



Pre-Drywall Cover-up Checklist

Before drywall goes up, take time to verify and document the work that will soon be hidden behind the walls. A pre-drywall walkthrough can help catch issues early, reduce costly rework, and create a visual record of what was built.

Use this checklist before insulation and drywall installation.

1. Plans and Layout

- ☐ Confirm room layout matches the approved plans.
- ☐ Verify all doors, windows, openings, and room transitions are in the correct locations.
- ☐ Check ceiling heights, soffits, chases, and dropped areas.
- ☐ Confirm closets, mechanical rooms, stair openings, and utility spaces are framed correctly.
- ☐ Verify any approved change orders have been reflected in the field.

Photos to capture:

- ☐ Wide photos of each room
- ☐ Door and window openings
- ☐ Any unusual framing conditions
- ☐ Areas where field changes were made

2. Framing





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- ☐ Check wall locations against the floor plan.
- ☐ Verify walls are plumb, straight, and properly braced.
- ☐ Confirm headers are installed where required.
- ☐ Check blocking for cabinets, handrails, towel bars, grab bars, TVs, shelving, and fixtures.
- ☐ Verify fire blocking and draft stopping where required.
- ☐ Look for damaged, cut, or over-notched studs.
- ☐ Confirm stair framing, landings, and guardrail blocking.
- ☐ Verify exterior wall sheathing and penetrations are properly sealed.

Photos to capture:

- ☐ Each wall before insulation
- ☐ Blocking locations
- ☐ Headers and structural openings
- ☐ Any damaged or altered framing
- ☐ Fire blocking locations

3. Electrical

- ☐ Confirm outlet, switch, and light locations match plans and selections.





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- ☐ Verify dedicated circuits are installed where needed.
- ☐ Check kitchen, bathroom, laundry, garage, and exterior outlet locations.
- ☐ Confirm smoke and carbon monoxide detector locations.
- ☐ Verify low-voltage wiring for internet, cameras, doorbells, speakers, security, and smart home systems.
- ☐ Check that electrical boxes are properly secured and set to the correct depth.
- ☐ Confirm wiring is protected from nail/screw damage where required.

Photos to capture:

- ☐ Full wall photos showing wire routes
- ☐ Panel location
- ☐ Outlet and switch rough-ins
- ☐ Low-voltage wiring
- ☐ Special wiring locations

4. Plumbing





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- ☐ Confirm water supply and drain lines are installed in the correct locations.
- ☐ Verify shower, tub, toilet, sink, hose bib, and appliance rough-ins.
- ☐ Check laundry, water heater, and mechanical room plumbing.
- ☐ Look for proper pipe support and protection plates.
- ☐ Confirm plumbing penetrations are sealed where required.
- ☐ Verify any pressure testing has been completed before walls are closed.

Photos to capture

- ☐ Bathroom wet walls
- ☐ Kitchen sink wall
- ☐ Laundry hookups
- ☐ Water heater area
- ☐ Tub and shower valve locations
- ☐ Main water lines and shutoff locations





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5. HVAC and Mechanical

- ☐ Verify duct locations and routing.
- ☐ Confirm supply and return air locations.
- ☐ Check bath fan, dryer vent, range hood, and exhaust duct routing.
- ☐ Verify mechanical equipment locations and clearance.
- ☐ Look for crushed, disconnected, or poorly supported ducts.
- ☐ Confirm penetrations through exterior walls or roof areas are properly sealed.
- ☐ Check thermostat wire location.

Photos to capture:

- ☐ Furnace or air handler area
- ☐ Supply and return duct routes
- ☐ Exhaust fan ducting
- ☐ Dryer vent route
- ☐ Range hood vent route
- ☐ Mechanical chases and penetrations





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6. Insulation and Air Sealing Prep

- ☐ Confirm gaps, cracks, and exterior penetrations are sealed before insulation.
- ☐ Check rim joists, corners, top plates, and bottom plates.
- ☐ Verify exterior wall penetrations are foamed or sealed.
- ☐ Confirm insulation areas are ready and free from debris.
- ☐ Check that recessed lights, attic access, and mechanical penetrations are properly prepared.

Photos to capture:

- ☐ Exterior wall cavities
- ☐ Rim Joist areas
- ☐ Sealed Penetrations
- ☐ Top and bottom plates
- ☐ Hard-to-access areas before insulation





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7. Windows, Doors, and Exterior Penetrations

- ☐ Confirm windows and exterior doors are installed in the correct locations.
- ☐ Check flashing, weatherproofing, and sealing around openings.
- ☐ Verify exterior penetrations for vents, hose bibs, electrical, gas, and mechanical systems.
- ☐ Confirm rough openings are protected from water intrusion.
- ☐ Look for visible gaps or missing sealant.

Photos to capture:

- ☐ Each window from inside and outside.
- ☐ Exterior door openings.
- ☐ Flashing details.
- ☐ Exterior wall penetrations.
- ☐ Areas with visible gaps or potential water entry points.





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8. Safety and Code-Related Items

- ☐ Confirm fire blocking is installed where required.
- ☐ Check draft stopping in concealed spaces.
- ☐ Verify protection plates are installed where wires or pipes pass through framing.
- ☐ Confirm stair, balcony, and guardrail blocking.
- ☐ Check garage separation walls and penetrations.
- ☐ Verify smoke and carbon monoxide detector rough-ins.
- ☐ Confirm required inspections have been completed before drywall.

Photos to Capture

- ☐ Fire Blocking
- ☐ Protection Plates
- ☐ Garage separation areas
- ☐ Stair and Guardrail Blocking
- ☐ Inspection tags or sign-offs

9. Issue Documentation





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For every issue found, record:

- ☐ Location
- ☐ Trade Involved
- ☐ Description of the Issue
- ☐ Photo
- ☐ Priority Level
- ☐ Person Responsible
- ☐ Date Identified
- ☐ Date Resolved

Common Issues to watch for:

- ☐ Missing Blocking
- ☐ Incorrect Outlet or Switch Placement
- ☐ Missing low-voltage wiring
- ☐ Plumbing in the wrong location
- ☐ Damaged Framing
- ☐ Missing Protection Plates
- ☐ Unsealed penetrations
- ☐ Poor Duct Routing
- ☐ Missing Fire Blocking
- ☐ Field Changes not shown on plans

10. Final Pre-Drywall Photo Set





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Before drywall starts, capture a complete visual record of the project.

Recommended photos:

- ☐ Every wall in every room
- ☐ Each ceiling area with visible mechanical, electrical, or plumbing work
- ☐ Each bathroom wet wall
- ☐ Kitchen plumbing and electrical walls
- ☐ Laundry area
- ☐ Mechanical room
- ☐ Electrical panel
- ☐ Attic access areas
- ☐ Crawlspace or basement areas if applicable
- ☐ Exterior penetrations
- ☐ Utility shutoff locations
- ☐ Any areas that may be difficult to inspect later





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Final Sign-Off

Project Name: _____

Address _____

Date Reviewed: _____

Reviewed By: _____

Builder / Superintendent: _____

Notes:

Pre-drywall documentation completed:

☐ Yes

☐ No

Outstanding issues:

☐ None

☐ See attached issue log





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Why This Matters

Once drywall goes up, the most important details of a build become hidden. A clear photo record helps answer questions, verify work, resolve disputes, and protect the project.

ACTABUILD helps builders document construction progress with organized photos, floor plan references, issue tracking, and visual records that are easy to find later.

NOTE

This checklist is a general documentation aid and does not replace licensed trade inspections, code requirements, engineering review, or local building authority requirements.



