



FIRST-TIME BUYER GUIDE · 05

New Home Walkthrough Checklist

What to look for room by room at your Pre-Delivery Inspection, so you use the walkthrough properly instead of just admiring it.

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What the PDI actually is

Your Pre-Delivery Inspection happens about a week before your closing date and it does two jobs. First, we teach you how your home works, so nothing about it is a mystery once the keys are yours. Second, we document the condition of the home together, in writing, before you take possession. That record is what your Tarion warranty milestones are measured against, which makes it the single most useful hour of the whole process.

A separate Closing and PDI sign-off appointment is scheduled on your actual closing date, during business hours.



The Pre-Delivery Inspection is where you learn how your home works.

Who can be there

Only the purchasers named on the Agreement of Purchase and Sale may attend. No friends, family, children, realtors, home inspectors or guests, which keeps the walkthrough focused on the two jobs above. If you cannot attend in person you may assign a designate by completing the appropriate form in advance.

Bring these

- ☐ Your photo ID and a copy of the Agreement of Purchase and Sale
- ☐ This checklist, printed, with a pen
- ☐ Your phone charged, for photographs and for the video of how systems are operated

- ☐ A phone charger or small nightlight to test outlets
- ☐ A tape measure, if you are ordering blinds or furniture



Keys are released on the closing date, after the sign-off appointment.

Room by room

- **Every room.** Walls and ceilings under the light, at an angle. Paint coverage, drywall seams, nail pops. Baseboard and casing joints. Floor for scratches, lifted seams and hollow spots. Every light switch and every outlet. Windows: open, close, lock, screen present and intact.
- **Kitchen.** Open and close every cabinet and drawer, checking alignment and soft-close. Counter edges and seams. Sink for chips, and run it hot and cold. Under the sink for leaks and for the shut-offs. Every appliance powered on. Range hood on every speed. Dishwasher through a short cycle if time allows.
- **Bathrooms.** Run every tap and the shower, hot and cold, and check the pressure. Flush every toilet and confirm it is snug to the floor. Tub and shower surround for chips and for grout and caulking gaps. Exhaust fan running, and confirm it is vented outside. Drain speed. Mirror and valance lighting.
- **Laundry.** Water shut-offs present and accessible. Dryer vent connected and sealed. Floor drain, if there is one.
- **Mechanical room.** This is the education part, so take video. Furnace filter location and size, and how often to change it. Humidifier setting and the seasonal switch. Thermostat programming. Water heater, and whether it is owned or rented. Main water shut-off, and the electrical panel with the breakers labelled. HRV or ERV if the home has one, and how to clean it.
- **Basement.** Sump pump and how to test it. Floor and wall for moisture. Windows and window wells. Support posts and beams.

- **Garage.** Door opens and closes on the opener, and the auto-reverse safety works. Weather seal at the bottom. Man door closes and latches. Outlets.
- **Outside.** Grading away from the foundation. Driveway and walkway surface. Siding, brick and caulking. Soffit, fascia and downspouts, and where they discharge. Exterior taps, and how to shut them off for winter. Deck or porch, railings solid. Front door weather seal and deadbolt.

How to note something

Be specific and be locational. “Scratch on the floor” is hard to act on. “Roughly 30 cm scratch on the main floor hardwood, two metres inside the front door, toward the kitchen” is unambiguous. Photograph everything you note, in the same order as the list, and keep your copy of the signed form somewhere you will find it a year from now.

After the PDI

- ☐ Keep your signed PDI record with your closing documents
- ☐ Create your MyHome account at myhome.tarion.com. Every warranty milestone is submitted there
- ☐ Save the Ironstone Service Team contact and the 24-hour emergency line in your phone

WHERE THIS GOES NEXT

You do not have to work the rest of this out alone.

Everything in this guide is on our first-time buyer hub as well, alongside six calculators that run the same numbers with yours plugged in. If you want a person instead of a page, that is what our team is for.

The first-time buyer hub

[ON OUR SITE](#)

Calculators, the seven steps and every guide in this library.

Move-in ready homes

[ON OUR SITE](#)

What is finished and available right now, with real prices.

Stax townhomes

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