

General Contractor Photo Checklist

As a general contractor, you are legally responsible for the work of every subcontractor on your jobsite — even work you didn't perform yourself. When a defect claim surfaces, an inspection fails, a sub disputes scope, or an owner accuses you of damage you didn't cause, the outcome often comes down to one question: **can you prove what was there before, what each trade did, and that it was inspected and approved?** This guide gives your PM and field crews the exact shots to capture at every critical phase — from site conditions to final owner handoff.

THE 7 PHASES

Document Every Phase, Protect Every Job

01 PHASE Pre-Construction & Site Conditions

- Site conditions — full perimeter
- Permit & approved plans on-site
- Erosion control measures installed
- Pre-existing property damage noted
- Survey stakes & setbacks confirmed
- Owner pre-construction walkthrough
- Adjacent property conditions noted
- Temporary fencing & site security
- Utility locates completed & marked
- Site access road & staging area

02 PHASE Sub Onboarding & Compliance

- Sub license & cert photographed
- Signed subcontract in place
- Sub crew ID badges / sign-in sheet
- Sub COI: GL & workers comp current
- Sub safety plan reviewed & signed
- Sub scope of work agreed in writing
- Sub W-9 on file
- OSHA 10 / 30 cards photographed
- Lien waiver process agreed with sub

03 PHASE Foundation & Structural Framing

- Foundation forms before pour
- Foundation after pour & strip
- Shear wall nailing pattern & schedule
- Rebar size, spacing & coverage
- Sill plate anchor bolt pattern
- Framing — wide shot per floor level
- Anchor bolts — size & spacing
- Floor system — joist size & spacing
- Concrete pour in progress
- Structural beam & post connections



04 PHASE Sub Rough-In Oversight

- Plumbing rough-in before close-up
- Fire sprinkler rough-in (if applicable)
- Sub work each phase before drywall
- Electrical rough-in before close-up
- Insulation type & R-value labeled
- All penetrations fire-blocked
- HVAC rough-in before close-up
- Vapor barrier installed correctly
- Backing for fixtures & cabinets

05 PHASE Inspections & Approvals

- Framing inspection approval sticker
- Special inspection reports on-site
- Re-inspection approval posted
- Rough-in inspection approval sticker
- Inspector name & badge in shot
- Structural engineer site visit noted
- Insulation inspection approval sticker
- Failed inspection — deficiencies
- AHJ sign-off on each trade phase

06 PHASE Exterior, Envelope & Flatwork

- Weather barrier / housewrap done
- Roofing complete — wide shot
- Flatwork base prep & rebar (if used)
- Window & door flashing details
- Exterior cladding / siding progress
- Landscape grading & drainage slope
- Roof underlayment before shingles
- Driveway & flatwork before pour
- Final exterior — all four elevations

07 PHASE Punch List & Owner Closeout

- Pre-punch walkthrough — all rooms
- Certificate of occupancy posted
- Mechanical systems operation test
- Each deficiency item photographed
- Final inspection approval on permit
- Keys, manuals & warranties given
- Deficiency corrected — before/after
- Owner walkthrough & punch sign-off
- Final site — clean, no debris

HOW TO USE THIS IN THE FIELD**Turn This Checklist Into Your Daily Workflow**

- 01 Document Site Conditions Before Anyone Touches the Site**
Pre-existing damage to the property, neighboring structures, and the street are your first photos. Once work begins, it's impossible to prove you didn't cause it.

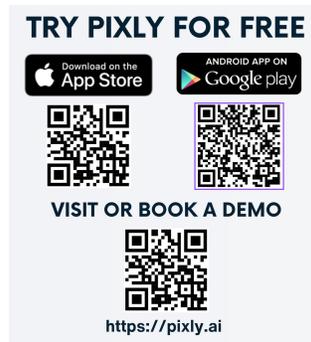
- 02 Photograph Every Sub's Work Before It Gets Covered**
Rough-in plumbing, electrical, HVAC, insulation, and framing all disappear behind drywall. You're responsible for that work — you need proof it was done correctly.

- 03 Get Every Inspection Sticker and Approval in the Shot**
Photos of each phase alongside the inspector's approval, permit card, and any correction notices create a complete record that protects you from re-inspection disputes.

- 04 Document Every Deficiency and Its Correction**
Photographing punch list items before and after correction proves your team resolved every issue and prevents owners from claiming items were never addressed.

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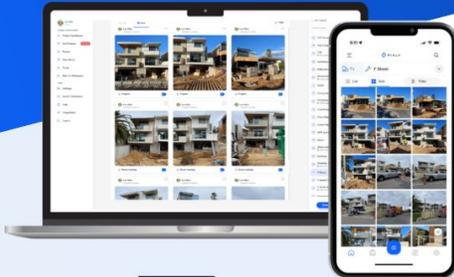
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