READY TO INSPECT — FIELD CHECKLIST

EIFS (exterior insulation and finish) pre-cover inspection checklist

A eifs (exterior insulation and finish) pre-cover inspection is the hold point before concealed work disappears behind the next layer. This checklist is built for that walk: verify, photograph, then release the cover, not the other way around. Work is commonly verified against manufacturer's published instructions, the applicable building code. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The EIFS foreman walking behind the base-coat crew, or the GC's superintendent releasing each elevation for finish.
When: After insulation board, base coat and mesh are on and edges are back-wrapped, before the finish coat goes over it all.

Insulation board

- [ ] Board attached and joints as the system requires
  Board set tight with staggered joints and full attachment, no open gaps packed with base coat, rasped flat before coating.
  2 photos required
- [ ] Edges back-wrapped at openings and terminations
  Mesh wrapped around board edges at openings and terminations, no raw foam left exposed at any edge.
  2 photos required
- [ ] Board label matches the approved submittal
  Board stamp or bundle label photographed showing type and thickness, matched to the insulation the approved system submittal names.
  1 photo required
- [ ] Attachment checked on a pulled board
  A freshly set board pulled on each elevation to see adhesive contact or fastener pattern matches the manufacturer's detail, ribbons vertical where the system drains.
  1 photo required
- [ ] Board joints kept off the corners of openings
  No board joint lines up with a window or door corner; L-shaped pieces cut around the corners so cracks don't start there.
  1 photo required

Base coat and mesh

- [ ] Reinforcing mesh fully embedded in the base coat
  Mesh troweled into wet base coat so the pattern is barely visible, laps as specified, not floated on the surface.
  2 photos required
- [ ] Aesthetic reveals coated and wrapped
  Reveal grooves lined with mesh and base coat, edges crisp, no bare foam left in the groove.
  1 photo required
- [ ] Base coat and mesh labels match the approved submittal
  Base coat pail and mesh roll labels photographed and matched to the approved system, including the mesh weight shown for each zone.
  1 photo required
- [ ] Base coat thickness within the manufacturer's range
  Thickness checked at a cut edge or with a gauge against the manufacturer's listed range, no thin spots where the mesh shows through.
  1 photo required
- [ ] Diagonal mesh at every opening corner
  Diagonal mesh pieces embedded at each corner of windows, doors and louvers, placed with the field mesh as the manufacturer details.
  1 photo required

- [ ] Base coat protected from weather until cured
  Temperatures kept within the manufacturer's application range and rain kept off until cure; tarps or heat noted in the daily log on cold or wet days.
  No photo required

Joints, openings and release

- [ ] Sealant gap left at openings and penetrations
  Board edge held back from frames and penetrations by the joint width the details show, wrapped edges clean and not filled with base coat.
  1 photo required
- [ ] Expansion joints open full depth with edges wrapped
  Board separated at each joint location, both edges back-wrapped, no base coat or mesh bridging the gap.
  1 photo required
- [ ] Base coat surface dressed and clean before finish
  Trowel ridges, mesh laps and base coat splatter knocked down flat, surface clean and dry, and primer on where the manufacturer requires before finish starts.
  No photo required