

Renovated Properties (Buyers) • Calgary

Quick Start

- Get the renovation scope in writing (what was changed, who did it, when).
- Verify permits/inspections for regulated work.
- Inspect beyond finishes—new surfaces can hide old problems.

A. Scope and proof

- Written scope summary with dates and contractors.
- Invoices/receipts and warranty details for major items.
- Permits/final inspections for electrical/plumbing/structural/HVAC work (if applicable).

B. Quality signals (vs cosmetic only)

- Consistency in trim, paint lines, tile alignment, transitions.
- No “rushed” indicators: loose fixtures, uneven floors, poor caulk, misaligned doors.
- Ventilation verified (bath fans/hood venting routed properly).

C. Hidden risk areas

- Moisture checks: under sinks, tubs/showers, basement corners, attic staining.
- Electrical: panel condition, circuit capacity, GFCI/AFCI where expected, DIY signs.
- Plumbing: supply/drain types, pressure, drainage speed, leak evidence.
- Structure: removed walls without support; cracks/movement indicators.

D. Condo/HOA (if applicable)

- Board approvals for renos, especially plumbing/electrical/structural changes.
- Bylaws for flooring sound requirements and renovation restrictions.
- Reserve fund and special assessment risk remains even if the unit is renovated.

E. Offer terms and post-possession plan

- Keep inspection conditions even if the home looks “new.”
- Confirm ages of items not replaced (roof, windows, furnace, sewer line).
- Request manuals, paint codes, spare materials, and warranty contacts.



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403 618 2017

Disclaimer

This checklist is general information only and not legal, financial, or building advice. Verify permits, workmanship, and property condition through inspections, records, and qualified professionals.