

ADU Builder Photo Checklist

Accessory Dwelling Units involve complex permitting, foundation work, full framing, separate utility connections, and finished living space — all on an occupied residential property. When a lender requests draw documentation, a city inspector reviews progress, or a homeowner disputes scope, the question is always the same: **can you prove each phase was completed, inspected, and built to plan?** This guide covers every phase of ADU construction documentation.

THE 7 PHASES

Document Every Phase, Protect Every Job

01 PHASE Pre-Construction & Permits

- Approved permit set posted on-site
- Existing structures noted pre-work
- Survey stakes & corners photographed
- Site plan — property lines & setbacks
- Tree protection measures in place
- Construction fencing / site security
- Utility connection points documented
- Soil report or compaction test
- Neighbor notification if required

02 PHASE Foundation & Slab

- Excavation depth & width with tape
- Sonotube or form type documented
- Pour in progress — vibration & screed
- Footing layout per engineered plan
- Anchor bolt placement before pour
- Curing method documented
- Rebar size, spacing & cover depth
- Concrete delivery ticket — mix & PSI
- Foundation inspection approval card

03 PHASE Framing

- Sill plate pressure-treated & bolted
- Shear wall blocking & nailing pattern
- Ridge beam & support columns
- Wall framing — stud size & spacing
- Floor joist size, spacing & direction
- Framing inspection approval
- Header size at all openings
- Roof framing — rafter or truss system
- Wide shot — all framing complete



04 PHASE MEP Rough-In

- Electrical panel location & size
- Plumbing supply lines — type & size
- HVAC duct rough-in or mini-split location
- Service connection — meter & conduit
- DWV rough-in — drain & vent locations
- Insulation in all exterior walls
- All circuit rough-in before drywall
- Gas line rough-in & pressure test
- MEP rough-in inspection approval

05 PHASE Exterior Envelope

- Sheathing type & nailing pattern
- Door installation & weather-stripping
- Gutters & downspouts
- WRB / house wrap installed
- Roof sheathing & underlayment
- Exterior siding or stucco complete
- Window installation & flashing
- Roofing material installed
- Exterior paint & trim — wide shot

06 PHASE Interior Finishes

- Drywall hung — before taping
- Kitchen cabinets & countertops installed
- Trim & door installation
- Drywall tape & mud — stages documented
- Bathroom tile & waterproofing
- Light fixtures & outlets installed
- Paint — color & finish labeled
- Flooring type & installation
- All interior finishes — wide shots

07 PHASE Final Inspection & Closeout

- Certificate of occupancy obtained
- Smoke & CO detectors tested
- Client walkthrough documented
- Final inspection approval documented
- All systems operational & tested
- Lender draw documentation package
- Utility connections confirmed live
- Punch list completed — before & after
- As-built photos — full set organized

HOW TO USE THIS IN THE FIELD

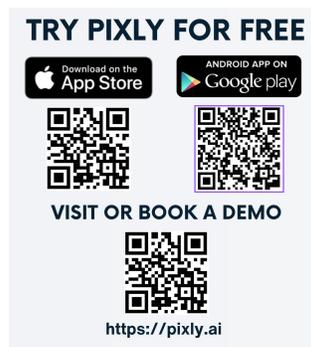
Turn This Checklist Into Your Daily Workflow

- 01 Document Every Inspection Approval Card**
Foundation, framing, MEP rough-in, and final inspection approvals are the backbone of your draw schedule and your legal protection. Photograph the card with the work visible behind it.
- 02 Capture All MEP Rough-In Before Drywall**
Electrical, plumbing, and mechanical all disappear behind drywall and insulation. These shots are critical for lender draws, future permits, and any dispute about what is in the walls.
- 03 Build a Lender Draw Package As You Go**
Organize photos by phase and date as you shoot them. Assembling a draw package from organized albums takes minutes — reconstructing it from a camera roll can take hours.
- 04 Wide Shot Before and After Every Phase**
A before-and-after pair at foundation, framing, rough-in, and finish documents your complete scope of work and protects against disputes about what was included in each draw.

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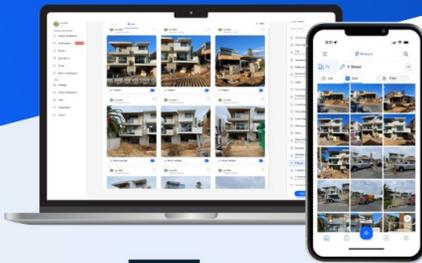
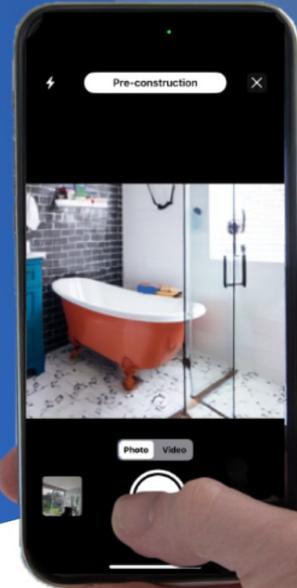
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STOP SKETCHY DISPUTES

Time stamped, location stamped records of pre-construction conditions, progress and work completed.



STOP WORK PHOTO CHAOS

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