

Date: July 03, 2025

Home Inspection Report

Client: [REDACTED]

Client's Phone and Email: [REDACTED]

Property Location: Avenida [REDACTED]
[REDACTED]



R. Pinhal Manso 5, 2500-630 Salir de Matos, Caldas Da Rainha, Leiria, Portugal

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General Property Condition Summary

The inspected property is generally well-maintained, structurally stable, and shows many elements in good to excellent condition. Nevertheless, several critical and important areas require attention to maintain the property's structural integrity, functionality, and overall comfort.

This inspection highlights observable conditions, and it is recommended to engage specialized professionals to thoroughly evaluate and address each identified issue.

Immediate Attention Required

1) Windows and Door Lintels (refer to detailed observations on Item 3.2.4)

Significant cracks observed around multiple windows and above the garage gate indicate potential structural weakness. Immediate assessment by a structural engineer is necessary to determine the cause, evaluate structural integrity, and establish required remedial actions.

Structural Monitoring Required

1) External Walkways (Front and Left Side Elevation) (refer to detailed observations on Item 1.1.2)

Noticeable ground settlement and pavement cracking have caused water drainage toward the foundation walls, potentially impacting the property's structural stability. Regular monitoring and prompt consultation with a structural engineer or qualified contractor are advised.

2) Foundation Integrity (refer to detailed observations on Item 2.2.1)

Slight settlement observed in one corner pillar requires regular monitoring. Further structural assessment is recommended if additional movement or cracks become evident.

3) Cracks in Masonry (refer to detailed observations on Item 3.2.2)

Several cracks noted around windows and extensively on the left-side external wall require ongoing monitoring. Professional evaluation by a structural engineer is recommended if cracks worsen or new issues arise.

PROPERTY DETAILED INSPECTION

Below you'll find a detailed list of items that are inspected. All important concerns are highlighted in the "**General Property Condition Summary**" section at the start of this report.

Inspection Condition Legend:

- **EXCELLENT:** Item is fully functional, in exceptional condition, and requires no immediate action.
- **GOOD:** Item shows minor wear but is operational and functioning as expected. Regular maintenance is advised.
- **FAIR:** Item shows noticeable wear, minor issues or functional deficiencies. Repairs or maintenance recommended soon.
- **CRITICAL:** Item is significantly deteriorated or failing and needs immediate attention or replacement.

1. SITE AND GROUNDS

1.1 Exterior and Plot

1.1.1 Driveway & Paving

- **Condition:** GOOD
- The inspector noted that the driveway and paving were inspected and found to be in good condition.

1.1.2 External Walkways (Front and Left Side Elevation)

- **Condition:** FAIR
- The external walkways were inspected and found to be in fair condition. Noticeable settlement and deterioration were observed, with the ground at the front sinking more than 5 cm. This subsidence has caused cracks in the pavement, resulting in water draining towards the foundation walls. Over time, this may negatively impact the stability of the property's foundation structure.