READY TO INSPECT — FIELD CHECKLIST

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
- [ ] Operating pressure read at the far end of the largest zone
  Gauge reading photographed at the last head or drip outlet with the zone running, compared with the operating range on the manufacturer's nozzle or emitter chart.
  1 photo required
- [ ] Zone chart posted inside the controller enclosure
  Color-coded zone map or station list mounted inside the controller door, station numbers matching the labels on the terminal strip.
  1 photo required
- [ ] Valve box lids fastened and marked with their station
  Every lid seated in its box and bolted or locked where the spec calls for it, branded or tagged with the station number it serves.
  1 photo 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
- [ ] Root flare visible at the soil line on trees and shrubs
  Plants set at the depth the planting detail shows, flare not buried by backfill or mulch, and burlap, wire and twine cut away from the top of the root ball.
  1 photo required
- [ ] Turf and groundcover areas uniform with tight seams
  Where the plan shows sod, seed or groundcover, seams butted and rolled, no bare or yellowing patches, and edges held to the bed lines on the plan.
  No 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
- [ ] Topsoil and amendment tickets on file against the spec
  Delivery tickets and any soil test results for imported topsoil, compost and amendments matched to the mix and source the spec names.
  No photo required

Establishment handoff

- [ ] Establishment watering and maintenance duties set in writing
  Who waters, mows, weeds and adjusts the controller during establishment agreed with the owner, with the start date of the period recorded.
  No photo required
- [ ] Irrigation record drawings and controller manual turned over
  Record drawings with valve, sleeve and wire locations, the controller manual and the shutdown or winterization instructions in the turnover package.
  No photo required