


# Winnipeg Home Viewing Checklist

## 50 Things to Check Before You Buy

Bring this guide to every showing. Focus on expensive repairs—not cosmetic finishes. Winnipeg homes can have unique challenges including clay soil movement, basement moisture, older wiring, and aging sewer lines.

- ✓ Winnipeg-specific red flags
- ✓ Major vs. minor repair guidance
- ✓ Typical repair costs
- ✓ Questions to ask before making an offer
- ✓ Home comparison scorecards
- ✓ Space for notes at every showing



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## What to Bring to Every Showing

- Phone for photos and notes
- Measuring tape
- Flashlight
- This checklist
- Trusted friend or family member

## Exterior

- Grading slopes away from the foundation
- Downspouts discharge away from the home
- No major foundation cracks or bowing
- Roof appears in good condition
- Siding and windows are maintained
- Driveway drains properly

## Basement

- No musty odours
- No water stains
- Sump pump installed
- Backwater valve installed
- Foundation walls appear stable
- Ask about previous water issues

## Interior

- Floors feel level
- No large wall cracks
- Doors and windows operate properly
- Good natural light
- Adequate storage
- Layout meets your needs

## Plumbing & Electrical

- Water pressure is good
- Drains empty quickly
- No leaks under sinks
- Ask about Poly-B plumbing
- Ask about aluminum wiring
- Ask about knob-and-tube wiring

## Heating & Cooling



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■ Furnace age: \_\_\_\_\_

■ A/C age: \_\_\_\_\_

■ Hot water tank age: \_\_\_\_\_

■ Filters appear clean

■ Maintenance records available

■ Review utility costs



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## Winnipeg Red Flags

- Horizontal foundation cracks
- Fresh paint on lower basement walls
- Strong musty odours
- Doors and windows that don't close properly
- Standing water near the foundation
- Knob-and-tube wiring
- Poly-B plumbing
- Large trees close to sewer lines

## Common but Usually Not Major Concerns

- ✓ Squeaky floors
- ✓ Minor settling cracks
- ✓ Slightly uneven floors in older homes
- ✓ Dated kitchens and bathrooms
- ✓ Older flooring
- ✓ Peeling paint
- ✓ Aging light fixtures

**Remember:** Cosmetic updates are usually easier and less expensive than structural or mechanical repairs.



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## Major vs. Minor Repairs

**Usually lower-cost updates:** paint, flooring, cabinet hardware, light fixtures, backsplashes, countertops, and cabinet painting.

**Potential major expenses:** foundation repairs, roof replacement, sewer line replacement, furnace replacement, electrical upgrades, plumbing upgrades, and window replacement.

Major Expense	Typical Winnipeg Cost
Furnace	\$3,800–\$6,500
Roof	\$8,000–\$15,000
Foundation	\$5,000–\$30,000
Sewer Line	\$5,000–\$15,000
Windows	\$10,000–\$25,000

## Questions to Ask Before Making an Offer

- Has the basement ever had water?
- Were renovations completed with permits?
- How old is the roof?
- Are there any rental items?
- What are the average utility costs?
- Are there known foundation issues?

## Home Comparison Scorecard

Category	Score (1-10)
Location	
Layout	
Natural Light	
Condition	
Storage	
Future Repair Costs	
Overall Impression	

Property Address: \_\_\_\_\_

Date Viewed: \_\_\_\_\_

Top Pros: \_\_\_\_\_

Potential Concerns: \_\_\_\_\_

Would you make an offer? Yes  No  Maybe



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Planning to buy a home in Winnipeg? I help buyers identify potential concerns, understand repair costs, and make confident decisions before making an offer. Add your contact details and QR code here.

This checklist is for educational purposes only and is not a substitute for a professional home inspection or advice from qualified contractors.

**“I help buyers understand potential concerns and connect them with qualified professionals.**



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