



**BANGKOK**  
— INSPECT —

# 47-POINT RENTAL INSPECTION CHECKLIST

Your Complete Guide to Bangkok Condo Inspection

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Don't sign until you inspect. [bangkokinspect.com](http://bangkokinspect.com)

# Don't Sign Until You've Checked Every Item

Viewings are often brief, and it's easy to miss details when you're imagining your new life in a space. Even well-maintained properties can have hidden issues that only become apparent after you've moved in.

After 8+ years of combined experience renting in Thailand, and countless deposits we couldn't fully recover, we built this checklist from hard-won lessons. These are the 47 items our inspectors evaluate before any of our clients sign a lease.

SECTION 1

# Before the Viewing

The inspection starts before you walk through the door. A few minutes of research can reveal problems no viewing will show.

## 1 Research the building's online reputation

Search the building name on Facebook expat groups, Google Reviews, and forums. Look for patterns in complaints about management, pests, or maintenance delays.

### WHY IT MATTERS

One bad review could be a disgruntled tenant. Five reviews mentioning the same water pressure problems? That's the building.

## 2 Check the building's earthquake inspection status

After the March 2025 Myanmar earthquake, Bangkok requested safety assessments from over 11,000 building owners. Ask the agent for documentation.

### WHY IT MATTERS

Over 14,000 reports of building cracks were filed after that earthquake. One construction site collapse killed 95 people.

## 3 Request fumigation and pest control schedule

Professional buildings maintain regular pest control, typically quarterly. Ask when the last treatment was and request documentation.

### WHY IT MATTERS

A building with documented pest control has systems in place; one without is making promises.

#### 4 Ask about landlord responsiveness

Ask how maintenance requests are handled. Is there an online system? A LINE group? Direct landlord contact? How quickly do issues get addressed?

##### WHY IT MATTERS

You don't speak Thai. Your landlord probably doesn't speak fluent English. When your AC breaks at 2 AM, communication structure matters.

#### 5 Verify lease terms before viewing

Request the lease template before you visit. Check deposit amount, notice period, early termination penalties, and what's included.

##### WHY IT MATTERS

If the terms are deal-breakers, don't waste time viewing. The lease itself remains largely unregulated.

SECTION 2

# Building & Common Areas

The condition of common areas reveals how the building is actually managed, not how it markets itself.

## 6 Security desk operation

Is the desk staffed 24/7? Do guards actually check visitor IDs? Are delivery riders waved through without verification? Observe, don't just ask.

### WHY IT MATTERS

Security theater is common. A guard scrolling TikTok while anyone walks past isn't providing security.

## 7 CCTV coverage and condition

Check if cameras are positioned at entrances, parking, elevators, and corridors. Look for red indicator lights showing they're active.

### WHY IT MATTERS

If something goes missing or you have a dispute, footage matters. Non-functional cameras are a management red flag.

## 8 Elevator condition and certificate

Check the posted inspection certificate in the elevator. Note the maintenance company and last inspection date.

### WHY IT MATTERS

Getting stuck in an elevator during a power outage in 35-degree heat is more than inconvenient.

## 9 Hallway and corridor cleanliness

Walk the hallway to your unit. Check for stained carpets, peeling paint, broken lights, debris. Sniff for mold or smoke.

### WHY IT MATTERS

If management can't maintain the hallway, what are they neglecting inside the walls?

## 10 Parking facility condition

Check for adequate lighting, proper drainage (flooding is common in Bangkok), and security measures.

### WHY IT MATTERS

Flooded parking during rainy season can damage your vehicle. Poor lighting creates safety risks.

## 11 Pool and gym maintenance

Check water clarity in the pool and look for chemical maintenance logs. In the gym, test several machines.

### WHY IT MATTERS

These amenities are factored into your rent. Non-functional facilities mean you're overpaying.

## 12 Garbage disposal areas

Check the trash disposal area on your floor. Overflowing bins, pest activity, and poor ventilation indicate issues.

### WHY IT MATTERS

Pest problems often originate in poorly maintained waste areas and spread to units.

## 13 Fire safety systems

Check for fire extinguishers (and expiration dates), working exit signs, and unblocked stairwells. Test if emergency doors open.

### WHY IT MATTERS

Fire safety in Thai buildings varies enormously. Blocked exits and inadequate equipment have caused fatalities.

SECTION 3

# Structural & Safety

Bangkok's mix of rapid construction, tropical climate, and seismic activity creates structural challenges most foreigners don't anticipate.

## 14 Wall cracks

Hairline cracks in plaster are normal. Cracks wider than 3mm, diagonal 'staircase' cracks, or cracks extending from windows suggest structural movement.

### WHY IT MATTERS

After the March 2025 earthquake, thousands of Bangkok buildings reported new cracks. Structural damage can worsen rapidly.

## 15 Ceiling condition

Look for water stains (yellow/brown), sagging sections, bubbling paint, or repair patches. Stains near walls often indicate plumbing problems above.

### WHY IT MATTERS

Ceiling water damage indicates roof leaks or plumbing failures. Landlords often fix cosmetically without addressing the source.

## 16 Floor leveling

Place a ball on hard floors and watch if it rolls. Walk the entire unit feeling for uneven sections, especially near walls.

### WHY IT MATTERS

Uneven floors can indicate foundation settling, water damage, or poor construction.

## 17 Window frame integrity

Check all window frames for cracks, gaps, and proper sealing. Open and close every window. Resistance or grinding suggests warping.

### WHY IT MATTERS

Compromised seals let in Bangkok's humidity, leading to mold, dust, and increased AC costs.

## 18 Balcony drainage

Check for proper drainage slopes and clear drain holes. Look for standing water marks or water damage on adjacent interior walls.

### WHY IT MATTERS

Blocked balcony drains during monsoon season can flood your unit. We've seen water damage extending meters into living spaces.

## 19 Door frame alignment

Open and close all doors, including closets. Doors that stick, don't latch properly, or show gaps indicate frame movement.

### WHY IT MATTERS

Misaligned exterior doors create security vulnerabilities and allow pest entry.

## 20 Load-bearing wall integrity

In older buildings, knock on walls to identify hollow versus solid construction. Check for vertical cracks along solid wall edges.

### WHY IT MATTERS

Damage to load-bearing walls is a serious structural issue requiring professional assessment.

SECTION 4

# Plumbing & Water

Water problems are the most common and most damaging issues in Bangkok rentals. Humidity accelerates every leak into a mold problem.

## 21 Water pressure test

Turn on all taps simultaneously. Flush the toilet while water is running. Note any significant pressure drop.

### WHY IT MATTERS

Low pressure is common in older buildings and upper floors. If weak during viewing, it'll be worse at peak times.

## 22 Hot water system

Run hot water everywhere and time how long it takes to heat. Inspect electric water heaters for rust and age.

### WHY IT MATTERS

Electric water heaters have an 8-10 year lifespan. An old unit can fail spectacularly during your tenancy.

## 23 Drain speed and odor

Fill sinks and bathtubs, then release. Time the drainage. Slow drains or gurgling sounds indicate blockages. Sniff for sewer odor.

### WHY IT MATTERS

Slow drains worsen quickly in Bangkok's humidity. Sewer gas in your unit is a health hazard.

## 24 Toilet flush and fill

Flush multiple times and watch the refill. Listen for continuous running water after the tank fills.

### WHY IT MATTERS

Running toilets can add thousands of baht to your water bill monthly.

## 25 Under-sink inspection

Open cabinets under all sinks. Look for moisture, water stains, mold, warped cabinet bottoms, or active drips.

### WHY IT MATTERS

Slow leaks under sinks create the perfect environment for mold and pest infestations. This is where problems hide.

## 26 Visible water damage signs

Check walls near plumbing, behind toilets, around showers. Look for bubbling paint, soft spots, and discoloration.

### WHY IT MATTERS

Water damage that's been painted over will reappear. Documenting existing damage protects both you and the landlord from disputes at move-out.

SECTION 5

# Electrical & AC

Thailand's electrical infrastructure varies widely, and AC failures in Bangkok's climate aren't just uncomfortable, they're health risks.

## 27 Circuit breaker panel inspection

Locate the breaker panel. Check for clear labeling, no burning smells, no discoloration. Modern units should have ELCB/RCD protection.

### WHY IT MATTERS

Overloaded or poorly maintained electrical systems cause fires. Earth leakage protection can save your life.

## 28 Outlet testing

Bring a simple outlet tester or phone charger. Test every outlet. Check for loose outlets, burn marks, or sparking.

### WHY IT MATTERS

Faulty outlets are fire hazards. Finding them before move-in makes the landlord responsible for repairs.

## 29 AC cooling performance

Turn all AC units to coldest setting and run for 15-20 minutes. Listen for unusual sounds like grinding, clicking, or whines.

### WHY IT MATTERS

AC replacement is expensive (15,000-40,000+ baht). A struggling AC will fail when you need it most.

### 30 AC drainage inspection

Check the drain line exit point. Look for proper drainage. Inside, check around units for water stains or bubbling paint.

#### WHY IT MATTERS

Clogged AC drains are the #1 cause of indoor flooding in Bangkok condos. One blockage can destroy everything.

### 31 AC filter and coil condition

Open the AC unit cover and check the filter. Heavy dust buildup indicates poor maintenance. Coils should be visible, not caked.

#### WHY IT MATTERS

Dirty AC systems work harder, cost more, and circulate allergens and mold spores.

### 32 Lighting fixtures

Test every light switch. Check for flickering bulbs, delayed response, or buzzing sounds from fixtures.

#### WHY IT MATTERS

Electrical problems often manifest first in lighting. Flickering lights can indicate loose wiring.

### 33 Internet/cable infrastructure

Identify where internet enters the unit. Check if fiber is available or only DSL/cable. Count ethernet ports if relevant.

#### WHY IT MATTERS

For remote workers, reliable internet isn't optional. Some older buildings can't support modern fiber speeds.

## 34 Outlet placement

Count outlets in each room and note positions. Ensure adequate outlets near bed, desk, and TV locations.

### WHY IT MATTERS

Insufficient outlets lead to extension cord chains, a fire hazard and tripping risk you'll live with daily.

## SECTION 6

# Kitchen & Appliances

Kitchen issues attract pests faster than any other problem. Bangkok's climate accelerates spoilage and pest activity.

## 35 Refrigerator seal and temperature

Close a piece of paper in the door. It should hold firmly. Check freezer for proper freezing. Listen for unusual compressor sounds.

### WHY IT MATTERS

A failing seal wastes electricity and can't maintain safe food temperatures in Bangkok's heat.

## 36 Stove and hood operation

Test all burners. Run the exhaust hood and verify it vents air (hold a tissue near it). Check for grease buildup.

### WHY IT MATTERS

Non-functional exhaust hoods lead to grease accumulation. Documenting this upfront prevents disputes at move-out.

## 37 Cabinet and counter condition

Open all cabinets. Inspect for pest evidence: droppings, egg casings, dead insects. Check drawer slides and hinges.

### WHY IT MATTERS

Pest evidence means active infestation. Cabinet damage indicates water problems or age. Both are landlord issues before signing.

### 38 Test all appliances

Test every appliance in the inventory: microwave, toaster, kettle, washing machine. Check age and condition.

#### WHY IT MATTERS

Included appliances that don't work are worthless. Document everything before move-in or you'll be charged at move-out.

### 39 Pest entry points

Check gaps around pipes under sinks, spaces between cabinets and walls, any holes. Even small gaps are pest highways.

#### WHY IT MATTERS

Sealing pest entry points is cheap. Identifying them before move-in makes them the landlord's responsibility.

SECTION 7

# Bathroom

Bathrooms combine water, humidity, and poor ventilation. The perfect conditions for mold and water damage.

## 40 Mold inspection

Check ceiling corners, grout lines, silicone seals, and under the sink. Look for black spots, discoloration, or fuzzy growth. Smell for mustiness.

### WHY IT MATTERS

Mold affects respiratory health and spreads rapidly in Bangkok's humidity. It will return unless the underlying moisture issue is fixed.

## 41 Exhaust fan operation

Turn on the bathroom fan and verify air is being pulled. Hold a tissue near it. Listen for bearing noise indicating wear.

### WHY IT MATTERS

Bathrooms without proper ventilation become mold factories within weeks of occupancy.

## 42 Shower drainage

Run the shower for several minutes. Water should not pool significantly. Check floor slope. Water should run toward the drain.

### WHY IT MATTERS

Poor bathroom drainage leads to water escaping into the main unit, damaging flooring and creating slip hazards.

## 43 Silicone and grout condition

Inspect all silicone seals around bathtub, shower, and sink. Check for gaps, peeling, or discoloration. Examine tile grout for cracks.

### WHY IT MATTERS

Failed seals allow water behind fixtures, causing hidden damage that can lead to disputes at move-out.

## SECTION 8

# Climate-Specific

Bangkok's tropical climate creates problems foreigners from temperate regions don't anticipate. These issues develop invisibly and compound quickly.

## 44 Window seal integrity

Run your hand around all window frames feeling for air movement. Check for condensation between double-paned windows. Look for water stains below.

### WHY IT MATTERS

Bangkok's humidity runs 70-80%, exceeding 80% in rainy season. Compromised seals dramatically increase mold risk and AC costs.

## 45 Furniture placement and hidden areas

If possible, move furniture away from walls, especially large wardrobes and beds against exterior walls. Prime hiding spots for problems.

### WHY IT MATTERS

Furniture can unintentionally obscure wall conditions. That wardrobe might be sitting in front of water damage, mold, or pest evidence that no one has noticed.

## 46 Closet and storage ventilation

Check built-in closets for musty smells, mold growth, and proper ventilation. Enclosed spaces without airflow develop mold rapidly.

### WHY IT MATTERS

Mold ruins clothing and leather goods. Poor closet ventilation means constant mold battles.

## 47 Exterior wall temperature

Touch exterior walls, especially west-facing (afternoon sun). Walls significantly warmer than interior walls indicate poor insulation.

### WHY IT MATTERS

Poor insulation means your AC works constantly, increasing electricity costs substantially. Sometimes doubling or tripling bills.

### WHAT TO DO WHEN YOU FIND PROBLEMS

Document everything with timestamped photos. Present findings to the landlord in writing. Get repair commitments in the lease with completion timelines. Know when to walk away. Bangkok's vacancy rates are 18-22% in CBD districts. You have options.

This checklist covers what you can see. Professional inspectors find what you can't. Our inspectors, including Thai property owners themselves, know exactly where problems hide and communicate with building management in Thai so you don't have to.



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