

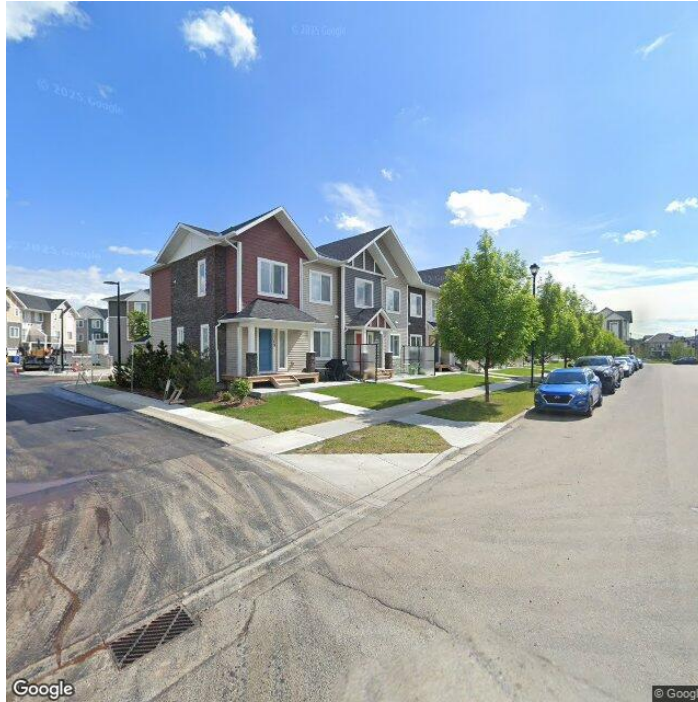


DWELLER HOME SERVICES

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MILESTONE CHECK-IN

1234 Main Street
Calgary, AB T3H 0N9

Buyer Name

09/07/2026 9:00AM

Inspector

Ryan Flemmer



5873292443

services@dwellerhome.ca

TABLE OF CONTENTS

1: Dweller's Comments	5
2: Inspection Details	5
3: OH&S (Internal Use)	5
4: Exterior	8
5: Roof	9
6: Garage	10
7: Doors, Windows & Interior	11
8: Plumbing	15
9: Electrical	17
10: Thermostat & HRV	17
11: Fireplace	17
12: Basement	18
13: Utility Room	18

Pre-Occupancy Inspection



REVIEW / SEASONAL



REPAIR INQUIRY



4.6.1 Exterior - Walkways, Patios & Driveways: Exterior concrete flatwork surface is deteriorating less than 10% of the affected panel



7.3.1 Doors, Windows & Interior - Floors: Floor squeak is repetitive and readily audible under normal loading conditions



7.3.2 Doors, Windows & Interior - Floors: Flooring seams do not appear tight with gaps exceeding 1/32 inch



7.3.3 Doors, Windows & Interior - Floors: Homeowner concern: The homeowner noted issues with the flooring contractor



7.4.1 Doors, Windows & Interior - Walls: Wall is bowed more than 3/4 inch from a specified plane of the length of the wall



7.6.1 Doors, Windows & Interior - Baseboards, Trim, Casings: Swelled baseboard noted



7.6.2 Doors, Windows & Interior - Baseboards, Trim, Casings: Flaking paint at the window casing



7.8.1 Doors, Windows & Interior - Countertops & Cabinets: Homeowner question: where can the homeowner get touchup paint for all the cabinets?



8.1.1 Plumbing - Plumbing Fixtures: Faucet or plumbing fixture is leaking



8.1.2 Plumbing - Plumbing Fixtures: Check possession paperwork: chip in tub

1: DWELLER'S COMMENTS

2: INSPECTION DETAILS

Information

General: Home Builder Name Douglas Homes	General: In Attendance Dweller, Homeowner	General: Temperature (approximate) 20 Celsius (C)
General: Type of Building Multi-Family	General: Weather Conditions Hot, Clear	General: Milestone 12-months

3: OH&S (INTERNAL USE)

		Ok	Obs.	N/A
3.1	General	X		
3.2	Exterior Conditions	X		
3.3	Interior Conditions	X		
3.4	Trade Safe Works Practices, Procedures, OH&S Regulations	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Limitations

Exterior Conditions
ACCESS
Low Risk

Exterior Conditions
PPE (GLOVES, SAFETY GLASSES, HARD HAT)
Not Applicable

Exterior Conditions
SITE CONDITION (TRIPPING HAZARDS, EXCAVATION)

Low Risk

Exterior Conditions
WORKING AT HEIGHTS
Not Applicable

Exterior Conditions
OTHER
Low Risk
Trades on site.

Interior Conditions
ANIMAL RISKS (DOGS, CATS, ALLERGENS)
Moderate Risk

Interior Conditions
CLEANLINESS (CLUTTER)
Low Risk

Interior Conditions
ELECTRICAL HAZARDS (POWER TOOLS, POWER CORDS)
Low Risk

Interior Conditions
HAZARDOUS MATERIAL (SOLVENTS, CLEANERS)
Low Risk

Interior Conditions
PPE (GLOVES, SAFETY GLASSES, HARD HAT)
Not Applicable

Interior Conditions
WORKING AT HEIGHTS
Not Applicable

Interior Conditions

OTHER

Low Risk

Trades on site.

Trade Safe Works Practices, Procedures, OH&S Regulations

CONFINED SPACE

No

Entering attic hatch has slightly confined spaces.

Trade Safe Works Practices, Procedures, OH&S Regulations

EMERGENCY PROCEDURE/FIRST ID

Yes

Trade Safe Works Practices, Procedures, OH&S Regulations

HAZARD ASSESSMENT

Yes

Trade Safe Works Practices, Procedures, OH&S Regulations

HOT WORKS

No

Trade Safe Works Practices, Procedures, OH&S Regulations

MSDS/WHIMIS

Yes

Trade Safe Works Practices, Procedures, OH&S Regulations

SAFE WORK PRACTICES/PROCEDURES

Yes

Trade Safe Works Practices, Procedures, OH&S Regulations

WORKING ALONE

No

4: EXTERIOR

		Ok	Obs.	N/A
4.1	Siding, Stone, Flashing & Trim	X		
4.2	Eaves, Soffits & Fascia	X		
4.3	Exterior Doors/Windows	X		
4.4	Decks, Balconies, Porches & Steps	X		
4.5	Grading & Drainage	X		
4.6	Walkways, Patios & Driveways	X	X	
4.7	Foundation & Parging	X		
4.8	Window Well(s)	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Observations

4.6.1 Walkways, Patios & Driveways

EXTERIOR CONCRETE FLATWORK SURFACE IS DETERIORATING LESS THAN 10% OF THE AFFECTED PANEL

 Review / Seasonal

Dweller inspector measured deterioration, which appears to be less than 10% of the overall affected panel. Dweller inspector explained to the homeowner it was highly unlikely to be a warrantable item.



Performance Guide: NHBPO 09/01/15

Exterior Concrete

2.14 Exterior concrete flatwork surface is deteriorating.

Acceptable Performance Condition:

Surface deterioration on concrete flatwork, to the extent that the aggregate is exposed, shall not exceed 10% of the affected panel(s) under normal conditions of weathering and use.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Where concrete surface deterioration exceeds 10% of the affected panel(s), the concrete surface shall be rectified.

Remarks:

Cleaning concrete of road salts and application of appropriate concrete sealer is part of homeowner maintenance. Homeowner applied salts and de-icers applied either intentionally, for ice melting, or unintentionally, from road slush, can stress concrete surfaces leading to deterioration. Damage from such sources is not considered a defect.

Consideration must be given to the prevailing performance of concrete that represents the industry standard for concrete within that geographic area.

Sandblasting of the surface or replacement of the affected panel is considered an acceptable repair.



Front Walkway next to Sidewalk



Front Walkway next to Sidewalk



Front Walkway next to Sidewalk



Front Walkway next to Sidewalk



Front Walkway next to Sidewalk

5: ROOF

		Ok	Obs.	N/A
5.1	Covering	X		
5.2	Flashing	X		
5.3	Attic Vents	X		
5.4	Plumbing Stack	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Information

Covering: Visual Inspection of roof covering

Flashing: Visual Inspection of roof flashing

Attic Vents: Visual Inspection of attic vents

Plumbing Stack: Visual inspection of plumbing stack

6: GARAGE

		Ok	Obs.	N/A
6.1	Garage Floor	X		
6.2	Garage Overhead Door	X		
6.3	Garage Overhead Door Opener	X		
6.4	Ceiling, Walls & Firewalls in Garage	X		
6.5	Cosmetic	X		
6.6	Exterior Keypad (if applicable)			X
6.7	Garage Foundation	X		
6.8	Man Door To House	X		
6.9	Exterior	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Information

Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

Garage Overhead Door Opener: Garage Door Panels Were Inspected

Inspected the garage door panels for function and cosmetic defects.

Garage Overhead Door Opener: Photo-Electric Eyes Were Inspected

Inspected and tested the photo-electric eyes.

Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

Tested the self-closing or an automatic-closing device.

Exterior Keypad (if applicable): Keypad Present and Lights Up When Pressed

Keypad is able to open and close the garage door.

Garage Overhead Door: Garage Vehicle Door Inspected

The garage door is operational and inspected for cosmetic defects and function.

Garage Overhead Door Opener: Manual/Emergency Release

I checked for a manual release handle and the means of manually detaching the door from the door opener.

Garage Overhead Door Opener: Springs, Bracket & Hardware Were Inspected

Springs, Bracket & Hardware Were Inspected for performance. No audible sounds or vibration detected.

Garage Overhead Door Opener: Door Was Manually Opened and Closed

I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door.

I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level.

I reconnected the door to the opener, if present.

I checked the door handles or gripping points.

Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage for cosmetic defects and function.

7: DOORS, WINDOWS & INTERIOR

		Ok	Obs.	N/A
7.1	Doors	X		
7.2	Windows	X		
7.3	Floors	X	X	
7.4	Walls	X	X	
7.5	Ceilings	X		
7.6	Baseboards, Trim, Casings	X	X	
7.7	Stairways & Railings	X		
7.8	Countertops & Cabinets	X	X	
7.9	Tile	X		
7.10	Mirrors	X		
7.11	Shower Glass	X		
7.12	Heat and Ventilation	X		
7.13	Bathroom Hardware	X		
7.14	Shelving	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Observations

7.3.1 Floors

FLOOR SQUEAK IS REPETITIVE AND READILY AUDIBLE UNDER NORMAL LOADING CONDITIONS

 Repair inquiry

 Alberta Government

Performance Guide: NHBPO 09/01/15

4.4 Floor squeaks.

Acceptable Performance Condition:

Floors shall be free from squeaks that are repetitive and readily audible under normal loading conditions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Loose connections causing floor squeaks not meeting the acceptable performance condition shall be rectified.

Remarks:

Minor movement that causes a noise is inherent in certain floor coverings; this is not a defect.

The homeowner should maintain indoor humidity levels to prevent excessive drying of materials. Extended low-humidity indoor environments can cause excessive shrinkage in the wood resulting in loose floor connections.

See Also:

5.15 Stair assembly is squeaking.



Upper Stairwell

7.3.2 Floors

FLOORING SEAMS DO NOT APPEAR TIGHT WITH GAPS EXCEEDING 1/32 INCH

 Repair inquiry

AlbertaGovernment

Performance Guide: NHBPO 09/01/15

10 Flooring / Resilient

10.1 Resilient sheet flooring seams do not appear tight.

Acceptable Performance Condition:

Resilient sheet flooring shall be installed with no visible gaps at the seams. Gaps at the seams exceeding 1/32 inch (0.75 mm) when viewed under normal viewing conditions are considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Gaps not meeting the acceptable performance condition shall be rectified in accordance with the manufacturer's specifications.

Remarks:

The visibility of gaps is dependent on a number of factors including texture, pattern, colour, type of resilient material and lighting. Strong sunlight entering from a low angle will generate shadows and exaggerate any irregularity in the floors.

Seam sealer recommended by the flooring manufacturer is used to fill gaps between seams of sheet flooring. Seam sealer involves the application of an adhesive between abutting surfaces so a distance between seam edges is assumed as part of that process.



Main Floor Dining Room



Main Floor Dining Room



Main Floor Dining Room

7.3.3 Floors

HOMEOWNER CONCERN: THE HOMEOWNER NOTED ISSUES WITH THE FLOORING CONTRACTOR

 Review / Seasonal

The homeowner noted that the flooring contractor left the job site before completing the warranty repair. Additionally, the homeowner explained construction debris were not cleaned up before the trades departure.

7.4.1 Walls

WALL IS BOWED MORE THAN 3/4 INCH FROM A SPECIFIED PLANE OF THE LENGTH OF THE WALL

 Repair inquiry

Dweller inspector found the bow in the tall wall was approximately 3/4".



Performance Guide: NHBP0 09/01/15

4.7 Wall is bowed.

Acceptable Performance Condition:
On the interior of a home, the variation shall not be more than +/- 3/4 inch (20 mm) from the specified plane of the length of the wall.

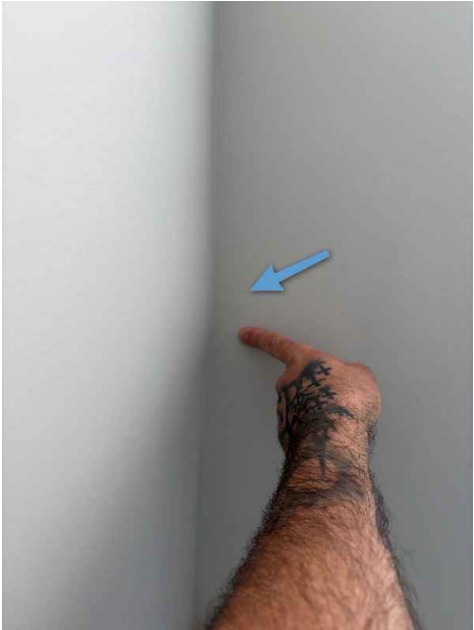
Warranty Coverage:
1 year for defects in materials and labour.

Claim Response:
Walls not meeting the acceptable performance condition shall be rectified.

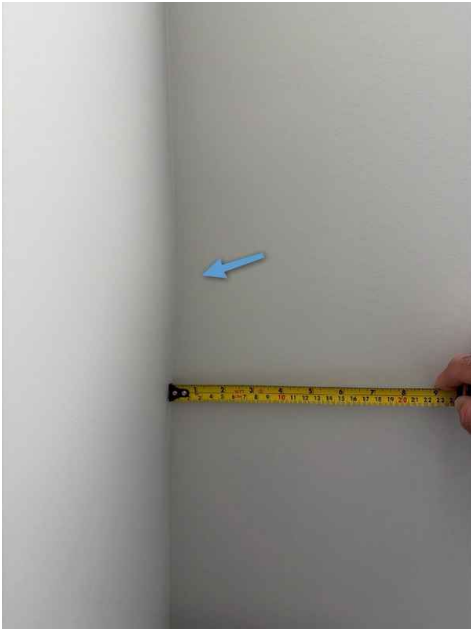
Remarks:
It is reasonable to expect walls to have variances in their finished surface.
Varying light conditions can exaggerate these variations.



Upper Stairwell



Upper Stairwell



Upper Stairwell

7.6.1 Baseboards, Trim, Casings

SWELLED BASEBOARD NOTED

 Review / Seasonal

Dweller inspector noted swollen baseboards.

At the time of the milestone, Dweller inspector explained to the homeowner if the swollen baseboard was not noted in the possession paperwork then the baseboard issue would not likely be a warrantable item.



Upstairs Hallway



Upstairs Hallway

7.6.2 Baseboards, Trim, Casings

FLAKING PAINT AT THE WINDOW CASING

Homeowner stated no other windows in the house have flaking paint at the corners.

 [Repair inquiry](#)



Main Floor Family Room



Main Floor Family Room

7.8.1 Countertops & Cabinets

HOMEOWNER QUESTION: WHERE CAN THE HOMEOWNER GET TOUCHUP PAINT FOR ALL THE CABINETS?

Homeowner was curious where touch-up paint could be acquired for future damage to the cabinets.

 [Review / Seasonal](#)



Main Floor Kitchen



Main Floor Kitchen

8: PLUMBING

		Ok	Obs.	N/A
8.1	Plumbing Fixtures	X	X	
8.2	Overflow drains	X		
8.3	Plumbing Drainage	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Observations

8.1.1 Plumbing Fixtures

FAUCET OR PLUMBING FIXTURE IS LEAKING

 Repair inquiry

16.4 Faucet or plumbing fixture is leaking.

Acceptable Performance Condition:
Faucets or plumbing fixtures shall not leak or drip when fully closed or shut off.

Warranty Coverage:
1 year for defects in materials and labour.
Faucets and plumbing fixtures are not considered a part of a delivery and distribution system.

Claim Response:
Faucets or plumbing fixtures not meeting the acceptable performance condition shall be rectified.

Remarks:
Homeowners have an obligation to mitigate damages and turn off the water supply if the leak has the potential to cause damage to other parts of the home or personal property.
Damage resulting from improper use or alterations made by the homeowner is excluded from the warranty.
The quality or quantity of water from a municipal water supply, water well, or any other source may affect the operation of faucets or plumbing fixtures and is an acceptable exclusion.



Upstairs Main Bathroom



Upstairs Main Bathroom

8.1.2 Plumbing Fixtures

CHECK POSSESSION PAPERWORK: CHIP IN TUB

 Review / Seasonal

Homeowner stated a chip in the upstairs main bathroom tub was noted on possession but not repaired yet. Please review possession paperwork to confirm. Dweller inspector explained that if the item was not noted on possession, then it was unlikely to be warrantable as it could be lived-in damage.



9: ELECTRICAL

		Ok	Obs.	N/A
9.1	Lighting Fixtures, Switches & Receptacles	X		
9.2	GFCI & AFCI	X		
9.3	Smoke/CO Detector	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

10: THERMOSTAT & HRV

		Ok	Obs.	N/A
10.1	Thermostat Education	X		
10.2	Thermostat & HRV	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Information

Thermostat Education : Thermostat Education and Operation

Education provided on the use of the thermostat and its settings.

11: FIREPLACE

		Ok	Obs.	N/A
11.1	1st Floor Fireplace	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Information

1st Floor Fireplace: Wall Switch Working

1st Floor Fireplace: Capable Of Producing Heat

12: BASEMENT

		Ok	Obs.	N/A
12.1	Basement Foundation Walls	X		
12.2	Floor	X		
12.3	Wall Framing and Drywall	X		
12.4	Ceiling	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

13: UTILITY ROOM

		Ok	Obs.	N/A
13.1	Furnace	X		
13.2	Furnace Filter	X		
13.3	Humidifier Inspected	X		
13.4	Humidifier Vapor Pad	X		
13.5	Hot Water Tank	X		
13.6	Sump Pump			X
13.7	HRV Unit Inspected	X		
13.8	HRV Exchange Core	X		
13.9	HRV Controller Tested	X		
13.10	Electrical Panel	X		
13.11	Radon	X		
13.12	Source Of Heat	X		
13.13	Water Meter	X		
13.14	Air Conditioner			X
13.15	Ductwork	X		
13.16	Floor drain	X		
13.17	Floor	X		
13.18	Walls, Ceiling, General Space	X		

Ok = Ok Obs. = Observations N/A = Not Applicable

Information

Furnace: Furnace Visual Inspection

Furnace capable of producing heat.

Furnace Filter: Filter is present and clean

Humidifier Inspected : Humidifier Inspected

Humidifier Vapor Pad: Vapor Pad Inspected

Inspected for function and cleanliness.

HRV Unit Inspected: HRV Unit Inspected

HRV unit operational

HRV Exchange Core : Exchange Core and Filters Inspected

The filters are clean and installed correctly.

HRV Exchange Core : Condensate Drain line

Drain present and discharges into the floor.

HRV Controller Tested: Controller Tested And Operational

Electrical Panel: No Missing Breakers Or Exposed Wiring

Electrical panel professionally installed.

Electrical Panel: Panel Labelled

Electrical panel is properly labelled

Radon : Radon Cap Secured

Radon mitigation pipe is secured and capped.

Source Of Heat: Heat Source Present In Utility Room

Heat Source Present In Utility Room

Ductwork: Ducting Visually Inspected

Floor drain: Presence Of Floor Drain

Hot Water Tank: Hot Water Tested Throughout The Home

Hot water is tested throughout the home unless the water main valve is turned off.

Sump Pump : Sump Pump Present

Inspected catch bin and pump. No water inside the pit, did not test pump dry.