

Landscaping and irrigation final inspection checklist

Landscaping and irrigation final inspection is where the punch list is either short or expensive. This checklist walks the finished work the way an owner or AHJ will see it: devices on, systems running, everything labeled. Each item gets the photo that closes it instead of reopening it. Work is commonly verified against the project specifications, manufacturer's published instructions. Confirm the edition your authority having jurisdiction has adopted.

Who runs it: The GC's superintendent with the landscape and irrigation foremen, walking the site before the owner's walk. When: After planting and the system is charged and programmed, before the establishment period starts and before turnover walks.

Irrigation coverage and control

- ☐ **Head coverage, arcs and precipitation matched per zone**
System run zone by zone, arcs adjusted to head-to-head coverage without spraying paving or walls, matched-precipitation nozzles within a zone, no misting from over-pressure. **3 photos required**
- ☐ **Controller zones, run times and schedule programmed**
Each station labeled to the zone it drives, run times and days set for the plant type and exposure rather than the test default, rain sensor or shutoff wired and responding. **2 photos required**
- ☐ **Backflow assembly tested by a certified tester**
Certified test performed and observed, the assembly holding, the test report captured; no substituting a visual check for the actual test. **2 photos required**

Plant material

- ☐ **Species, size and spacing verified against the plan**
Plant list walked against what's in the ground, container or caliper size and spacing checked, substitutions only where approved, healthy stock with no girdling roots. **2 photos required**
- ☐ **Trees plumb and staked without girdling**
Trunks plumb, staking loose enough to allow movement and set to be removed after establishment, ties broad and not cutting into the bark. **1 photo required**

Soil and mulch

- ☐ **Soil prep, amendment and finish grade verified**
Beds tilled and amended per the spec, finish grade draining away from structures and holding no low spots, subgrade not left compacted under the topsoil. **1 photo required**
- ☐ **Mulch depth and clearance at trunks and crowns**
Mulch at the specified depth across beds, pulled back off trunks and crowns rather than mounded, edges held off walks and drains. **1 photo required**