

ANTIPODEAN BUILDING SERVICES LDA

Rua da Mainça 1386, 4465-197 S. Mamede de Infesta, Porto
NIF: 517418657 | +351 969 718 294 | admin@antipodeanporto.net

INSPECTION REPORT

Client	[Client Name]	Report Date	26 February 2026
Property	Boavista, Porto	Report Ref	CLIENT – 20260226 – REPORT
Inspector	Bradley Cahill — Antipodean Building Services LDA	Report Type	Pre-Purchase Condition Assessment
Inspection Date	26 February 2026	Energy Rating	Class C (per listing)

Property Details (Per Listing)	
Type	Detached House (T5) — physical characteristics consistent with classic Porto terraced typology
Area	340m ² gross / 244m ² usable across 3 floors
Plot	97m ²
Annex	Approx. 32.5m ² — registration status to be confirmed (see Section 7)
Renovation	2022 (per listing) — renovation quality appears consistent with stated date
Parking	Neighbouring building — legal confirmation of rights required before CPCV

1. PURPOSE & SCOPE

This report was prepared by Antipodean Building Services LDA following a non-invasive visual inspection of the property at Boavista, Porto on 26 February 2026. It is intended exclusively for the client as a buyer decision-support document covering internal condition, moisture and infiltration risk, plumbing performance, external envelope, and general structural observation.

No destructive testing, engineering certification, concealed membrane confirmation, drainage CCTV, or electrical compliance certification was conducted. Areas not accessible at the time of inspection are noted in Section 8.

2. EXECUTIVE SUMMARY

This property presents in very good overall internal condition and has clearly undergone a competent renovation. Internal finishes throughout are strong, plumbing pressure is excellent across all floors, bathroom installations are well executed, and window sealing is effective. No structural distress, active major infiltration, or systemic failure was observed.

The identified issues are all external water management items — preventative in nature rather than indicative of underlying structural problems. The property is well suited for purchase subject to standard due diligence and the targeted external works described in this report.

Bottom line: strong property, well renovated, manageable external maintenance items. Negotiate the remediation allowance and proceed with confidence.

CONDITION GRADE

B+

Renovated and well presented. No major structural or systemic concerns. Moderate external water-management works recommended. Solid acquisition subject to standard due diligence.

3. RISK SUMMARY

All findings in order of severity. No HIGH risk items identified. Full technical detail in Section 5.

Issue	Risk	Summary	Recommended Action
Party wall / roof junction — neighbouring building	MEDIUM	No active failure observed. Junction complexity and neighbouring building conditions create long-term exposure risk.	Commission roofer access inspection. Document flashings, soakers, valley condition. Annual monitoring.
Rear studio — musty odour	MEDIUM	Likely slab-edge moisture migration due to elevated external gravel level and absent strip drainage at threshold.	Lower external gravel level. Install linear strip drain. Improve falls away from structure. Monitor humidity post-remediation.
Front garden bed against façade	MEDIUM	The garden bed acting as a retained moisture reservoir against the wall base. Localised hydrostatic pressure has caused damage to the wall where the paint has been stripped away to allow it to breathe.	improve drainage, install geotextile and gravel layer, apply vertical membrane to wall behind planter.
Rear door skirting — minor damp	LOW-MEDIUM	Minor moisture at skirting near the garden door. Threshold detailing insufficient.	Confirm threshold seal continuity. Do not cover cosmetically without fixing the source.
Lower roof — vegetation growth	LOW-MEDIUM	Plant growth within tile laps. Organic matter retains moisture, encourages micro-cracking, and blocks drainage paths.	Professional roof clean, biocide treatment, replace cracked tiles, inspect and clear gutters and downpipes.
Timber deck condition	LOW	Surface weathering and slip risk when wet. No structural failure observed.	Pressure clean, re-oil or seal, apply anti-slip treatment.

Risk Key: **MEDIUM** — Address within 3–6 months **LOW-MEDIUM** — Monitor and address at next maintenance cycle
LOW — Routine maintenance only

4. NEGOTIATION & DUE DILIGENCE LEVERAGE

None of the identified issues constitute structural defects or systemic failures. They represent external water management upgrades and preventative maintenance costs that are legitimate and quantifiable grounds for a measured price adjustment. Position these as prudent future investment rather than accusation of defect — the property is well renovated and the vendor knows it.

Item	Indicative Cost	Negotiation Position
Roof clean, biocide, tile replacement, gutter clear	€800 – €1,500	Routine maintenance — roll into overall position.
Party wall / roof junction roofer inspection	€400 – €800	Request vendor contribution or commission before CPCV as a condition of proceeding.
Rear studio drainage — strip drain, gravel level, falls	€600 – €1,200	Include in negotiation. Simple works but legitimate cost.
Front garden bed drainage and membrane	€500 – €1,000	Quantifiable and demonstrable. Include in position.
Rear door threshold and falls improvement	€300 – €600	Minor — part of overall package.
Timber deck clean, seal, anti-slip	€400 – €800	Cosmetic maintenance — minor supporting item.
TOTAL NEGOTIATION RANGE	€3,000 – €5,900	Conservative and defensible. Do not overreach on a well-presented property.

Antipodean Building Services can negotiate directly on your behalf as part of our property consulting service. Ask us about this before making your offer.

5. DETAILED TECHNICAL FINDINGS

5.1 EXTERNAL FAÇADE & LOWER ROOF

Location	Front and rear façade. Lower roof section over rear areas.
Observed	Tiled façade with upper corrugated sheeting. Surface grime and biological growth present — aesthetic and moisture-retention concern. Lower roof clay tiles show minor deterioration with plant growth within tile laps.
Why It Matters	Organic matter within tile laps retains moisture, encourages micro-cracking of tiles, blocks natural drainage paths, and accelerates batten and fixing deterioration. Left unaddressed, LOW-MEDIUM risk escalates to MEDIUM within 1–2 seasons.
Corrective Action	Pressure clean façade. Professional roof clean with biocide treatment. Replace any cracked or displaced tiles. Inspect and clear gutters and downpipes. One-off maintenance event — not a recurring structural issue.
Indicative Budget	€800 – €1,500 excl. IVA



This is a sample extract.

The full report runs to nine to twelve pages and includes every detailed finding, an areas-not-accessed list, a Portugal due-diligence checklist (Caderneta Predial, Certidao Permanente, Licenca de Utilizacao, energy certificate and more), a phased schedule of recommended actions, and photographic evidence of each defect.

A real pre-purchase survey starts at 490 EUR + IVA, with the report in your inbox within 24 hours - in plain English, with a condition grade and costed, negotiable findings.

Book: WhatsApp +351 969 718 294

admin@antipodeanporto.net · antipodeanporto.com