

## **Pre-Drywall Inspection Checklist**

### **A Contractor-Proven Walkthrough Before Insulation & Drywall**

#### **When to Use This:**

After framing, electrical, plumbing, and HVAC rough-ins are complete — before insulation or drywall.

#### **Why This Matters:**

Once drywall is installed, mistakes become hidden and significantly more expensive to correct. Some issues can never be fully fixed without demolition.

#### **This walkthrough protects:**

- Structural integrity
- Safety and code compliance
- Future flexibility and resale value

### **Framing & Structural**

- ☐ Walls framed according to approved plans
- ☐ Stud spacing consistent (typically 16" or 24" on center)
- ☐ No split, cracked, bowed, or twisted studs
- ☐ Headers installed over all doors and windows
- ☐ Window and door openings square and properly sized
- ☐ Load-bearing walls properly supported
- ☐ Fire blocking installed where required
- ☐ Stair framing secure and code-compliant
- ☐ No unauthorized cuts to joists, beams, or trusses

### **Electrical (Rough-In)**

- ☐ Outlet, switch, and light locations match plans
- ☐ Outlet heights consistent throughout the home
- ☐ GFCI locations installed correctly (kitchen, baths, garage, exterior)
- ☐ Dedicated circuits installed where required (HVAC, appliances)
- ☐ Ceiling fan boxes rated for fan support
- ☐ Recessed lights rated for insulation contact (if required)
- ☐ Low-voltage wiring installed (internet, TV, security, doorbell)
- ☐ Extra outlets installed where needed (garage, closets, pantry)
- ☐ No exposed or damaged wiring
- ☐ Electrical rough inspection passed or scheduled

### Plumbing (Rough-In)

- ☐ Water lines secured and protected
- ☐ Drain and vent lines sloped correctly
- ☐ Shut-off valves installed and accessible
- ☐ Tub and shower valves set to correct depth
- ☐ Hose bibs installed in correct locations
- ☐ No visible leaks or loose fittings
- ☐ Bathtubs and shower pans properly supported
- ☐ Plumbing pressure test completed
- ☐ Plumbing rough inspection passed or scheduled

### HVAC & Ventilation

- ☐ Supply and return ducts installed per plan
- ☐ Ductwork sealed and supported (no crushed flex duct)
- ☐ Return air locations correct
- ☐ Bathroom exhaust fans vented outside
- ☐ Kitchen hood vented outside (if applicable)
- ☐ Thermostat locations confirmed
- ☐ HVAC rough inspection passed or scheduled

### Safety & Code Items

- ☐ Smoke detector wiring installed in required locations
- ☐ Carbon monoxide detector wiring installed where required
- ☐ Fire-rated assemblies completed (garage walls and ceilings)
- ☐ Draft stopping and fire blocking installed
- ☐ All penetrations sealed or ready for sealing

### Blocking & Future-Proofing

- ☐ Blocking installed for TV mounts
- ☐ Blocking installed for towel bars and accessories
- ☐ Blocking installed for future grab bars
- ☐ Cabinet and shelving backing installed
- ☐ Extra conduit installed for future wiring
- ☐ Photos taken of all walls and ceilings before insulation

### Final Pre-Drywall Approval

- ☐ All corrections completed
- ☐ Changes documented and approved in writing
- ☐ Insulation inspection requirements confirmed
- ☐ Approved to proceed with insulation and drywall

### Contractor-Proven Tip

If something looks questionable at this stage, stop the job and fix it now.

Once drywall is installed, corrections cost significantly more—and some mistakes can't be undone.

## Toolkit 2

### Prepunch Inspection Checklist

#### Contractor-Proven Review Before the Final Punch List

When to Use This:

The prepunch inspection is completed after most finishes are installed but before final inspections and the official punch list.

Purpose:

Catch major issues early—before the final walkthrough, when leverage is already beginning to shift.

This inspection helps you:



Identify workmanship issues while crews are still on-site

- Reduce last-minute surprises
- Shorten the final punch list

#### Walls, Ceilings & Trim

- ☐ Drywall smooth with no cracks, nail pops, or waves
- ☐ Corners straight, clean, and uniform
- ☐ Trim installed securely and properly aligned
- ☐ Caulk applied neatly at joints and seams
- ☐ No visible gaps at baseboards or casing
- ☐ Closet shelving installed securely
- ☐ Attic access panel installed, aligned, and sealed

#### Doors & Windows

- ☐ Interior doors open and close smoothly
- ☐ Doors aligned, plumb, and properly latched
- ☐ Door hardware installed and functioning

- ☐ Windows open, close, and lock properly
- ☐ Window glass free of cracks or chips
- ☐ Screens installed where required
- ☐ Window trim complete and securely installed

#### Flooring

- ☐ Flooring installed per specifications
- ☐ No gaps, squeaks, or loose sections
- ☐ Transitions installed and secure
- ☐ Tile floors level with no cracked tiles
- ☐ Grout joints consistent and clean
- ☐ Carpet seams tight and clean
- ☐ Stairs finished neatly and securely

#### Cabinets & Countertops

- ☐ Cabinets securely mounted and properly aligned
- ☐ Cabinet doors and drawers open and close smoothly
- ☐ Hardware installed evenly and securely
- ☐ Countertops properly supported
- ☐ Seams clean, tight, and consistent
- ☐ No chips, cracks, or stains
- ☐ Backsplash installed neatly and completely

#### Plumbing Fixtures

- ☐ Toilets installed, secured, and flushing properly
- ☐ Sinks and faucets installed and operational
- ☐ No leaks at fixtures or connections
- ☐ Showers and tubs sealed properly
- ☐ Shower doors installed and aligned
- ☐ Water pressure consistent throughout the home

#### Electrical & Lighting

- ☐ All outlets and switches installed
- ☐ Cover plates installed and secured
- ☐ Light fixtures installed and operational
- ☐ Ceiling fans installed and balanced

- ☐ GFCI and AFCI outlets tested
- ☐ Exterior lighting installed and functioning

#### HVAC & Ventilation

- ☐ HVAC system operational
- ☐ Thermostat functioning properly
- ☐ Supply and return registers installed
- ☐ Bathroom exhaust fans operational
- ☐ No excessive airflow noise
- ☐ Airflow balanced between rooms

#### Paint & Finishes

- ☐ Paint coverage complete and even
- ☐ No drips, runs, or missed areas
- ☐ Touch-ups completed
- ☐ Stain and clear finishes consistent
- ☐ No overspray on trim or fixtures

#### Exterior (Visible at Prepunch Stage)

- ☐ Siding installed properly
- ☐ Trim painted or sealed
- ☐ Exterior doors aligned and sealed
- ☐ Exterior lights operational
- ☐ Hose bibs operational and leak-free
- ☐ Walkways and steps complete and safe

#### Prepunch Summary

- ☐ Major defects identified
- ☐ Corrections documented in writing
- ☐ Contractor notified of issues
- ☐ Ready to proceed to final punch list

**Contractor-Proven Tip** The prepunch inspection is where good projects become great ones. Fixing issues now saves time, money, and frustration at closing.

## Toolkit 3

### Exterior Punch List

#### Contractor-Proven Exterior Review Before Final Walkthrough

##### When to Use This:

The exterior punch list is completed after all exterior finishes are installed and before final inspection or closing.

##### Why This Matters:

Exterior defects are often the most expensive problems to correct later. Water intrusion, drainage issues, and flashing mistakes may not show up immediately—but they cause long-term damage.

Use this checklist before warranties begin and before access becomes limited.

#### Roofing

- ☐ Roofing installed per manufacturer specifications
- ☐ Shingles or roofing panels aligned and secure
- ☐ No missing, damaged, or lifted shingles
- ☐ Ridge caps installed properly
- ☐ Flashing installed correctly at valleys, chimneys, and penetrations
- ☐ Vent boots sealed and intact
- ☐ No exposed fasteners
- ☐ Gutters and downspouts securely attached

#### Siding & Exterior Walls

- ☐ Siding installed straight and secure
- ☐ No cracks, gaps, or loose panels
- ☐ Proper clearance from grade maintained
- ☐ Siding joints aligned and finished properly
- ☐ Trim boards installed securely
- ☐ No visible damage, warping, or buckling
- ☐ All seams caulked where required

#### Windows & Exterior Doors

- ☐ Windows installed plumb and square
- ☐ Flashing installed correctly around windows and doors
- ☐ Caulking complete and continuous
- ☐ Windows open, close, and lock properly
- ☐ Exterior doors aligned and weather-tight
- ☐ Door thresholds sealed
- ☐ No visible gaps or air leaks

### Foundation & Grading

- ☐ Soil graded to slope away from the foundation
- ☐ No low spots where water can collect
- ☐ Foundation free of visible cracks or damage
- ☐ All visible penetrations sealed
- ☐ Expansion joints installed where required

### Gutters & Drainage

- ☐ Gutters installed securely and pitched correctly
- ☐ Downspouts connected and directed away from the foundation
- ☐ Extensions installed where required
- ☐ No leaks at gutter joints
- ☐ Drainage functioning properly during rainfall

### Exterior Trim & Paint

- ☐ Paint coverage complete and consistent
- ☐ No peeling, blistering, or missed areas
- ☐ Caulk applied neatly at trim joints
- ☐ Stain or clear finishes even and sealed
- ☐ No overspray on windows, doors, or fixtures

### Decks, Porches & Railings

- ☐ Decks and porches structurally secure
- ☐ Railings properly anchored and code-compliant
- ☐ Steps even and properly supported
- ☐ Handrails installed where required
- ☐ Fasteners installed correctly and concealed where appropriate

### Driveways, Walkways & Hardscape

- ☐ Concrete or pavement installed per plan
- ☐ No major cracks or surface defects
- ☐ Proper slope away from the foundation



- ☐ Control joints installed correctly
- ☐ Walkways even and free of trip hazard

#### Exterior Electrical & Fixtures

- ☐ Exterior lights installed and operational
- ☐ GFCI outlets installed and functioning
- ☐ Covers installed and sealed
- ☐ Doorbell and security devices operational
- ☐ Exterior outlets properly weather-protected

#### Final Exterior Review

- ☐ All exterior deficiencies documented
- ☐ Contractor notified of required corrections
- ☐ Repairs completed or scheduled
- ☐ Exterior approved to proceed to final walkthrough

#### Contractor-Proven Tip

Most exterior problems are water problems in disguise.

If something looks questionable now, address it before closing—not after damage appears.