perimeter detail. The main residence roof itself was not accessed because access is through the neighbouring property and the neighbour was absent during the visit. No moisture marks were observed on the upper-floor ceilings at the time of inspection.

Potential impact: This is a priority maintenance point. Open joints or cracked mortar at roof edges can become a water entry path during heavy rain or wind-driven rain.

Recommended action: Have a roofer review the accessible roof edge, renew cracked mortar/flashing details, seal vulnerable points and arrange access to the main residence roof for a complete roof check if the buyer wants stronger comfort before purchase.

Indicative cost: Approx. 800-1,400 EUR for localized repair; more if broader roof works are required.

Specialist / trade: Roofer / waterproofing contractor.

OBS-04 - Terrace tile grout joints to review



OBS-04 - Terrace tile grout joints to review

Priority: Medium - water management and maintenance

Visible observation: Open or deteriorated joints are visible between terrace floor tiles.

Potential impact: Open joints can allow water to penetrate below the tile surface, potentially causing staining, tile movement, substrate deterioration or infiltration in adjacent areas.

Recommended action: Clean and regrout defective joints. Where the terrace is above enclosed space or sensitive areas, verify waterproofing condition.

Indicative cost: Approx. 250-600 EUR for localized regrouting; more if waterproofing repairs are required.

Specialist / trade: Tiler / waterproofing contractor.

OBS-05 - Dry moisture mark at kitchen ceiling



OBS-05 - Dry moisture mark at kitchen ceiling

Priority: Medium - confirmation required before purchase

Visible observation: A dry stain and localized surface damage are visible on the kitchen ceiling. No active dripping was observed during the visit.

Potential impact: The mark may be from a previous leak, roof/terrace issue, plumbing incident or condensation. Even if dry, the origin should be confirmed before relying on the repair condition.

Recommended action: Ask the seller for the origin, date and proof of repair. If no clear explanation is provided, inspect the area above and consider moisture measurement by a specialist.

Indicative cost: Approx. 550-800 EUR for localized ceiling repair and repainting after confirming no active leak.

Specialist / trade: Contractor / plumber / moisture specialist if needed.

OBS-06 - Upper floor not served by air-conditioning



OBS-06 - Upper floor not served by air-conditioning

Priority: Medium - summer comfort and upgrade cost

Visible observation: No dedicated air-conditioning head was observed serving the upper floor. In summer conditions, cooling from the lower level should not be relied upon to cool the upper floor effectively; warm air accumulation upstairs is likely and comfort may be poor during hot periods.

Potential impact: The upper floor may be uncomfortable in July-August and for holiday rental or family use. The buyer should budget for installation of an indoor A/C head upstairs and, depending on capacity and compatibility, replacement or upgrade of the exterior condenser group.

Recommended action: Ask an HVAC technician to verify the existing system capacity, routing feasibility and electrical supply. Plan for a dedicated upper-floor A/C head and likely replacement/upgrade of the outdoor unit if the current group cannot support the additional load.

Indicative cost: Approx. 2,500-4,500 EUR for an upper-floor A/C head with exterior group replacement or upgrade, depending on routing, brand, capacity and access.

Specialist / trade: HVAC technician.

OBS-07 - Air-conditioning pipe insulation degraded



OBS-07 - Air-conditioning pipe insulation degraded

Priority: Low-Medium - efficiency and durability

Visible observation: The insulation around exterior air-conditioning lines is visibly cracked and deteriorated by sun exposure.

Potential impact: Damaged insulation can reduce thermal efficiency, increase condensation risk and accelerate deterioration of refrigerant line protection.

Recommended action: Replace the exposed pipe insulation with UV-resistant insulation and check the unit's service history and cooling performance.

Indicative cost: Approx. 150-350 EUR for insulation replacement; additional service cost if the unit requires maintenance.

Specialist / trade: HVAC technician.

Indicative corrective budget

Item	Priority	Indicative range	Comment
Roof edge / flashing repair	High	800-1,400 EUR	Preventive water ingress repair.
Exterior render cracking / utility room	Medium	350-650 EUR	Localized exterior repair and coating.
Bathroom ventilation extractor	Medium	450-700 EUR	Requires exterior exhaust route.
Terrace tile regrouting	Medium	250-600 EUR	Waterproofing verification may increase cost.
Kitchen ceiling repair after confirmation	Medium	550-800 EUR	Only after origin of moisture is confirmed.
Upper-floor A/C installation + outdoor group upgrade	Medium	2,500-4,500 EUR	Dedicated upstairs cooling recommended for summer comfort.
A/C pipe insulation replacement	Low-Medium	150-350 EUR	UV-resistant insulation recommended.
General contingency	Recommended	700-1,150 EUR	For access, small extras and contractor mobilization.

Estimated immediate / short-term budget: 6,800 EUR to 10,500 EUR excluding VAT. This is an order-of-magnitude estimate only and should be confirmed with contractor quotes.

Negotiation relevance

- The roof edge / flashing repair and moisture mark are the strongest buyer negotiation points because they relate to potential water ingress history and preventive maintenance.
- The bathroom ventilation item is important for comfort and long-term moisture prevention, but is typically not a deal-breaking issue if installation is feasible.
- The absence of upper-floor air-conditioning is a practical comfort and cost item to budget before summer use; it may support negotiation depending on the buyer's intended use.
- Terrace joints and A/C insulation are standard maintenance items but should be budgeted soon after purchase.

Questions for the seller / agent

- What caused the kitchen ceiling moisture mark and when was it repaired?
- Can the seller provide invoices or proof of repair for any previous leak or ceiling repair?
- Has the roof / roof edge / terrace waterproofing been repaired or maintained in the last 5 years?
- Can access to the main residence roof be arranged through the neighbouring property before contract or before completion?
- Has water ever entered through the terrace, roof edge, utility room or kitchen ceiling area?
- When were the air-conditioning units installed and when were they last serviced?
- Does the current A/C system serve the upper floor? If not, has any quote been obtained for installing an upstairs indoor unit and upgrading the outdoor group?
- Are there any known humidity, condensation or ventilation complaints in the bathrooms?
- Have any renovation works, terrace changes, utility room works or roof interventions been carried out? If yes, were they documented?

Points for the buyer's lawyer to verify

- Cédula de habitabilidad status and validity.
- Registry description compared with the current physical layout.
- Any unregistered extensions, terraces, enclosed areas, utility room changes or roof works.
- Urban planning compliance and whether any past works required a license.
- Community rules, if applicable, for roof, terrace, façade and exterior interventions.
- Rights of access / practical arrangements for maintaining the main residence roof where access is via neighbouring property.
- Known claims, disputes, insurance reports or water damage declarations.
- Outstanding municipal issues, IBI, waste tax and comunidad charges, if applicable.

Points for architect / aparejador / technical specialist to verify if the buyer wants deeper comfort

- Full main roof condition once access through the neighbouring property can be arranged.
- Roof edge waterproofing detail and possible water entry paths.
- Moisture measurement around kitchen ceiling mark and adjacent areas.
- Ventilation route feasibility for the enclosed bathroom.
- Condition of terrace substrate and waterproofing below open grout lines.
- General condition of exterior render and façade coating.
- A/C capacity and feasibility of installing a dedicated upper-floor indoor unit with outdoor group replacement or upgrade.

Before offer or reservation

- Ask seller / agent for repair history and invoices for the kitchen ceiling moisture mark and roof / terrace maintenance.
- Request clarification on any roof, terrace, utility room or exterior works carried out in recent years.
- Arrange roof access through the neighbouring property if the buyer wants a complete roof check before signing.
- Share this report with the buyer's lawyer so legal and planning checks can be aligned with the physical observations.

Before private purchase contract

- If the buyer is concerned about moisture or roof condition, request a short contractor / roofer visit for confirmation, including main roof access if available.
- Ask lawyer to verify cédula, registry description, planning compliance and any unregistered works.
- Consider using the immediate maintenance budget as part of buyer negotiation or post-completion planning.

After completion

- Address roof edge / flashing repair first.
- Install bathroom extraction before intensive use or holiday rental use.
- Repair terrace grout joints and exterior render deterioration.
- Obtain an HVAC quote for upper-floor A/C installation and outdoor group replacement or upgrade before summer use.
- Replace A/C pipe insulation and service the system.
- Repair kitchen ceiling only after confirming the moisture source is not active.

Key issue photographs



OBS-01 - Exterior utility room render cracking



OBS-02 - Bathroom without adequate mechanical ventilation



OBS-03 - Roof flashing / roof edge mortar requiring repair



OBS-04 - Terrace tile grout joints to review



OBS-05 - Dry moisture mark at kitchen ceiling



OBS-06 - Air-conditioning pipe insulation degraded



OBS-07 - Air-conditioning pipe insulation degraded / exterior group to review

Important note

Mallorca Property Advisory provides practical buyer-side support based on experience in construction, renovation, real estate investment and property management. This report is a visual, non-destructive review intended to help the buyer understand visible conditions and practical next steps.

It does not replace legal, architectural, structural, engineering, valuation, planning or regulatory advice. When required, all matters should be verified by appropriately licensed professionals. Budget ranges are indicative and do not constitute formal contractor quotations.

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