

VILLA HANDOVER

INSPECTION CHECKLIST

By Smart Fix Thailand



No	Roofing & Waterproofing	Check	Comments
1	Check tiles/metal sheets for cracks, gaps, loose fixings		
2	Inspect ridge/valley flashing for leaks		
3	Verify gutters are fixed and draining properly		
4	Ensure downpipes are connected and clear		
5	Inspect balcony/roof deck waterproofing for ponding/leaks		
6	Check ceilings under roof for water stains		

No	External Walls & Façade	Check	Comments
7	Inspect render/plaster for cracks or hollows		
8	Check paint coverage and adhesion		
9	Inspect sealant around windows/doors		
10	Verify balcony thresholds sealed and sloped outward		
11	Inspect boundary/retaining walls for cracks or leaning		
12	Look for damp patches or moisture ingress		

No	Windows & Doors	Check	Comments
13	Test all windows for smooth sliding/opening		
14	Inspect window alignment and locking systems		
15	Check mosquito screens are intact and fitted		
16	Inspect glazing for scratches, chips, or cracks		
17	Test all interior doors for alignment and latch closure		
18	Check main entrance door locks and security		
19	Inspect balcony doors for water ingress protection		

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No	Floors & Tiling	Check	Comments
20	Check floor levels across tiled areas		
21	Tap tiles for hollowness		
22	Inspect grout lines for cracks/gaps		
23	Check bathroom floors slope to drain		
24	Verify balconies slope outward and sealed		
25	Inspect skirting tiles/boards for alignment/finish		

No	Walls & Ceilings (Interior)	Check	Comments
26	Inspect plaster/render for cracks/hollows		
27	Check paint for streaks or patchiness		
28	Inspect ceilings for sagging or stains		
29	Verify trims/cornices are aligned and neat		
30	Look for mold/damp in corners		

No	Bathrooms & Wet Areas	Check	Comments
31	Flood test showers for drainage		
32	Inspect silicone joints at sinks, tubs, showers		
33	Check toilets are secure and sealed		
34	Test all taps/mixers for leaks		
35	Verify hot and cold water function		
36	Test water pressure and temperature consistency		
37	Inspect shower heads for leaks/spray pattern		
38	Check exhaust/ventilation fans work		
39	Inspect floor traps for covers and odor seals		
40	Verify wet area tiling/grout is sealed		

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No	Kitchen & Joinery	Check	Comments
41	Check cabinet alignment and hinges		
42	Test drawer runners/soft-close (if fitted)		
43	Inspect countertop sealing at sink/cooktop		
44	Check extractor hood and ducting		
45	Inspect backsplash sealing and finish		
46	Verify appliance installation (hob, oven, fridge, microwave)		
47	Test plumbing under sink for leaks		

No	Electrical Systems	Check	Comments
48	Inspect DB board labels and breaker types		
49	Test RCD/GFCI function (critical)		
50	Verify socket polarity and earthing		
51	Test all light switches/dimmers		
52	Inspect external sockets for weatherproofing		
53	Check ceiling lights/fans work		
54	Verify outdoor lights are safe and working		
55	Inspect meter installation and grounding		

No	Air Conditioning	Check	Comments
56	Test split units for cooling performance		
57	Inspect condensate drains (no leaks/overflow)		
58	Check refrigerant pipes insulated correctly		
59	Verify outdoor units secure with clearance		
60	Inspect compressor vibration/noise		
61	Test remote controls and thermostats		

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No	Plumbing & Water Systems	Check	Comments
62	Check pump and tank operation		
63	Test water pressure at all outlets		
64	Inspect hot water heaters for function/leaks		
65	Verify slope on waste pipes (flush tests)		
66	Inspect visible pipe joints under sinks/basins		
67	Check outdoor taps/hose bibs		
68	Inspect grease trap (if applicable)		

No	Swimming Pool (If Applicable)	Check	Comments
69	Inspect pool tiles/coping for cracks		
70	Check waterline grout/sealant		
71	Inspect skimmers and returns		
72	Test pump and filter system		
73	Verify chlorinator/dosing system		
74	Test underwater lights with RCD		
75	Check balance tank/overflow system		
76	Inspect pool equipment room for leaks		

No	Exterior & Sitework	Check	Comments
77	Inspect driveway/paving for cracks/settlement		
78	Verify grading directs water away from villa		
79	Inspect landscaping drainage		
80	Test irrigation system and overspray		
81	Inspect gates for alignment and locks		
82	Verify exterior paint and finishes		

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No	Pest & Termite	Check	Comments
83	Inspect base of walls for mud tubes		
84	Check woodwork for termite signs		
85	Inspect damp/moist areas for pests		

No	Safety & Compliance	Check	Comments
86	Verify balcony rail height/strength		
87	Inspect stair railings for safety		
88	Check smoke detectors installed/working		
89	Verify fire extinguishers (if supplied)		
90	Confirm compliance with Thai safety standards		

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.