

Hawthorne Village
"Framework" Inspection List
(version 1.3 – August 27, 2005)

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PART I – Prelim

Your 'responsibilities' as a home owner begin long before you move in to your new house. By this point you have spent countless hours pouring over your plans, visiting the design centre, and making one choice after another wondering if each one you made is correct. Now, the builder wants you to take a huge leap to look through your new home in its half finished state, and confirm to the builder that they have done it right.

Do understand that the framework is NOT an official inspection. In fact it is a wonderful courtesy extended by Mattamy to let you see through the skeleton of your home in advance. However, it is an opportunity to verify fundamentals and ask questions if you have any concerns. On the flip side, if you get to your PDI and are upset by the existence of a wall that was supposed to have been deleted, or are shocked to find that your door to the garage is missing, you really do have to take some responsibility for not having pointed it out during your framework. So, use the framework opportunity to verify that Mattamy is building what you expect.

In the inspection list that follows there are five bedroom lists (one master and four secondary), one library list, lists for living room / dining room and separate dining room, etc. Not all of the lists will apply depending upon your model. Be sure to label the bedroom lists for your own reference and stroke out those lists that do not apply to your model. Note that in some cases not all items in each of the list apply. Also be sure to write in all of your structural upgrades as they apply to each room. Remember, you are making a significant investment, so take your time to make sure that you will receive what you purchased.

What if there are errors or concerns during your inspection?!?!?

1. Make note of the concern for yourself, and ensure that you take a picture of it
2. ASK the Mattamy Rep about it – 'is it a problem?', 'is this a final state?', 'what can be done to be sure that it is rectified?' Do NOT BARK AT THE MATTAMY REP... they are there to answer questions and they WILL help you if you note a significant problem. Noting a problem during framework saves you a headache later, but moreover, saves Mattamy a headache and costs, so they are open to your input and questions
3. If the problem is a serious one, then follow up after your framework to ensure that corrective measures have been taken. But again, ASK for help, don't bark. And NEVER bother the trades on site. If you want to ask a question on site, go to the construction trailer and ASK. You technically have no right to bark until the PDI so be sure to treat those you deal with the way you would want to be treated.

PART II - The Inspection Kit

For your inspection there are a few tools you should bring as follows:

1. clipboard and pencil(s) more than one is good... they can break
2. your base plans
3. structural upgrade information
4. Flashlight: to look into dark spaces and even to help focus in brighter spaces)
5. Tape measure: always handy
6. Level (torpedo level is fine)
7. Digital Camera: The camera will let you record the location of wiring, plumbing, and framework for future work you might do in your home, and will let you visually record any deficiencies. In many cases a picture really IS worth a thousand words... a picture could save you a thousand headaches. (You could use a film camera too, but a digital will be much cheaper to use... borrow one if you have to.)
8. An extra body. Some people suggest that you bring along a relative, a friend, or even a home inspector, to walk the house on their own while you do your 'guided tour'. An extra set of objective eyes can point out things to you that even you and your list might miss.

Note about wiring and plumbing: If the insulation has been installed in the walls, you may not be able to see the wiring. However, having photos of the switches, outlets and boxes for the light fixtures relative to the joists and studs will most often still indicate to any electrician exactly where the wiring is and how it is run. Having said all that, there are also detectors (like stud detectors) that can locate wiring and pipes, so it is not critical.

General Things To Watch:

Beyond your specific room by room checklist, always keep an eye out for the following:

1. Windows are sealed with spray foam. You should not be able to see daylight around the outside of the window frame. The shims should also be covered with foam.
2. Metal plates on 2x4 studs in front of wire are only necessary where the holes for the wire are not in the middle of the stud (i.e. where there is a risk of a nail or drywall screw penetrating the wires). Have a peek for this in each room.
3. Proud venting or plumbing. Check to make sure that venting and plumbing (especially drain pipes) have been appropriately secured to prevent those things from pressing against the dry wall once it is installed. Even a quarter of an inch proud of the studs can cause a noticeable bow in the wall.
4. Warped 2x4 framing. Look for wall studs that may have gone wonky after installation. They can cause the wall to be bowed if not replaced.

With tools in hand... off you go!

PART III – Room by Room Interior

Room: Main Foyer / Hall

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Closet	located as requested / indicated (measure if req'd)		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question	
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Room: Main Floor Vanity

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Plumbing	Verify rough-in locations (double check on mirrored plan)		
Ceiling Fan	wiring and vent to outside in place (verify outside)		
Walls Framing	visually level (confirm with torpedo if unsure)		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question	
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Room: Living Room (Living Room / Dining Room)

Item	Description	OK	Def
Ceiling Light	located as requested / indicated – Dining Room only		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing	
	any item that is in question	

Room: Dining Room

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Coffered Ceiling	framing for coffered ceiling in place per plan – or NA		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing	
	any item that is in question	

Room: Main Floor Office / Library

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing	
	any item that is in question	

Room: Main Floor Family Room

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing	
	any item that is in question	

Room: Main Floor Laundry

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Plumbing	Verify rough-in locations (double check on mirrored plan washer always on the left, dryer always on the right - required for front loaders especially)		
Dryer Vent	vent to outside in place (verify outside)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing	
	any item that is in question	

Room: Kitchen

Item	Description	OK	Def
Ceiling Lights	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switches	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Plumbing	Verify rough-in locations (double check on mirrored plan)		
Gas	Verify gas line if optional requested		
Exhaust Fan	wiring and vent to outside in place (verify outside)		
Central Vac	Kick plate rough in proper location (if selected)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing	
	any item that is in question	

Room: Second Floor Hallway

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question		
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Room: Second Floor Laundry

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Plumbing	Verify rough-in locations (double check on mirrored plan washer always on the left, dryer always on the right - required for front loaders especially)		
Dryer Vent	vent to outside in place (verify outside)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question		
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Room: Second Floor Master Bedroom

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question		
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Room: Second Floor Master Bath

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Plumbing	Verify rough-in locations (double check on mirrored plan)		
Ceiling Fan	wiring and vent to outside in place (verify outside)		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question		
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Room: Second Floor Bedroom #1 _____

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question		
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Room: Second Floor Bedroom #2 _____

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question		
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Room: Second Floor Bedroom #3 _____

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question		
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Room: Second Floor Bedroom #4 _____

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question		
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Room: Second Floor Bath 1

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Plumbing	Verify rough-in locations (double check on mirrored plan)		
Ceiling Fan	wiring and vent to outside in place (verify outside)		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question	
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Room: Second Floor Bath 2

Item	Description	OK	Def
Ceiling Light	located as requested / indicated (measure if req'd)		
Wall plugs	located as requested / indicated (measure if req'd)		
Wall Switch	located as requested / indicated (measure if req'd)		
Sub floor	free of damage / level		
Plumbing	Verify rough-in locations (double check on mirrored plan)		
Ceiling Fan	wiring and vent to outside in place (verify outside)		
Walls Framing	visually level (confirm with torpedo if unsure)		
Windows	located as requested / indicated / fully sealed		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question	
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Room: Basement

Item	Description	OK	Def
Windows	location / increased size if upgraded / sealed properly		
Breaker Box	verify upgrade to 200 AMP if requested		
Furn/HW Tank	verify location if move was requested		
Laund Rough-in	verify location of laundry room rough-in if applicable		
Bath Rough-in	verify location of bathroom rough-in if applicable		
Cold Cellar	verify if upgrade requested		
Support Beams	verify level and secured		
Custom Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question	
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Room: General – Other Items

*These are 'general' reminder / checking items throughout

Item	Description	OK	Def
Archways	Check framing if additional archways selected		
Doors	verify door to garage if standard / selected		
Doors	verify doors to outside if additional selected		
Thermostat	verify thermostat is NOT above floor vent		
Floor Vents	verify floor vent cut outs in all rooms		
Floor Level	Verify level floors throughout house		
VAC Rough-in	verify location for vacuum hookup (if selected upgrade)		
Other Upgds:			

Digital Photos:	All wiring, venting, plumbing any item that is in question	
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Exterior

*Note that siding and brickwork may not be done at the time of your framewalk.

Item	Description	OK	Def
Vents	Count the vents inside (kitchen, bathrooms, etc.) and verify matching exhaust to outside (to ensure none vent into the attic). Note that some vents are to side of house not roof (vanity, laundry, etc.)		
Brickwork	Foundation overhang – bricks should not overhang the foundation in either direction by more than a few millimeters. If they do, make inquiry. Look for brick damage, and improper installation		
Seal	Check for any gaps under siding at foundation to ensure that there is seal inside to outside.		
Pot Lights	Verify rough-ins for eves pot lights if requested		
Other Upgds:			
Digital Photos:	All wiring, venting, plumbing any item that is in question		

Remember, this is an informal inspection, so be sure to ask questions about anything that concerns you. It is possible that some of the things you are checking may not be completed at the time of your inspection, in which case not every item here would apply.

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