



Singapore Home Viewing Checklist (2026)

Property Address / Unit No.: _____

Asking Price / PSF: _____

Agent / Seller Contact: _____

Date / Time of Viewing: _____

1. The "Unchangeables" (Location & Orientation)

- Facing & Sun: Is there harsh afternoon sun (West/North-West facing)?
- Ventilation: Is there good cross-ventilation when windows and doors are open?
- Noise & Privacy: Proximity to MRT tracks, expressways, construction sites, or rubbish chutes? Do neighbours have a direct line of sight into the unit?
- Accessibility: What is the actual walking time to the MRT, bus stops, and nearest supermarket or coffeeshop?
- Common Areas: Is the lift lobby, corridor, and staircase well-maintained? Is there excessive clutter from neighbours?

2. Unit Condition & Layout

- Layout Efficiency: Are there odd corners, bay windows, or excessive corridor space? Can your required furniture fit comfortably?
- Ceiling Height: Does it feel spacious or cramped? (Important to note in top-floor units or older condos).
- Flooring: Check for popping, cracked tiles, or deep scratches on parquet flooring.
- Walls & Ceiling: Look closely for watermarks, peeling paint, or mold (signs of seepage, especially near bathrooms and exterior-facing walls).
- Built-in Carpentry: What is the condition of wardrobes and kitchen cabinets? Can they be salvaged, or will you need to budget for hacking?
- Plumbing & Fixtures: Flush the toilets, turn on the taps, and check the water pressure. Check under the sinks for hidden leaks.
- Electricals & Air-Con: Look at the distribution board (DB) box age. Are the air-con units old and in need of replacement?

3. Invisible Checks & Admin Questions

- Reason for Selling: Why is the owner selling? (e.g., upgrading, rightsizing, moving near schools).
- Timeline & Extension: Are the sellers requesting an extension of stay? (Very common for HDB sellers; impacts your move-in timeline).
- Remaining Lease: For 99-year leasehold properties, how many years are left? Will the remaining lease affect your CPF usage limits or maximum loan quantum?
- Upgrading Programmes (HDB only): Has the block undergone the Home Improvement Programme (HIP)? If yes, is the bill billed and who is paying it?
- Maintenance Fees & Sinking Fund (Condo only): What is the monthly/quarterly maintenance quantum? Are there any impending major estate repairs?
- Tenancy Status: Is the unit currently tenanted? When does the lease expire, and can the property be sold with vacant possession?

Disclaimer:

This checklist is provided for general informational and practical purposes only. It does not constitute professional, financial, structural, or legal advice. Always engage qualified professionals—such as licensed real estate agents, conveyancing lawyers, or contractors—before making a property purchase decision.



4. The "Vibe" Score

- Natural Light: Rate 1 to 5: _____
- Estate Ambience: Rate 1 to 5: _____
- Gut Feeling: Does it genuinely feel like home? Rate 1 to 5: _____

5. Next Steps

- Valuation & History: Check recent transacted prices for this specific block or project via URA (private) or HDB portals.
- Financing: Consult your banker or mortgage broker for an In-Principle Approval (IPA).
- Cashflow Planning: Calculate your estimated Buyer's Stamp Duty (BSD), possible ABSD, and outline the cash vs. CPF required for your downpayment.

6. Notes

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