

Property inspection in Spain

What to prepare when you are about to do a property inspection in Spain?

For our inspection technician to be able to inspect all parts and to confirm that the property has all the right documents, we ask you to prepare the following steps:

- Make sure that all floor drains are cleaned, and bathtub fronts are removed.
- A ladder must be available for access to the roof and attic.
- Prepare so that all inspection hatches are open.
- The spaces must be accessible. For example, changing rooms filled with household goods on the floor and against the wall must be emptied.

If you have the following documents, make sure that they are there during the inspection:

- A License of First Occupation (LFO)¹
- Updated registry note²
- Cadastral reference³
- Decennial Insurance (If the house is older than ten years)⁴
- The energy declaration (CEE)⁵

See Appendix 1 for more information.

If you do not have the opportunity to prepare this. You can always ask your real estate agent in Spain for help.

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How does Enspecta take COVID-19 into account?

Due to the coronavirus, Enspecta Surveys S.L. The Spanish Public Health Agency's recommendations and works as usual with the following measures:

- We avoid large gatherings.
- We avoid travel by public transport.
- We do not shake hands when we greet.
- We keep our distance from customers when we inspect the property.
- At the slightest symptom of illness, we cancel the appointed inspection.

If you experience symptoms, we appreciate it if you let us know beforehand to rebook the inspection for a new date.

The estimated time for the property inspection is between 2 to 4 hours.

Appendix 1

1. License of First Occupation (LFO)

It provides a check on the planning legality. An LFO means a developer has built the residence according to the original town hall's Building License and all Planning laws, national and regional.

Spanish law requires the granting of an LFO to be able to connect to the supply grid. Properties need to present the LFO to access official supplies: water, electricity, and gas.

2. Title deed

This document provides information about the property's whereabouts, who the owner is and if there is any mortgage on the property.

Our inspector needs to receive this document during the inspection assignment to confirm that the information is correct.

This document is publicly available and can be requested online at a lower cost. (around ten euros) It takes about two days to receive the paper.

3. Cadastral reference

The cadastral reference is an official and obligatory identifier for real estate in Spain. It is an alphanumeric code 20 characters long that Cadastre Office assigns each property to record them in the cadastral map of properties accurately.

It is shown on the annual IBI receipt you get yearly.

4. Decennial Insurance (If the property is newer than ten years)

The insurance covers properties that are under ten years. Guarantees compensate for material damage caused in the building by defects or defects that originate or affect the structural elements, directly jeopardizing the mechanical resistance of the stability.

This insurance is mandatory for homes under ten years.

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5. Energy declaration (CEE)

By law, there must be a valid energy declaration when selling a property. The energy declaration must not be older than ten years. The energy declaration is carried out by a qualified technical architect or an engineer who has a permit to carry out construction projects. There are exceptions for houses that do not need an energy declaration:

- Buildings that for special reasons must be kept open.
- Officially protected buildings and monuments
- The building used for religious purposes
- Temporary construction that is expected to take up to two years.
- Industry and agricultural premises or workshops, holding of agriculture or industry owned by non-Spanish citizens.
- Insulated building less than 50m² (apartments or multi-story buildings are still mandatory).
- Buildings that have a simple structure or are not suitable as permanent housing.
- Buildings purchased for demolition.
- Permanent buildings planned to be rented for less than four months a year.

If the property you intend to buy/sell is doesn't have an approved document, our staff can help you carry it out.