CONSUMER GUIDES

Property viewing checklist

Observe, ask, photograph with permission and request records. A viewing does not replace a professional inspection.

What matters

• Inside: damp, cracks, ventilation, light, orientation, noise, windows, doors, drains and water pressure.

• Systems: age and maintenance of wiring, hot water, heating, cooling and gas, if present. Do not perform unsafe tests.

• Building: roof, façade, lift, access, parking, storage and shared areas.

• Costs: condominium charges, approved works, upkeep and energy use; ask for the energy certificate and relevant minutes.

• Area: transport, services, parking and noise at different times. Check proposed nearby works with the municipality.

Questions and notes

01 Address, date, time and weather:

02 Observed issues and photos to request:

03 Missing documents and responsible contact:

04 Do I need an engineer, architect or other expert?

Official sources

IRN | Certidão permanente predial

ADENE | Certificado energético

Decreto-Lei 10/2024 | Simplificação urbanística

General information, not legal, tax, financial or technical advice. Verify current rules and property-specific facts before deciding. APMLS is independent of the brokerage and is not a party to the transaction.