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DFW's New Home Experts

PRE-DRYWALL INSPECTION CHECKLIST

New Construction
Quality Assurance Guide

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STRUCTURAL FRAMING

- Foundation walls and footings properly installed
- Floor joists level and properly spaced (16 or 24 OC)
- Wall framing square, plumb, and properly spaced
- Headers properly sized over all door/window openings
- Proper blocking and bracing installed at required locations
- Roof trusses/rafters properly installed and secured
- Structural beams and support posts in correct locations
- Framing matches approved architectural plans

ELECTRICAL SYSTEMS

- Electrical panel accessible with proper clearance (36)
- Wire gauge appropriate for circuit amperage
- Outlet and switch box locations match plans
- GFCI protection in bathrooms, kitchen, garage, exterior
- AFCI protection in bedrooms and living areas
- Wiring properly stapled and supported** (within 8 of boxes)
- All junction boxes **accessible and properly covered**
- Smoke and CO detector locations roughed in per code

NOTES: _____

PLUMBING

- Supply lines: proper materials (PEX, copper, CPVC)
- Drain and vent pipes properly sized and installed
- Proper pipe slope for drainage (1/4 per foot minimum)
- Water heater location accessible with proper venting
- Fixture locations match plans (sinks, toilets, tubs)
- Shut-off valves installed and accessible
- No visible leaks, damage, or improper connections
- System pressure tested and approved

HVAC SYSTEMS

- Ductwork properly sized for system capacity
- Supply and return vents balanced throughout home
- HVAC equipment properly installed with clearances
- Condensate drain line installed with proper slope
- Equipment clearances meet manufacturer specs
- Thermostat locations convenient and away from heat sources
- Adequate ventilation (exhaust fans, fresh air intake)
- Gas lines properly installed and tested (if applicable)

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INSULATION & AIR SEALING

- Insulation type and R-value verified per plans
- Proper installation without compression or gaps
- Vapor barrier installed on correct side (warm in winter)
- Air sealing completed at penetrations and joints
- All penetrations (wires, pipes) properly sealed
- Attic insulation plan verified and ready to install
- Rim joist area properly insulated and sealed
- Crawl space or basement insulation installed correctly

WINDOWS & DOORS

- Proper flashing installed at all openings (head, sill, jambs)
- Windows and doors level, square, and plumb
- Weather-resistant barriers (house wrap) properly installed
- Rough openings correct size per manufacturer specs
- No damage to window/door units during installation
- Proper clearances maintained around units
- Hardware mounting locations verified
- Egress windows meet code (bedrooms, basements)

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EXTERIOR WEATHER PROTECTION

- House wrap properly installed with overlaps sealed
- Roof underlayment installed and in good condition
- Flashing installed at all roof penetrations (vents, chimneys)
- Window and door flashing integrated with house wrap
- Foundation waterproofing applied properly
- Proper grading and drainage away from foundation
- No standing water in crawl space or basement
- Gutters and downspouts planned and positioned correctly

SAFETY & CODE COMPLIANCE

- Stair dimensions meet code (rise, run, headroom)
- Handrail and guardrail locations marked
- Guardrail height requirements met (36 interior, 42 exterior)
- Fire blocking installed in walls and soffits
- Smoke detector locations per code (all levels, bedrooms)
- Carbon monoxide detector locations (near sleeping areas)
- Proper egress from all bedrooms (window or door)
- Building permit posted and inspections current

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