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Lead Time

The Aging-in-Place Home Walk-Through

A guide for people thinking ahead about home, and the family members helping them figure it out, with plenty of lead time.

THE AGING-IN-PLACE HOME WALK-THROUGH

Could this home work for the next 20 (or more) years?

A home that fits at 62 isn't always the home that fits at 82. Stairs become more difficult. Bathrooms become tighter. A laundry room two floors away becomes an obstacle. The neighbourhood you chose for raising a family may not be the neighbourhood that supports you in later years.

This is a walk-through guide for thinking about whether a home, yours or one you're considering, could support independent living for the next twenty years. It's a structured set of questions to help you notice what often goes unnoticed at a first visit to a home you might buy or rent, or that you currently live in, with brief context for why each one matters.

Use it as you move through the home. Mark each item as Yes, No, or Uncertain. At the end, you'll find guidance on what to do with the pattern you see. Consider this guide to be a preliminary screening, designed to bring awareness to your current and future living situations.

1. GETTING IN AND OUT OF THE HOME

How a home is entered matters more than people realize. The path from the street to the front door is something you cross multiple times a day, in all weather.

Could someone enter the home without climbing steps, either now or with a reasonable adjustment?

A step-free entry is one of the most predictive features of long-term suitability. If a step-free entry isn't there today, consider whether a ramp, a regraded path, or a different door could provide a future step-free entry.

Yes No Uncertain

Is the path from the driveway or street to the front door safe in all weather?

Look for cracks, slopes, and surfaces that turn slick when wet or icy. The path you walk on a sunny day may be a different path during wet or icy conditions.

Yes No Uncertain

Are there secure handrails at any entrance with steps?

Handrails on both sides are ideal. A single secure rail is acceptable. Loose rails, decorative rails, or no rails at all are warning signs even if the steps feel manageable today.

Yes No Uncertain

2. MOVING AROUND INSIDE

The interior layout determines whether daily life flows easily or becomes a series of small obstacles.

Could the essentials of daily life (bedroom, bathroom, kitchen) all happen on one floor if needed?

Single-floor living becomes important if stairs become difficult, even temporarily.

Yes No Uncertain

Do doorways and hallways feel wide enough to navigate with a walker or wheelchair?

Standard doorways and hallways are often too narrow for mobility aids. Look especially at the bathroom doorway and the path from bedroom to bathroom. These are the routes most likely to need width.

Yes No Uncertain

Are there thresholds, level changes, or sunken rooms that could become trip hazards?

Small steps between rooms, raised thresholds at doorways, and sunken living areas all become harder to navigate over time and are difficult to fully eliminate without renovation.

Yes No Uncertain

3. THE BATHROOM

Bathrooms are the room most associated with falls in later life. They also tend to be the most expensive to modify well.

Could you imagine bathing, showering, or using the toilet here with limited mobility, or while needing help from another person?

Picture the room with a walker beside you, or with someone else in there helping.

Yes No Uncertain

Is there space to add grab bars, a shower seat, or other modifications without major renovation?

Grab bars are an inexpensive Saturday-afternoon job if the wall behind them is solid. A walk-in shower that replaces a tub can be a several-thousand-dollar renovation.

Yes No Uncertain

Are the floors slip-resistant, or could they be made so?

Polished tile and glossy stone are the highest-risk surfaces, especially when wet. Textured tile, vinyl, and treated surfaces can be safer. Some floors can be improved with non-slip coatings or mats, though the underlying material sets a ceiling on how safe they can become.

Yes No Uncertain

4. THE KITCHEN

The kitchen usually sees more daily use than any other room. Small frustrations here multiply over years.

Are the most-used items reachable without bending low or stretching high?

Daily items kept above shoulder height or below knee height become difficult as flexibility decreases.

Yes No Uncertain

Could meals be prepared while seated if standing for long periods became difficult?

A seat at the counter can make cooking more possible.

Yes No Uncertain

Is the lighting strong enough, over the counters, the stove, and the sink, for someone with declining vision?

Under-cabinet task lighting and bright overhead light are the two things most often missing. Layered lighting in the kitchen can reduce both errors and the eye fatigue that comes from straining.

Yes No Uncertain

5. FUTURE ADAPTABILITY

A home that can change as needs change is far more valuable to a senior than a home that fits perfectly today but can't evolve.

Could this home be modified for a wheelchair, a stairlift, or a main-floor bedroom if needed someday?

Some homes can be modified, but some can't. Look for solid walls where grab bars could go, doorways that could be widened, and rooms that could shift in function. The easier these changes look, the more flexibility the home can offer.

Yes No Uncertain

Are there features of the home that would make future changes especially difficult?

Some homes are easier to adapt than others. A narrow staircase, an awkwardly placed bathroom, or rooms with unusual layouts can all limit what's possible later. If you're unsure, this is worth asking a contractor or aging-in-place specialist about.

Yes No Uncertain

Could the home accommodate a caregiver, a visiting family member, or a separate suite over time?

A spare bedroom, a basement that could become a suite, or simply a layout that allows privacy when help is needed. These are important features for the years when independence may require occasional support.

Yes No Uncertain

6. NEIGHBOURHOOD AND COMMUNITY

The house is only part of the picture. The neighbourhood around it determines whether the home stays a place of connection or becomes a place of isolation.

Is the home close enough to family, friends, or trusted people who could check in regularly? Geographic distance from the people who matter most is one of the strongest predictors of isolation later in life. A perfect home that's far from your support network might not work as well as an imperfect home that's close to family and friends.

Yes No Uncertain

Are essential services such as groceries, pharmacy, and medical care within easy reach without driving long distances?

Driving can become more difficult as time goes on. Proximity to essentials becomes necessary, not just a convenience.

Yes No Uncertain

Is there reliable transportation, such as transit, ride services, or walkable routes, if driving becomes difficult?

Not every area has alternatives to driving. The presence of options now matters for whether independence can continue if driving stops.

Yes No Uncertain

Is there a sense of community here, neighbours you know, places you belong, social connections you'd miss?

Social fabric is harder to measure than physical features but can be more important than many of them. A home in the right community can compensate for a great deal. A home in the wrong community can't be fixed by renovation.

Yes No Uncertain

What to do with what you noticed

If you marked mostly Yes, this home likely has a strong aging-in-place foundation. A professional screening can document the specifics and identify any gaps you may have missed.

If you marked mostly Uncertain, that's important information. Some homes can be adapted, others can't without significant renovation. Understanding which is which is worth professional input before you decide.

If you marked mostly No, it doesn't mean the home is wrong. It may mean the long-term plan needs different thinking, such as renovation, a different home, or a phased approach.

Whatever pattern you see, you now have a clearer picture than you had before you did this walk-through. That clarity is the point.