



Singapore Home Viewing Checklist (2026)

Property Address / Unit No.: _____

Asking Price / PSF: _____

Agent / Seller Contact: _____

Date / Time of Viewing: _____

1. The "Unchangeable" (Location & Orientation)

- Floor Level Reality Check:** Is the unit too low (road noise/privacy issue) or too high (heat, wind, longer lift wait, possible roof exposure for top floor)?
- Bin Centre / Substation / MSCP Proximity:** Is the unit near the bin centre, electrical substation, multi-storey car park ramp, or loading bay?
- Future Developments Nearby:** Any empty plots, upcoming construction, road widening, or new MRT works nearby that may affect noise, view, or resale appeal?
- View Quality:** Open view, blocked view, or likely to be blocked in future?
- Drop-off / Shelter Access:** Is there sheltered access to transport, especially useful during rain?
- Visitor Parking & Arrival Experience:** Is parking convenient for guests, elderly parents, or future tenants?
- Mobile Signal / Data Reception:** Test your phone signal inside bedrooms and study areas.

2. Unit Condition & Layout

- Main Door & Gate Condition:** Misalignment, swelling, rust, lock condition, digital lock replacement needed?
- Window Frames & Rubber Seals:** Any corrosion, stiff hinges, water seepage, loose handles, or failed seals?
- Bedroom Usability:** Can each room actually fit a proper bed + wardrobe + study table?
- Kitchen Practicality:** Enough countertop, ventilation, grease build-up, usable service yard, laundry drying space?
- Bathroom Ventilation:** Is there a window or only mechanical ventilation? Any trapped odour or excessive moisture?
- Shower Kerb / Waterproofing Risk:** Signs of failed waterproofing, loose shower screen, swollen vanity base?
- Water Heater Type:** Storage heater or instant heater? Old or recently replaced?
- Bomb Shelter / Store Usefulness:** Is it genuinely useful storage or wasted space?
- Balcony Practicality:** Nice to have, or dead space that reduces indoor efficiency?
- Air-con Drainage Stains:** Any leaking marks, trunking cracks, or signs of poor servicing?
- Pest Signs:** Ants, roaches, termites, lizard droppings, mosquito breeding risk?
- Odour Check:** Cigarette smell, pet smell, damp smell, cooking smell from neighbours?
- Appliance Inclusion:** Which appliances stay? Fridge, washer, dryer, oven, dishwasher?
- Renovation Age:** When was the last major renovation done? What exactly was replaced?

3. Invisible Checks & Admin Questions

- Official Ownership / Occupancy:** Who are the legal owners, and are all decision-makers aligned on sale?
- Ethnic Quota / Eligibility (HDB):** Any buyer eligibility restriction that may affect the transaction?
- Extension of Stay Terms:** If requested, how long, under what terms, and who bears utilities / risk during that period? HDB allows a temporary extension of stay of up to 3 months after completion if both parties agree.
- Lease Impact on CPF / Loan:** For older leasehold homes, check how remaining lease affects CPF usage and financing. CPF usage depends partly on whether the lease can cover the youngest buyer to age 95, and properties with 20 years or less remaining lease cannot use CPF for purchase.

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- [] **Property Tax & Conservancy / Maintenance:** Ask for current recurring holding costs.
- [] **MCST Health (Condo):** Any past or upcoming special levy, facade repairs, lift replacement, waterproofing, repainting?
- [] **Seller's Minimum Price & Competing Interest:** Any existing offers or closing timeline pressure?
- [] **Defect / Repair History:** Any previous flooding, fire incident, major pipe replacement, or neighbour dispute?
- [] **Unauthorized Works:** Any hacked walls, enclosed balconies, platform floors, or other works that may need reinstatement?
- [] **Tenancy Documents:** If tenanted, confirm rental amount, deposit, notice period, and whether vacant possession is guaranteed.
- [] **Fixtures vs Chattels List:** What exactly is included in the sale? Get this clear early.

4. Estate / Management Checks

- [] **Lift Waiting Time:** Especially during peak hours.
- [] **Cleanliness & Smell Around Block:** Corridor smell, refuse smell, pet smell, drain smell.
- [] **Neighbour Profile:** Mostly owners, tenants, students, short-term feel, family-friendly?
- [] **Security:** Guards attentive? Access control working? CCTV coverage?
- [] **Facilities Condition (Condo):** Gym, pool, tennis court, function room well-maintained or aging badly?
- [] **Noise at Different Times:** Ask how it feels in the morning, evening, school run hours, and weekends.
- [] **Flood Risk Around Estate:** Any ponding issues around drop-off, basement carpark, or access roads?
- [] **Mailboxes / Notice Boards:** Many debt notices, estate warnings, or complaints posted?

5. Financial & Offer Planning

- [] **Price Benchmarking:** Compare against recent same-stack, same-floor-range, and same-facing transactions.
- [] **Renovation Budget Estimate:** Roughly list immediate, 1-year, and optional works.
- [] **Cash Over Valuation Risk (if relevant):** Especially for resale situations where valuation may differ from agreed price.
- [] **Monthly Carrying Cost:** Mortgage + maintenance / conservancy + property tax + insurance.
- [] **Exit Liquidity:** Easy to resell later, or very niche unit?
- [] **Rental Appeal:** Even if for own stay, would this unit be easy to rent out later?
- [] **Downside Check:** What are the top 3 reasons this unit may underperform nearby alternatives?

6. Viewing Method

- [] **Visit at 2 Different Times:** One daytime, one evening if possible.
- [] **Open Every Window / Door:** Do not just visually inspect.
- [] **Take Photos / Short Videos:** Especially DB box, bathrooms, ceiling stains, views, corridor, and common areas.
- [] **Bring a Simple Tape Measure:** For bed, sofa, dining table, fridge, washer clearance.
- [] **Use a Compass App:** Confirm actual facing, don't rely only on the agent's description.
- [] **Test Quietness:** Stand silently in each bedroom for 30 seconds.
- [] **Talk to Residents / Security:** Very useful for honest feedback on estate issues.

7. Seller / Agent Questions

- [] **How long has the property been on the market?**
- [] **Have there been any previous offers? At what level?**
- [] **Is the asking price negotiable?**
- [] **Why did previous viewers pass on the unit?**
- [] **Are there any known defects the seller has already disclosed?**

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- Is this an estate sale / divorce sale / urgent sale / normal sale?
- Are all owners agreeable to the sale now?
- What is the seller's ideal completion date?
- Can the seller provide renovation invoices, warranties, or air-con service records?

8. Structural / Hidden Risk Checks

- Door Frames & Skirting:** Any swelling, warping, termite signs, or water damage?
- Floor Slope:** Does water flow properly in bathrooms and service yard?
- Tile Hollow Sounds:** Tap lightly to check for hollow tiles that may pop later.
- Cracks:** Hairline only, or deeper structural-looking cracks near beams/columns?
- Ceiling Condition:** Any sagging false ceiling, patchwork, or uneven paint touch-ups?
- External Wall Condition:** Any seepage marks near windows or exterior walls?
- Roof Risk (Top Floor):** Any signs of prior roof leakage or heat build-up?
- Pipe Boxing / Concealed Pipes:** Any access panels? Any signs of leaks around them?

9. Kitchen & Service Yard Checks

- Cooking Ventilation:** Does the hood vent effectively?
- Gas / Induction Setup:** What is currently installed, and will you need conversion?
- Cabinet Interior:** Any swelling, mold, grease buildup, or pests?
- Service Yard Space:** Can it fit washer, dryer, laundry rack comfortably?
- Drying Practicality:** Is there enough sun/wind for clothes drying?
- Yard Drainage:** Any bad smells, backflow, or choke signs?
- Kitchen Heat:** Does the kitchen get excessively hot?

10. Bathroom Checks

- Toilet Bowl Base:** Any seal leakage or staining around base?
- Shower Pressure:** Strong enough in both bathrooms?
- Hot Water:** Does hot water come quickly and consistently?
- Grout / Silicone Condition:** Heavy mold, cracks, missing sealant?
- Exhaust Ventilation:** Working well or bathroom feels damp all day?
- Mirror / Vanity Condition:** Any swelling wood or rusting edges?
- Slip Risk:** Are tiles overly slippery when wet?

11. Bedroom / Living Space Checks

- Actual Room Size:** Can master/common rooms fit intended furniture?
- Wardrobe Space:** Enough built-in storage or need extra carpentry?
- Study / Work-From-Home Suitability:** Quiet enough, enough power points, enough light?
- TV / Sofa Wall Practicality:** Is the living room layout easy or awkward?
- Dining Area Fit:** Can a proper dining set fit without blocking movement?
- Privacy in Bedrooms:** Can neighbouring blocks see directly into room windows?

12. Electrical / Tech Checks

- Power Point Quantity:** Enough sockets in bedrooms, kitchen, and living room?
- DB Box Labeling:** Circuits clearly labeled or outdated?
- Old Wiring Concerns:** Any signs of very old switches or unsafe add-ons?
- Internet Readiness:** Fibre point available? Good router placement?

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- [] **Mobile Reception:** Signal strength in all rooms and bathrooms?
- [] **Air-Con Trunking Condition:** Exposed, cracked, leaking, or ugly rerouting?

13. Condo-Specific Checks

- [] **MCST Reputation:** Is the estate generally well-managed?
- [] **Special Levy Risk:** Any upcoming big-ticket repairs that owners may need to fund?
- [] **Facility Crowding:** Pool/gym crowded, noisy, or hard to use?
- [] **Visitor Entry Process:** Easy or troublesome for guests and deliveries?
- [] **Basement Carpark Condition:** Dry, bright, well-maintained, flood risk?
- [] **Lift Condition:** Modern and smooth, or old and frequently under repair?
- [] **Unit Near Facilities:** Too close to pool, playground, tennis court, bin room, or guardhouse?

14. HDB-Specific Checks

- [] **HIP / LUP / NRP Status:** Completed, pending, or billed?
- [] **Ethnic Quota / PR Eligibility:** Any resale restrictions affecting buyer pool?
- [] **Corridor Privacy:** Is there heavy foot traffic past your door?
- [] **Rubbish Chute / Bin Point Issue:** Too near unit or lift lobby?
- [] **Block Age & Common Area Condition:** Lift, corridor, void deck, letterbox area well-kept?
- [] **Parking Availability:** Easy season parking / visitor parking nearby?
- [] **Coffee Shop / Market Distance:** Actually convenient on foot?

15. Environment & Lifestyle Checks

- [] **Morning vs Afternoon Heat:** Which rooms heat up the most?
- [] **Wind Flow:** Is the breeze good enough without air-con?
- [] **Smell Sources:** Cooking smells, rubbish smell, drain smell, smoke smell?
- [] **Mosquito Risk:** Near drains, water features, dense greenery?
- [] **Pet Friendliness:** Suitable for pets, walking paths, nearby green space?
- [] **Child Friendliness:** Safe drop-off, playground, nearby preschool/primary school access?
- [] **Elderly Friendliness:** Step-free access, sheltered routes, nearby clinic/pharmacy?

16. Investment / Resale Checks

- [] **Same Stack Transaction History:** How has this exact stack performed?
- [] **Competing Supply Nearby:** Many new launches / resale options nearby?
- [] **Future Exit Buyer Pool:** Easy to resell to families, singles, investors?
- [] **Rental Demand:** Strong tenant profile in this area?
- [] **Unique Weaknesses:** Odd facing, low floor, awkward layout, lease decay, road noise?
- [] **Price vs Nearby Alternatives:** Is this unit clearly better, or just overpriced?

17. Renovation Planning Checks

- [] **Immediate Works Needed:** Painting, flooring, air-con, waterproofing, carpentry?
- [] **Can Existing Renovation Be Reused?**
- [] **Hack Risk Areas:** Old tiles, built-ins, platform beds, heavy partitions?
- [] **Temporary Move-In Possible:** Livable immediately, or must renovate first?
- [] **Estimated Reno Budget:** Low / medium / high based on condition.
- [] **Permit or Condo Reno Restrictions:** Any estate renovation rules or hours?

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20. One very useful final checkbox

Revisit Test: After leaving, do you still feel excited about the unit 24 hours later?
That one is surprisingly powerful.

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