MONTHLY PROPERTY INSPECTION

Property overview

Property	**Anonymised property**
Clients	**Anonymised client**
Date	**18 October 2026**
Inspector	**Declan Grimes**
Conditions	**Overcast**

OVERALL CONDITION | GOOD

The property was recorded in generally good condition, with minor observations. A possible damp spot was observed in the salon below the AC unit. No obvious wild-boar entry points were seen.

Matters brought to the owners' attention

- Damaged water-meter box cover following forced opening.
- Deteriorated mosquito nets; timber shutters degrading.
- Balcony, facade and paving deterioration.
- Salon sliding door catching; pool automatic top-up inactive.
- Wild-boar damage in garden; gate manual-override keys absent.

Owner instructions / decisions

No owner approvals or instructions were recorded in the original inspection. If the owners wish to proceed, MPP can coordinate the relevant quotations and follow-up.

CHECKS & READINGS

Inspection record

Security & utilities

Evidence of forced entry	**No**
Main gate / front door / alarm	**Good / Good / Good**
Electricity / water / internet	**Good / Good / Good**
Gas supply	**Not applicable**
Electric meter	**45223**
Water meter	**01984459**
Gas meter	**N/A**

Exterior

Roof / gutters	**Good / Not applicable**
Windows	**Salon sliding door catching**
Shutters	**Timber shutters degrading**
Garden	**Wild-boar damage to be addressed**
Pool	**Automatic top-up not active**
External lighting	**Not checked**

Interior

Air conditioning	**Some remote batteries need replacing**
Damp	**Possible spot in salon beneath AC unit**
Water leaks	**None recorded**
Appliances	**Good**

RECORDED MAINTENANCE

Action overview

THREE MAINTENANCE ITEMS RECORDED

All three maintenance items were classified as Monitor in the original 18 October inspection. No owner approval, quotation, repair completion or revised priority was recorded.

Maintenance register

01 Water-meter box cover

Recorded condition: Damaged after forced opening

Trade: General maintenance

Recommended: Repair and bend cover back into shape

SOURCE PRIORITY: MONITOR | FOLLOW-UP STATUS: NOT RECORDED

02 Mosquito nets

Recorded condition: Deteriorated

Trade: Window company

Recommended: Repair or replace

SOURCE PRIORITY: MONITOR | FOLLOW-UP STATUS: NOT RECORDED

03 Balcony, facade and paving

Recorded condition: Damaged

Trade: Metalwork / facade / tiling

Recommended: Refurbishment or repairs needed

SOURCE PRIORITY: MONITOR | FOLLOW-UP STATUS: NOT RECORDED

Other observations requiring monitoring

Salon sliding door catching; timber shutters degrading; garden wild-boar damage; automatic pool top-up inactive; some AC remote batteries; possible damp below salon AC; and missing manual-override gate keys.

Important status distinction

The inspection establishes what was seen or recorded on 18 October only. It does not establish that follow-up has been ordered, authorised, carried out or completed.

MAINTENANCE DETAIL

01 Water-meter box cover

RECORDED FINDING | PRIORITY: MONITOR

The water-meter box cover was recorded as damaged following forced opening. Proposed follow-up: repair the cover and bend it back into shape. Trade listed: general maintenance.

Photographic evidence — original October inspection



Water-meter enclosure — original photograph



Damaged cover — original photograph

MAINTENANCE DETAIL

02 Deteriorated mosquito nets

RECORDED FINDING | PRIORITY: MONITOR

Mosquito nets were recorded as deteriorated. Proposed follow-up: repair or replace, via a window company. No works or quotation status was given in the source report.

Photographic evidence — original October inspection



Mosquito-net photo 1



Mosquito-net photo 2



Mosquito-net photo 3



Mosquito-net photo 4

MAINTENANCE DETAIL

03 Balcony, facade & paving

RECORDED FINDING | PRIORITY: MONITOR

Damage to the balcony, facade and paving was recorded. The report recommended refurbishment or repairs and listed blacksmith, facade contractor and tiler as the relevant trades.

Photographic evidence — original October inspection



External deterioration — photo 1



External deterioration — photo 2



External deterioration — photo 3

GENERAL RECORD

Property photographs



General inspection 01



General inspection 02



General inspection 03



General inspection 04

Additional observation

Manual-override keys for the main gate were not present at the time of inspection.

Conclusion and scope

The overall property condition was recorded as Good, with minor observations. MPP can coordinate quotations and appropriate contractors on the owners' instruction. This is a visual property inspection, not a structural survey, technical diagnosis or certification; concealed conditions are not assessed.

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