

Bangkok Condo Viewing Checklist

Use this during the viewing, not after you sign. Test the unit, walk the building, and mark each section OK, ASK, or NO.

Property details

BUILDING / PROJECT	UNIT / FLOOR	MONTHLY RENT	VIEWING DATE
AGENT / OWNER	CONTACT	DEPOSIT	LEASE LENGTH

01 Start with the building

☐ OK ☐ ASK ☐ NO

☐ Inspect corridors, parking, service areas, and common bathrooms.
☐ Check whether management appears organized and responsive.
☐ Decide whether the building feels residential or hotel-like.

NOTES

02 Water, drainage, and smell

☐ OK ☐ ASK ☐ NO

☐ Run the shower, sinks, toilet, and washing-machine drainage.
☐ Test water pressure and hot-water stability.
☐ Check for slow drains, leaks, stains, and sewer smells.

NOTES

03 Electricity and air conditioning

☐ OK ☐ ASK ☐ NO

☐ Request several electricity bills, including hot season.
☐ Run every AC and check cooling, noise, smell, and leaks.
☐ Confirm whether electricity is billed at the government rate.

NOTES

04 Afternoon heat and sun

☐ OK ☐ ASK ☐ NO

☐ Check west-facing glass, bedroom temperature, and balcony heat.
☐ Inspect curtains, window seals, and door seals.
☐ View later in the day if the unit is a serious option.

NOTES

05 Noise inside and outside

☐ OK ☐ ASK ☐ NO

☐ Close the windows, stop talking, and listen.
☐ Check traffic, rail, construction, plumbing, pumps, and neighbors.
☐ Return at night if possible.

NOTES

Building systems and daily friction

Small inconveniences become permanent once the lease begins.

06 Exact position on the floor

☐ OK ☐ ASK ☐ NO

- ☐ Check proximity to lifts, fire doors, service routes, and trash.
- ☐ Test nearby shared doors for slamming and vibration.
- ☐ Ask what sits above, below, and beside the unit.

NOTES

07 Trash and service areas

☐ OK ☐ ASK ☐ NO

- ☐ Find the trash room yourself.
- ☐ Check smell, pests, ventilation, leaks, and cleaning frequency.
- ☐ Inspect the back of the building, not only reception.

NOTES

08 Lifts at peak time

☐ OK ☐ ASK ☐ NO

- ☐ Test morning or evening wait times.
- ☐ Confirm passenger-lift and service-lift availability.
- ☐ Check access-card, delivery, and move-in rules.

NOTES

09 Gym, pool, and building culture

☐ OK ☐ ASK ☐ NO

- ☐ Visit when residents actually use the facilities.
- ☐ Check crowding, cleanliness, and broken equipment.
- ☐ Watch for short-term guests and constant suitcase traffic.

NOTES

10 Food delivery and packages

☐ OK ☐ ASK ☐ NO

- ☐ Ask for the rider's exact route from entrance to pickup.
- ☐ Confirm where food waits and whether you must come downstairs.
- ☐ Check parcel storage, notifications, and collection hours.

NOTES

Access, weather, and how you actually live

Test the route, the rain, and the spaces you will use every day.

11 Transport and shuttle reality

☐ OK ☐ ASK ☐ NO

- ☐ Walk the real route to BTS or MRT in the heat.
- ☐ Check sidewalks, crossings, shade, and pickup points.
- ☐ Test shuttle frequency, hours, capacity, and final trip.

NOTES _____

12 Rainy-season access

☐ OK ☐ ASK ☐ NO

- ☐ Ask whether the soi, sidewalk, and pickup area flood.
- ☐ Check covered pickup, car access, and station access.
- ☐ Find out what happens after heavy rain, not only light rain.

NOTES _____

13 Kitchen tradeoffs

☐ OK ☐ ASK ☐ NO

- ☐ Check counter space, storage, refrigerator, and cooktop.
- ☐ Confirm whether the hood vents outside.
- ☐ Judge the kitchen against how you actually cook.

NOTES _____

14 Furniture, mattress, and storage

☐ OK ☐ ASK ☐ NO

- ☐ Sit on the sofa and inspect the mattress.
- ☐ Open wardrobes, cabinets, and storage areas.
- ☐ Confirm in writing what stays, leaves, or gets replaced.

NOTES _____

15 Laundry and drying

☐ OK ☐ ASK ☐ NO

- ☐ Test washer condition and drainage.
- ☐ Check balcony space, drying space, ventilation, and humidity.
- ☐ Confirm building rules for hanging laundry.

NOTES _____

Comfort, safety, repairs, and the lease

Finish with the details that protect your money and move-out deposit.

16

Mold, leaks, pests, and internet

☐ OK ☐ ASK ☐ NO

☐ Look behind curtains, under sinks, and inside wardrobes.

☐ Check paint, pipe openings, traps, and moisture smells.

☐ Confirm fiber and test mobile signal in the actual unit.

NOTES

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Fire safety and moving

☐ OK ☐ ASK ☐ NO

☐ Walk the fire stairs and find the final exit.

☐ Check doors, lighting, fire equipment, and clear stairwells.

☐ Confirm service-lift size, hours, reservations, and fees.

NOTES

18

Landlord and repair system

☐ OK ☐ ASK ☐ NO

☐ Identify who approves repairs and pays technicians.

☐ Confirm a local contact can act when the owner is away.

☐ Ask how emergencies and AC failures are handled.

NOTES

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Lease, deposit, and handover

☐ OK ☐ ASK ☐ NO

☐ Confirm rent, deposit, advance rent, and utility billing.

☐ Put repairs, replacements, and inventory in writing.

☐ Check deductions, cleaning rules, and deposit-return timing.

NOTES

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Document everything

☐ OK ☐ ASK ☐ NO

☐ Photograph walls, floors, furniture, appliances, and meters.

☐ Record scratches, stains, chips, water marks, keys, and cards.

☐ Get existing damage acknowledged before moving in.

NOTES

FINAL DECISION

Will this condo reduce daily friction, or quietly create more of it?

☐ Strong fit

☐ Needs negotiation

☐ Walk away

Top concern / required repair: