

Pre-drywall inspection checklist

The pre-drywall walk is the single most valuable inspection on a residential job, because it is the last time the whole assembly is visible at once. Run it as one list across all trades rather than four separate signoffs that never line up.

Who runs it: Builder's superintendent, with each trade foreman available to correct on the spot. When: After every rough-in is complete and insulation is in, immediately before board is delivered.

Structure

- ☐ Framing corrections from the structural walk completed
Close out every open framing item with a correction photo before covering. 2 photos required
- ☐ No unauthorised notching or boring by rough-in trades
Walk each MEP run and check the members it passes through. 2 photos required

Rough-in

- ☐ Electrical rough-in complete and boxes at finish depth
Devices located against the final furniture and cabinet plan. 2 photos required
- ☐ Plumbing tested and still under test at the walk
Gauge readable in the photo, with the time noted. 2 photos required
- ☐ Mechanical duct sealed and condensate trapped
Seals visible before insulation covers them. 2 photos required
- ☐ Low voltage and future runs pulled
Data, AV and security runs in place. Retrofitting these after finish is the expensive kind of change order. 1 photo required

Envelope and insulation

- ☐ Air sealing complete at plates, penetrations and rim
Every hole through the envelope sealed before insulation hides it. 2 photos required
- ☐ Insulation installed without gaps or compression
Full contact at all six sides of the cavity; batts split around wiring, not compressed behind it. 2 photos required
- ☐ Window and door flashing visible and correct
Sill pan and lapping visible from inside where the assembly allows. 2 photos required

Blocking and buyer selections

- ☐ Blocking installed for every wall-hung item
Cabinets, grab bars, handrails, mounted displays, shelving. 2 photos required
- ☐ Buyer-selected changes reflected in rough-in
Walk the current selection sheet against the wall in front of you. 1 photo required