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BLSD GROUP INC

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New Construction Walkthrough Checklist

Your complete guide to inspecting new builds in Calgary. Identify structural issues, systems functionality, and safety compliance before closing.

Property Address

Date of Walkthrough

Buyer Name

Builder/Contractor

Foundation & Site

- Inspect concrete foundation walls for cracks, powdery surfaces, or holes
- Confirm proper grading, drainage, and waterproofing to prevent water damage
- Check for signs of foundation movement, settling, or stress (doors/windows sticking, uneven floors)
- Review soil bearing report and documentation provided by builder

Framing & Structure

- Examine basement framing for proper lumber grades and fastening
- Ensure all load-bearing walls and beams are installed per building code
- Look for signs of warping, sagging, or bowing in structural elements
- Confirm completeness of rough-in framing before drywall installation

Roofing & Exterior Envelope

- Check for correct shingle installation and flashing around penetrations
- Inspect gutters and downspouts for secure attachment and water management
- Walk exterior walls for cracks, poor siding installation, or moisture incursion
- Evaluate window and door installation for alignment and weather sealing

Interior Walls, Ceilings & Floors

- Examine all walls for cracks at corners, ceilings, and doorways
- Check floors for popping sounds, creaks, or unevenness
- Inspect ceilings for water stains or sagging
- Test operation of all doors and windows (open/close smoothly and latch properly)

Electrical, Plumbing & HVAC Systems

- Test all electrical outlets and light switches throughout home
- Test all faucets and verify drains work quickly (no slow drainage)
- Ensure all toilets flush properly and tanks refill normally
- Test thermostat and verify HVAC heating/cooling functions
- Check exhaust fans in bathrooms and kitchen are functioning

Fixtures & Appliances

- Confirm all included appliances work (range, refrigerator, dishwasher, washer/dryer)
- Test smoke detectors and carbon monoxide alarms
- Verify all bathroom fixtures are secure and undamaged
- Test kitchen cabinets, drawers, and countertops for damage
- Check smart home systems if installed and operational

Safety & Structural Features

- Verify stairways, handrails, and guardrails are secure and code-compliant
- Check deck, balcony, and railing installations for safety
- Test garage door operation and safety sensors
- Verify fireplace operation if installed

Exterior & Landscaping

- Inspect driveway and walkways for proper installation and damage
- Check landscaping completion and outdoor lighting functionality
- Verify fence installation and condition if applicable
- Confirm property is clean with no construction debris remaining

Documentation & Final Handover

- Collect all keys, remotes, and access cards
- Receive all warranty documents and builder coverage details
- Get appliance manuals and warranty information
- Obtain leftover materials (paint, tiles, flooring samples)
- Review and clarify any deficiency repair timelines with builder
- Document issues with photos for builder follow-up

Additional Notes & Issues Found