

# VILLA HANDOVER

## INSPECTION CHECKLIST

By Smart Fix Thailand



| No | Foundations & Groundwork                     | Check | Comments |
|----|--|-------|----------|
| 1  | Verify site survey levels and boundaries     |       |          |
| 2  | Soil compaction tests confirmed              |       |          |
| 3  | Excavation depth meets design                |       |          |
| 4  | Foundation footings correctly set            |       |          |
| 5  | Concrete grade verified                      |       |          |
| 6  | Rebar size/spacing correct in footings       |       |          |
| 7  | Rebar clean and rust-free before pour        |       |          |
| 8  | Column starter bars aligned                  |       |          |
| 9  | Concrete cover spacers used                  |       |          |
| 10 | Proper shuttering/formwork installed         |       |          |
| 11 | No honeycombing in concrete                  |       |          |
| 12 | Anchor bolts set correctly                   |       |          |
| 13 | Foundation curing method used                |       |          |
| 14 | Underground drainage lines placed correctly  |       |          |
| 15 | Grounding rods installed                     |       |          |
| 16 | Waterproofing membrane below slab applied    |       |          |
| 17 | Termite treatment applied under slab         |       |          |
| 18 | Proper compaction around footings            |       |          |
| 19 | Retaining wall foundations checked           |       |          |
| 20 | Septic tank excavation and placement correct |       |          |
| 21 | Water tank base level and secure             |       |          |
| 22 | Service conduits placed before slab pour     |       |          |
| 23 | Soakaway pit or storm drain installed        |       |          |
| 24 | Concrete slump test passed                   |       |          |
| 25 | Concrete cube test samples taken             |       |          |

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| 26 | Slab level checked with laser             |       |          |
| 27 | Construction debris cleared from footings |       |          |
| 28 | Proper jointing of slab pours             |       |          |
| 29 | Backfill material free of organic matter  |       |          |
| 30 | Engineer/inspector sign-off               |       |          |

| No | Structure & Frame                               | Check | Comments |
|----|---|-------|----------|
| 31 | Column vertical alignment checked               |       |          |
| 32 | Beam reinforcement checked before pour          |       |          |
| 33 | Roof truss design matches plan                  |       |          |
| 34 | Structural steel coated against corrosion       |       |          |
| 35 | Roof truss bolted/welded properly               |       |          |
| 36 | Load-bearing walls correct thickness            |       |          |
| 37 | Blockwork level and plumb                       |       |          |
| 38 | Wall ties present between columns & masonry     |       |          |
| 39 | Lintel installation above doors/windows correct |       |          |
| 40 | Ring beam installed around building perimeter   |       |          |
| 41 | Floor slabs level between rooms                 |       |          |
| 42 | Staircase dimensions within code                |       |          |
| 43 | Stair treads/riser consistency                  |       |          |
| 44 | Balcony cantilever beams reinforced             |       |          |
| 45 | Expansion joints provided                       |       |          |

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| 46 | Ceiling heights per design                       |       |          |
| 47 | Electrical conduit in slab/walls placed          |       |          |
| 48 | Plumbing rough-ins (cold water) tested for leaks |       |          |
| 49 | Hot water piping insulated                       |       |          |
| 50 | Wastewater pipes sloped correctly                |       |          |
| 51 | Vent pipes extended above roof                   |       |          |
| 52 | AC refrigerant line conduits in place            |       |          |
| 53 | AC condensate drains routed                      |       |          |
| 54 | Waterproofing for wet areas installed at base    |       |          |
| 55 | Reinforcement around openings checked            |       |          |
| 56 | Roof sheathing installed                         |       |          |
| 57 | Roofing underlay membrane placed                 |       |          |
| 58 | Valley and ridge flashing installed              |       |          |
| 59 | Gutter brackets fixed                            |       |          |
| 60 | Balcony waterproofing membrane tested            |       |          |
| 61 | Parapet wall capping installed                   |       |          |
| 62 | Exterior render base coat applied                |       |          |
| 63 | Wall electrical boxes aligned                    |       |          |
| 64 | First fix electrical checked                     |       |          |
| 65 | First fix plumbing pressure tested               |       |          |
| 66 | Firestop collars at service penetrations         |       |          |
| 67 | All rough-in works photographed for record       |       |          |
| 68 | Engineer/inspector sign-off                      |       |          |

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|----|---|-------|----------|
| 69 | Internal wall plaster/render smooth     |       |          |
| 70 | External render free of cracks          |       |          |
| 71 | Paint primer applied before top coat    |       |          |
| 72 | Internal wall paint even coverage       |       |          |
| 73 | External paint weatherproof type        |       |          |
| 74 | Floor screed level                      |       |          |
| 75 | Floor tiles even and no hollows         |       |          |
| 76 | Bathroom tiles slope to drain           |       |          |
| 77 | Grouting neat and sealed                |       |          |
| 78 | Skirting tiles aligned                  |       |          |
| 79 | Timber/laminate flooring expansion gaps |       |          |
| 80 | Ceiling boards fixed securely           |       |          |
| 81 | Cornices neat and aligned               |       |          |
| 82 | Ceiling paint even coverage             |       |          |
| 83 | Windows square and plumb                |       |          |
| 84 | Window locks secure                     |       |          |
| 85 | Balcony sliding doors smooth operation  |       |          |
| 86 | Door frames plumb and anchored          |       |          |
| 87 | Interior doors close flush              |       |          |
| 88 | Main entrance door security tested      |       |          |
| 89 | Silicone around wet areas complete      |       |          |
| 90 | Kitchen cabinets aligned                |       |          |
| 91 | Drawers and hinges smooth               |       |          |
| 92 | Worktop sealed at sink/hob              |       |          |
| 93 | Backsplash sealed                       |       |          |

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|-----|---------------------------------------|-------|----------|
| 94  | Extractor hood vented outside         |       |          |
| 95  | Sanitaryware clean and free of cracks |       |          |
| 96  | Toilets sealed firmly                 |       |          |
| 97  | Shower screens sealed and level       |       |          |
| 98  | Water pressure consistent at all taps |       |          |
| 99  | Hot water supply tested               |       |          |
| 100 | Floor drains flow freely              |       |          |
| 101 | Pump and tank operation tested        |       |          |
| 102 | Septic/soakaway lids sealed           |       |          |
| 103 | Electrical sockets polarity correct   |       |          |
| 104 | RCD breakers tested                   |       |          |
| 105 | Lighting switches functional          |       |          |
| 106 | External sockets weatherproof         |       |          |
| 107 | AC units cooling correctly            |       |          |
| 108 | AC drain lines clear                  |       |          |
| 109 | AC pipe insulation secure             |       |          |
| 110 | AC outdoor units secured and spaced   |       |          |
| 111 | Thermostats operational               |       |          |
| 112 | Pool shell finished and clean         |       |          |
| 113 | Pool tiling sealed                    |       |          |
| 114 | Pool coping stones fixed              |       |          |
| 115 | Pool skimmers functional              |       |          |
| 116 | Pool pump/filter working              |       |          |
| 117 | Pool lights safe with RCD             |       |          |
| 118 | Pool balance tank operational         |       |          |



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|-----|--|-------|----------|
| 119 | Driveway paving level and secure             |       |          |
| 120 | Drainage slope away from villa               |       |          |
| 121 | Retaining walls crack-free                   |       |          |
| 122 | Landscaping irrigation tested                |       |          |
| 123 | Gates aligned and lockable                   |       |          |
| 124 | Boundary walls finished                      |       |          |
| 125 | Roof gutters free of debris                  |       |          |
| 126 | Balcony waterproof test passed               |       |          |
| 127 | External paintwork complete                  |       |          |
| 128 | Outdoor lighting functional                  |       |          |
| 129 | CCTV/doorbell intercom tested (if installed) |       |          |
| 130 | Internet/data points tested                  |       |          |
| 131 | Fire alarms installed and working            |       |          |
| 132 | Smoke detectors tested                       |       |          |
| 133 | Balcony/stair railings secure                |       |          |
| 134 | Handrail heights meet safety standards       |       |          |
| 135 | Garage/parking area finished                 |       |          |
| 136 | External water taps tested                   |       |          |
| 137 | Grease trap accessible and sealed            |       |          |
| 138 | Kitchen waste pipe free of leaks             |       |          |
| 139 | Ventilation fans working in bathrooms        |       |          |
| 140 | Odour check in drains                        |       |          |
| 141 | Windows sealed against rain                  |       |          |
| 142 | Insect screens fitted where needed           |       |          |
| 143 | Final snagging photo log complete            |       |          |

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| 144 | Handover cleaning acceptable           |       |          |
| 145 | Spare tiles/grout/paint provided       |       |          |
| 146 | Keys and remotes handed over           |       |          |
| 147 | Operation manuals/warranties provided  |       |          |
| 148 | Developer warranty documents confirmed |       |          |
| 149 | Utility meters checked and recorded    |       |          |
| 150 | Final engineer/inspector sign-off      |       |          |

### 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.