

SINGAPORE HDB DEFECT CHECK

HDB Defect Inspection Checklist 2026

A practical checklist for BTO, SBF, resale, condo and Tengah homeowners to inspect defects before renovation begins. Bring this PDF to your unit and record defects clearly before works start.

**PREPARED BY****ID Work Studio**

Singapore homeowner checklist prepared by ID Work Studio.

**HDB REGISTERED****Licensed Renovation Contractor**

HDB Registration No. HB-02-5250G.

Before You Start

Complete this check before renovation starts, before carpentry measurements, and before hacking or tiling

Important: Activate SP Services before inspection so electricity and water can be tested properly.

Inspection Details

Homeowner	
Unit No.	
Inspection Date	
Flat Type	BTO / SBF / Resale / Condo
SP Utilities Activated	Yes / No

1 Inspection Toolkit Checklist

 Phone with camera

Take overview photos, close-up defects and videos.

 Phone charger

Test every electrical power socket.

 Spirit level / laser level

Check wall, floor, door frame and alignment issues.

 Spray bottle

Perform controlled window seal water tests.

 Painter's tape / Post-it notes

Mark defect areas clearly so they are not forgotten.

 Measuring tape

Check dimensions, door clearances and wall lengths.

 Tissue paper

Detect small leaks around windows, taps and pipes.

 Marble or golf ball

Quick visual check for floor slope direction.

 Power bank

Long inspections can drain your phone battery.

 Metal rod or screwdriver handle

Tap tiles gently to listen for hollow sounds.

 Small pail or bucket

Carry water for floor-gradient and ponding tests.

 Torchlight

Check dark corners, ceilings, pipe areas and DB box.

 Marker pen

Label tape with room, defect type and photo number.

 Floor plan

Mark defect locations directly on the plan.

 Small mirror

Inspect under sinks and behind exposed pipes.

 Step ladder (optional)

Useful for ceiling, high wall and window checks.

2 Flooring, Gradient & Grout

LIVING / DINING / BEDROOMS

CHECK ITEM	OK	NOTES / PHOTO NO.
Hollow, cracked or chipped tiles	<input type="checkbox"/>	_____
Uneven tiles or tile lippage	<input type="checkbox"/>	_____
Tile colour, batch and pattern consistency	<input type="checkbox"/>	_____
Grout lines are complete and properly filled	<input type="checkbox"/>	_____

KITCHEN / TOILET / SERVICE YARD

CHECK ITEM	OK	NOTES / PHOTO NO.
Floor gradient flows towards floor trap	<input type="checkbox"/>	_____
No ponding after water test	<input type="checkbox"/>	_____
Grout lines are even, filled and not pin-holed	<input type="checkbox"/>	_____
Floor trap area drains properly	<input type="checkbox"/>	_____

3 Walls & Ceilings

WALL CHECKS

CHECK ITEM	OK	NOTES / PHOTO NO.
Hairline cracks, stains or bubbling paint	<input type="checkbox"/>	_____
Wall flatness checked with level tool	<input type="checkbox"/>	_____
Wall squareness for carpentry zones	<input type="checkbox"/>	_____
No damp marks on external-facing walls	<input type="checkbox"/>	_____

CEILING CHECKS

CHECK ITEM	OK	NOTES / PHOTO NO.
Hairline cracks or joint separation	<input type="checkbox"/>	_____
Water stains near toilet/window zones	<input type="checkbox"/>	_____
Uneven ceiling surface	<input type="checkbox"/>	_____
Hollow areas by light tap test	<input type="checkbox"/>	_____

4 Windows, Balcony & External Water Ingress

WINDOW CHECKS

CHECK ITEM	OK	NOTES / PHOTO NO.
Glass scratches, cracks or dents	<input type="checkbox"/>	_____
Handles, locks and rollers work smoothly	<input type="checkbox"/>	_____
Rubber seal and silicone sealant intact	<input type="checkbox"/>	_____
Spray water test: no seepage indoors	<input type="checkbox"/>	_____

INSIDE-UNIT EXTERNAL WALL SIGNS

CHECK ITEM	OK	NOTES / PHOTO NO.
No damp patches around windows	<input type="checkbox"/>	_____
No bubbling paint on external-facing walls	<input type="checkbox"/>	_____
Balcony / yard door seals properly	<input type="checkbox"/>	_____
Balcony or yard floor drains correctly	<input type="checkbox"/>	_____

5 Kitchen, Toilet & Plumbing

KITCHEN

CHECK ITEM	OK	NOTES / PHOTO NO.
Sink drainage smooth	<input type="checkbox"/>	_____
Water pressure consistent	<input type="checkbox"/>	_____
Floor trap drains properly	<input type="checkbox"/>	_____
Gas pipe / service pipe position noted	<input type="checkbox"/>	_____

TOILET

CHECK ITEM	OK	NOTES / PHOTO NO.
Toilet flush works properly	<input type="checkbox"/>	_____
Basin and shower drainage smooth	<input type="checkbox"/>	_____
No foul smell from floor trap	<input type="checkbox"/>	_____
No seepage at wall / floor junction	<input type="checkbox"/>	_____

6 Main Door, Gate & Electrical

MAIN DOOR & GATE

CHECK ITEM	OK	NOTES / PHOTO NO.
Main door scratches, dents and alignment	<input type="checkbox"/>	_____
Lockset, closer and door viewer working	<input type="checkbox"/>	_____
Gate scratches, rust, weld and lock operation	<input type="checkbox"/>	_____
No rubbing against floor or frame	<input type="checkbox"/>	_____

ELECTRICAL & DB BOX

CHECK ITEM	OK	NOTES / PHOTO NO.
All sockets tested with phone charger	<input type="checkbox"/>	_____
All switches and lighting points working	<input type="checkbox"/>	_____
Data / TV points visually checked	<input type="checkbox"/>	_____
DB box labels present and cover secured	<input type="checkbox"/>	_____

7 Central Cooling / District Cooling Checks

For Tengah BTO and newer HDB projects with district cooling or central cooling systems, include these additional checks before designing false ceilings, carpentry bulkheads or access panels.

FAN COIL & COOLING

CHECK ITEM	OK	NOTES / PHOTO NO.
Every fan coil powers on and has no error code	<input type="checkbox"/>	_____
Cooling is noticeable and airflow is consistent	<input type="checkbox"/>	_____
No dripping, condensation or water stains	<input type="checkbox"/>	_____
No rattling, vibration or unusual noise	<input type="checkbox"/>	_____

RENOVATION ACCESS

CHECK ITEM	OK	NOTES / PHOTO NO.
Access panels can open fully	<input type="checkbox"/>	_____
Filter removal clearance is not blocked	<input type="checkbox"/>	_____
Chilled water piping insulation appears intact	<input type="checkbox"/>	_____
Future servicing route remains accessible	<input type="checkbox"/>	_____

8 Meter Documentation & Final Submission

ELECTRICAL METER

Photo taken: []
Initial reading: _____

WATER METER

Photo taken: []
Initial reading: _____

GAS METER

Photo taken: []
Initial reading: _____

Total defects identified	
Priority defects	
Submitted to HDB / developer	[] Yes [] No
Submission date	

! Renovation-Sensitive Defects

PRIORITY DEFECTS

CHECK ITEM	OK	NOTES / PHOTO NO.
Floor gradient or ponding issue	<input type="checkbox"/>	_____
Window leakage or water ingress	<input type="checkbox"/>	_____
Uneven wall affecting carpentry	<input type="checkbox"/>	_____
Waterproofing or seepage concern	<input type="checkbox"/>	_____
Electrical issue or DB box concern	<input type="checkbox"/>	_____
Central cooling access issue	<input type="checkbox"/>	_____