

CONDO HANDOVER

INSPECTION CHECKLIST

By Smart Fix Thailand



No	Entry & Common Areas	Check	Comments
1	Main entrance door alignment		
2	Main door lock and latch secure		
3	Door viewer/peephole installed		
4	Fire door rating label present (if required)		
5	Entry threshold sealed against water		

No	Living Room & Bedrooms	Check	Comments
6	Floor tiles/laminate level and free of hollows		
7	Skirting tiles aligned and sealed		
8	Walls plaster smooth, no cracks		
9	Paint finish even, no streaks		
10	Ceiling flat and free of water stains		
11	Windows square and plumb		
12	Window locks functional		
13	Balcony/sliding doors operate smoothly		
14	Balcony threshold waterproofed		
15	Mosquito screens fitted		
16	Air-con indoor unit cooling checked		
17	Air-con drain line free of leaks		
18	AC pipe insulation in place		
19	AC remote controls tested		
20	Electrical sockets polarity correct		

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No	Living Room & Bedrooms	Check	Comments
21	Light switches work properly		
22	Lighting fixtures secure		
23	Internet/data points tested		
24	TV aerial/cable point working		
25	Noise insulation acceptable (doors/windows close properly)		

No	Kitchen	Check	Comments
26	Cabinets aligned and hinges smooth		
27	Drawers glide correctly		
28	Countertop sealed at sink/hob edges		
29	Sink installed without leaks		
30	Mixer tap works (hot/cold)		
31	Backsplash sealed		
32	Extractor hood working and ducted outside (not recirculating unless designed)		
33	Electrical outlets near counters GFCI/RCD protected		
34	Space for fridge level and with power outlet		
35	Plumbing under sink leak-free		
36	Grease trap installed/accessible (if applicable)		

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No	Bathrooms	Check	Comments
37	Floor slope correct toward drain		
38	Floor/wall tiles no cracks or hollows		
39	Grouting sealed		
40	Silicone around basin, tub, shower		
41	Toilet secured and sealed		
42	Flush operates correctly		
43	Washbasin sealed and drain leak-free		
44	Mixer taps hot/cold function		
45	Shower water pressure stable		
46	Shower enclosure/screen sealed		
47	Ventilation fan works properly		
48	Mirror fixed and free of cracks		
49	GFCI socket present near basin		
50	Floor trap covers installed and odour-proof		

No	Balconies & Exterior Unit Areas	Check	Comments
51	Balcony floor tiles slope outward		
52	Railings secure and correct height		
53	Balcony waterproofing intact (no ponding)		
54	Outdoor lighting functional		
55	External paint/sealant finished		
56	AC outdoor unit secured and with clearance		
57	Outdoor AC brackets corrosion-free		
58	Condensate drain discharges correctly		

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No	Electrical	Check	Comments
59	Distribution board labelled		
60	Breakers sized correctly		
61	RCD breakers tested		
62	Socket grounding checked		
63	External/weatherproof sockets sealed		
64	Light fixtures properly earthed		
65	Emergency lighting in corridors working (common check, visual)		
66	Fire alarm sensors fitted inside unit		

No	Plumbing & Water Systems	Check	Comments
67	Main water shutoff valve accessible		
68	Water meter reading recorded		
69	Hot water heater works properly		
70	Water pressure stable across taps		
71	Pipes under basins leak-free		
72	Outdoor taps/balcony faucets functional		
73	Drainage quick in sinks and tubs		
74	No odour from drains		

No	Finishes & Details	Check	Comments
75	Internal doors close flush		
76	Door handles secure		
77	Wardrobes/cupboards aligned		
78	All glass free of cracks		

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No	Finishes & Details	Check	Comments
79	Aluminum frames sealed with silicone		
80	Switch plates level and clean		
81	Paint touch-ups completed		
82	Floor expansion joints sealed		
83	Ceiling access panels fitted and flush		
84	No visible construction debris left inside		
85	All keys supplied (main, mailbox, balcony)		
86	Mailbox lock working		
87	Unit number signage correct		
88	Spare tiles/paint/grout provided		
89	Warranty/manuals supplied by developer		
90	Developer's 1-year warranty confirmed		

Inspector Sign-Off

I confirm this inspection has been carried out and findings recorded accurately.

Inspector (Smart Fix Thailand) : _____

Signature: _____

Date: _____

Client Acknowledgment

I acknowledge receipt of this inspection report and understand it represents the property's condition at the time of inspection.

Client Name : _____

Signature : _____

Date : _____

Every effort has been made to carry out a thorough inspection; however, this report is limited to areas that were visible and accessible at the time of inspection. Smart Fix cannot evaluate concealed elements such as internal wiring, hidden ducting, underground plumbing, or structural components not exposed. The findings reflect only conditions that could be reasonably observed without invasive testing.