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MO RH Guide 15  
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UNITED STATES DEPARTMENT OF AGRICULTURE  
**RURAL DEVELOPMENT**

Position 6

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### **OPEN WALL INSPECTION CHECKLIST**

(inspect open walls when framing, plumbing, mechanical & electrical work are roughed in; walls are insulated & vapor barrier is up but interior drywall isn't up yet)

**\*\*ALWAYS TAKE THE PROJECT PLANS AND SPECIFICATIONS\*\***  
*DIFFERENT BUILDINGS HAVE DIFFERENT REQUIREMENTS.*

Property Address: \_\_\_\_\_

RD Reviewer: \_\_\_\_\_

Date: \_\_\_\_\_ Weather: \_\_\_\_\_

Persons at site: \_\_\_\_\_

NOTE: this guide is not all inclusive of work to be inspected but will assist in general areas that are sometimes overlooked – please comment on any special conditions in the “Notes” section.

Please note “yes” (Y), “no” (N) or “not applicable” (N/A) at each of the following.

#### **Foundations**

1. \_\_\_\_\_ Is the top of the foundation wall/slab-on-grade 8” above adjacent grade?
2. \_\_\_\_\_ Is the footing drainage in place (if not in place during footing inspection)?
3. \_\_\_\_\_ Is crawl space drainage (ie: sump pump or area drain) provided for per plans and specifications?

#### **Walls and Floor Framing**

4. \_\_\_\_\_ Is the spacing and size of joists according to the plans and specifications?
5. \_\_\_\_\_ Are the joists placed with the crown-side up? (bowed side up)
6. \_\_\_\_\_ Are the joists and headers doubled at large openings such as stairwells, fireplaces, and chimneys?
7. \_\_\_\_\_ Are floor joists supported by hangers, ledger or beam (ie: not toe-nailed)?
8. \_\_\_\_\_ Is lumber marked with the grade equal to or better than the grade described in the specifications? (studs to be grade #3 min.)
9. \_\_\_\_\_ Has the plywood subfloor been laid with close, but not tight joints? (if the joints are too tight, moisture will cause the plywood to buckle resulting in expansion/contraction of tile/ vinyl flooring).
10. \_\_\_\_\_ Is the subflooring glued and nailed to the floor joists per the plans and specifications?

11. \_\_\_\_\_ Does the plywood, used for the subflooring, have a panel identification index marking on each sheet? (should be facing toward interior)
12. \_\_\_\_\_ Are room dimensions, closets, hallways etc. as per the plans?
13. \_\_\_\_\_ Do the studs have full bearing on the sill (bottom) plate?
14. \_\_\_\_\_ Are all exterior and interior bearing walls built with a double top plate?
15. \_\_\_\_\_ Are double studs placed at each side of door or window opening in load bearing walls?
16. \_\_\_\_\_ Is there corner bracing, let in "T" or channel bracing at all corners? (NOTE: let-in bracing not allowed in Seismic Design Category areas D or greater)
17. \_\_\_\_\_ Are there truss ties at each end of each truss?
18. \_\_\_\_\_ If 1/2" or 7/16" roof decking with truss/rafters at 24" O.C., are "H" clips applied?
19. \_\_\_\_\_ Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or I-Joists do not exceed 1/3 of the member depth and are located 2" min. from top and bottom of joist. (IRC R502.8.2)

#### **Doors & Windows:**

20. \_\_\_\_\_ Are all window and door sizes and locations as per the plans?
21. \_\_\_\_\_ Do windows have a U-factor of .40 or less? (If not, check plans/specs to see if house has an overall REScheck "Ua" factor. If so, there may be alternative efficiencies)
22. \_\_\_\_\_ Do opaque doors have a U-factor of .35 or less? (see note above)

#### **Stairs**

23. \_\_\_\_\_ Are tread & riser dimensions per plans and specifications? (7 3/4" max. riser, 10" min. tread (with nosing))
24. \_\_\_\_\_ Are all treads & risers the same height? (largest & smallest w/in 3/8")
25. \_\_\_\_\_ Is the number of risers and treads the same as called for on the drawings?
26. \_\_\_\_\_ Is the stairway the width shown on the plans and specifications? (36" min.)
27. \_\_\_\_\_ Are the stringers cut to fit both the tread and the riser?
28. \_\_\_\_\_ Is a minimum of 6'-8" headroom provided (with final finishes)?

#### **HVAC**

29. \_\_\_\_\_ Does equipment provided meet the description in the plans and specifications?
30. \_\_\_\_\_ Is the size of the main trunk line according to the plans and specs?
31. \_\_\_\_\_ Is the cold air return slightly greater than that of the hot air output?

- 32. \_\_\_\_\_ Is there a duct hanger on each side of the duct for every 4'-0" of duct run?
- 33. \_\_\_\_\_ Are main trunk line units secured together? (not duct taped)
- 34. \_\_\_\_\_ Are heat registers located in every room?
- 35. \_\_\_\_\_ If gas fired heating system, is it vented to the outside?

### **Plumbing**

- 36. \_\_\_\_\_ Are all copper pipe connections soldered?
- 37. \_\_\_\_\_ Are all pipes in areas subject to potential freezing insulated?
- 38. \_\_\_\_\_ Are the plastic pipe joints glued? (Adhesive is normally purple in color and clearly shows.)
- 39. \_\_\_\_\_ Do pipe materials match the materials required in plans & specifications?
- 40. \_\_\_\_\_ Is the installation (size, location) per plans and specifications?
- 41. \_\_\_\_\_ Is the workmanship acceptable?
- 42. \_\_\_\_\_ Are there air chambers at each fixture?
- 43. \_\_\_\_\_ Are there drain valves for entire system? (may be incorporated as a bleed orifice at the shut-off valve) (IRC P2903.9.1)
- 44. \_\_\_\_\_ Are vents and venting installed at all required locations?
- 45. \_\_\_\_\_ Are the traps and cleanouts installed?
- 46. \_\_\_\_\_ Are pipe hangers and supports in place?
- 47. \_\_\_\_\_ Are the supply and sewer piping tested per codes?
- 48. \_\_\_\_\_ Are metal cover plates used to protect piping if within 1 ½" of face of studs?
- 49. \_\_\_\_\_ Are all drains marked as Schedule 40?

### **Electrical**

- 50. \_\_\_\_\_ Are the number of circuits per plans and specs?
- 51. \_\_\_\_\_ Is the breaker box sized per the specifications? 150 Amps min. with gas heat; 200 amps min. with electric heat.
- 52. \_\_\_\_\_ Is the location of fixtures, outlets and switches per the plans and specifications?
- 53. \_\_\_\_\_ Is wiring 12/2 with ground? (switch legs may be 14/2)
- 54. \_\_\_\_\_ Are there GFI circuits/outlets at kitchen, bathroom, garage, and outdoor receptacles?
- 55. \_\_\_\_\_ Are exhaust fans in bathrooms/kitchens per plans and specs? (Are they vented to the exterior?)

- 56. \_\_\_\_\_ Is the meter located per plans and specifications?
- 57. \_\_\_\_\_ Are metal cover plates used to protect wires if within 1 ½” of face of studs?
- 58. \_\_\_\_\_ Are there wires touching pipes or other metal?
- 59. \_\_\_\_\_ Are there electrical boxes at all required smoke detector locations?

**Open Wall Inspection (insulation) Checklist**

- 60. \_\_\_\_\_ Is the vapor barrier provided as required at warm side of insulation?
- 61. \_\_\_\_\_ Does the vapor barrier seal the insulation at walls and openings?
- 62. \_\_\_\_\_ Are windows and doors fully insulated around the perimeters?
- 63. \_\_\_\_\_ Is insulation and vapor barrier tightly fitted around outlets, devices, etc.?
- 64. \_\_\_\_\_ Does batt insulation completely fill the cavity between the joists and studs?
- 65. \_\_\_\_\_ Is “R” value as required by plans and specifications? (typical requirements include: exterior walls – R-13+R-5 sheathing or R-19; attic – R-32 (guaranteed), R-38 (direct); floor (over unheated basement) - R-19; basement walls – R-10 continuous or R-13 cavity (between studs)).
- 66. \_\_\_\_\_ Has the insulation remained dry until it was covered by the roof?
- 67. \_\_\_\_\_ Have supports for insulation been installed at floor joists?
- 68. \_\_\_\_\_ Is the exterior wall sheathing installed per plans and specifications?

**Roof:**

- 69. \_\_\_\_\_ Is there adequate spacing, blocking and anchorage for the roof?
- 70. \_\_\_\_\_ Is the underlayment installed per plans and specifications? (15# felt, min.)
- 71. \_\_\_\_\_ Are shingles installed according to plans and specifications? (25 yr warranty min. on asphalt shingles)
- 72. \_\_\_\_\_ Is there adequate clearance between attic insulation and roof sheathing? (Free area should at least match required free area of venting provided at soffits).
- 73. \_\_\_\_\_ Is flashing installed at appropriate locations at the roof? (ie: roof abutting wall)

NOTES: \_\_\_\_\_  
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