



INSPECTED AREAS

Below is a list of the areas inspected during a typical home inspection. Framework Home Inspections and their clients reserve the right to modify this list as long as it is agreed upon in writing prior to the inspection.

1. Roof

- a) Roof-covering material
- b) Gutters
- c) Downspouts
- d) Roof penetrations such as vents, flashing, skylights and chimneys
- e) General structure

2. Exterior

- a) Exterior wall-covering material, flashing and trim
- b) Exterior doors
- c) Adjacent walkways and driveways
- d) Stairs, steps, stoops, stairways and ramps
- e) Porches, patios decks, balconies and carports
- f) Railings, guards and handrails
- g) Eaves, soffits and fascia
- h) Representative number of windows
- i) Vegetation surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion

3. Basement, Foundation, Crawlspace & Structure

- a) Type of foundation
- b) Location of access to the under-floor space
- c) Indication of wood in contact with or near soil
- d) Observed indications of active water penetration
- e) Observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors
- f) Observed cutting, notching and boring of framing members that may, in our opinion, present a structural or safety concern

4. Heating

- a) Heating system, using normal operating controls
- b) Location of the thermostat
- c) Energy source
- d) Heating method
- e) Manufacturer, age and capacity (BTU)

5. Cooling

- a) Cooling system using normal operating controls
- b) Location of thermostat
- c) Cooling method
- d) Manufacturer, age, capacity and breaker rating

6. Plumbing

- a) Main water supply shut-off valve and its location
- b) Main fuel supply shut-off valve and its location
- c) Water heating equipment, including the energy source, venting connections, temperature/pressure relief (TPR) valves
- d) Interior water supply, including all fixtures and faucets, by running the water
- e) All toilets for proper operation by flushing
- f) All sinks, tubs and showers for functional drainage
- g) The drain, waste and vent systems
- h) Drainage sump pumps and accessible floats
- i) If water is public or private
- j) Location of any observed fuel storage location
- k) Capacity, manufacturer and age of the water heating equipment, if labeled

7. Electrical

- a) Service drop
- b) Overhead service conductors and attachment point
- c) Service head, gooseneck and drip loops
- d) Electric meter base
- e) Service-entrance conductors
- f) Main service disconnect
 - i) Amperage rating if labeled
- g) Panelboards and over-current protection devices (circuit breakers and fuses)
 - i) Type of wiring used
- h) Service grounding and bonding
- i) Light switches, fixtures and receptacles
- j) AFCI and GFCI receptacles and circuit breakers
- k) Smoke and carbon-monoxide detectors

8. Fireplace

- a) Readily accessible and visible portions of the fireplaces and chimneys
- b) Lintels above the fireplace openings
- c) Damper doors by opening and closing them, if readily accessible and manually operable
- d) Cleanout doors and frames
- e) Describe the type of fireplace

9. Attic, Insulation & Ventilation

- a) Insulation in unfinished spaces, including, attics, crawlspaces and foundation areas
 - i) Type of insulation
- b) Ventilation of unfinished spaces, including attics, crawlspaces and foundation areas

- i) Type of ventilation
- c) Mechanical exhaust systems in the kitchen, bathrooms and laundry area

10. Doors, Windows and Interiors

- a) Representative number of doors and windows by opening and closing them
 - i) Types and seals
- b) Floors, walls and ceilings
- c) Stairs, steps, landings, stairways and ramps
 - i) Improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings
- d) Railings, guards and handrails
- e) Garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls
 - i) Photo-electric safety sensors

11. Appliances – Built in or staying with the property after sale

- a) Refrigerators
- b) Oven, range, microwave
- c) Dishwasher
- d) Washer and Dryer
- e) Garbage Disposal