The Winnipeg Home Buyer's Checklist

35 Manitoba-specific things to look at during a showing, from the DynXGen X-Point Protocol™, plus 12 questions to ask the seller. Tick them off as you walk through.

At the showing

GROUNDS AND DRAINAGE

- [ ] Vegetation and trees close to the foundation
- [ ] Swale and side-yard drainage paths
- [ ] Sump discharge location and freeze risk
- [ ] Exterior hose bibs and frost-free valves

ROOF AND CHIMNEY

- [ ] Ice dam evidence along eaves
- [ ] Chimney masonry: spalling and mortar joints

EXTERIOR WALLS, DOORS AND WINDOWS

- [ ] Egress windows in bedrooms, including basement

DECKS, PORCHES AND GARAGE

- [ ] Posts, footings and frost heave signs
- [ ] Garage slab cracking and heaving

FOUNDATION AND STRUCTURE

- [ ] Differential settlement and heave signs
- [ ] Clay-soil movement indicators: sticking doors, drywall cracks
- [ ] Teleposts and adjustment history
- [ ] Rim joist insulation and air sealing
- [ ] Basement slab cracking and heaving

BASEMENT WATER DEFENCE

- [ ] Sump pit presence, lid and condition
- [ ] Backup power or alarm for sump
- [ ] Backwater valve presence and access
- [ ] Weeping tile connection signs
- [ ] Sewer line scope recommendation for older homes

HEATING

- [ ] Heat recovery ventilator (HRV) presence and operation
- [ ] Fuel oil tank presence or removal evidence

COOLING AND VENTILATION

- [ ] Whole-house moisture balance indicators

PLUMBING

- [ ] Well equipment and pressure tank (rural homes)
- [ ] Septic indicators and tank lid (rural homes)
- [ ] Frozen-pipe risk areas in exterior walls
- [ ] Lead or galvanized supply lines in older homes

ELECTRICAL

- [ ] Aluminium branch wiring
- [ ] Knob-and-tube wiring signs in older homes

FIREPLACES AND WOOD STOVES

- [ ] Recommendation for WETT inspection where required

ATTIC, INSULATION AND AIR LEAKAGE

- [ ] Vermiculite insulation (possible asbestos) flagged
- [ ] Frost and condensation evidence
- [ ] Air sealing at top plates and penetrations

INTERIOR

- [ ] Interior doors: operation and binding

REPORT, DATA AND INSURANCE SUMMARY

- [ ] Insurance-ready summary: wiring, plumbing, heating, roof
- [ ] Seasonal limitations noted (snow, frozen ground)

Questions to ask the seller

- [ ] Has the basement ever had water in it? When, and what was done?
- [ ] Is there a sump pump and a backwater valve? When were they last serviced?
- [ ] Has the home been tested for radon? Was it mitigated?
- [ ] How old are the roof, furnace, water heater and air conditioner?
- [ ] Have the teleposts been adjusted? By whom and when?

- [ ] Any foundation repairs, piers or wall braces?
- [ ] What type of wiring and electrical panel does the home have?
- [ ] Any insurance claims on the home in the past ten years?
- [ ] Have there been any pest problems?
- [ ] Which renovations had permits?
- [ ] What are typical monthly heating and electricity costs?
- [ ] Are there any known issues you have not had time to fix?

A showing is not an inspection. This list helps you spot concerns early; a full X-Point inspection checks 200+ items with instruments. Book at dynxgen.com/book · operations@dynxgen.com · © DynXGen