Property Viewing Checklist for Oman: What to Inspect Before You Make an Offer

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Property / address	Date and time	Seller / agent

- [ ] Viewed in daylight, and outside as well as inside
- [ ] Facade, balconies and railings checked for cracks and rust
- [ ] Ceilings and wall bases checked for stains, bubbling or white powder
- [ ] No musty smell or black spots in closets and bathrooms
- [ ] Every window and door opens, closes and locks
- [ ] Every socket and light switch works; the distribution board is labelled
- [ ] AC run for 15 minutes in every room; air is cold and the unit is quiet
- [ ] No water at the indoor AC unit and the drain line is clear
- [ ] Two taps opened together; pressure is steady in every bathroom
- [ ] No leaks under sinks or at the toilet base
- [ ] Water meter does not move when all taps are off
- [ ] Lift, parking, pool and corridors looked at in person
- [ ] Service-charge level, what it covers and any open works asked about
- [ ] Community rules, parking and rental rules read
- [ ] Recent service-charge and utility bills received
- [ ] Handover or warranty papers and maintenance records requested

Notes

General information, not a survey, engineering report, legal or investment advice, and not reviewed by a lawyer. A viewing checklist cannot find hidden structural, electrical or plumbing faults: if you see signs of a serious problem, hire a qualified inspector before you pay. Rules, fees and building standards change, and each developer or community sets its own rules; confirm details with the seller and the community manager. Listing cards show each listing's own current asking price and can change or be withdrawn. Homelist is a platform and is not a party to any sale.