

# Home Remodeler Photo Checklist

Whole-home remodels span multiple trades, multiple phases, and months of construction — and most critical work disappears behind finished surfaces long before the project is done. When a homeowner disputes scope, a lender requires draw documentation, or a warranty issue arises, the question is always the same: **can you prove each phase was completed correctly, inspected, and built as specified?** This guide covers every phase from pre-demo through closeout.

## THE 7 PHASES

### Document Every Phase, Protect Every Job

#### 01 PHASE Pre-Construction Assessment

- Existing home — exterior wide shots
- Existing home — all interior rooms
- Structural concerns noted pre-work
- Mold, water, or pest damage documented
- Mechanical systems — existing condition
- Permit set & approved plans on-site
- Homeowner pre-existing damage signed off
- Utility shutoff locations documented
- Adjacent neighbor structures noted

#### 02 PHASE Demolition

- Demo scope — wide shot all areas
- Structural elements exposed during demo
- Mold or rot discovered — pre-remediation
- Hidden plumbing or electrical exposed
- Subfloor condition under flooring
- Wall sheathing condition exposed
- Debris hauled — dumpster photos
- Protected areas documented
- Post-demo clean substrate all areas

#### 03 PHASE Structural & Foundation Work

- Engineered beam installation
- Post & beam connections documented
- Foundation repairs — crack injection
- Seismic upgrade hardware installed
- New opening headers per structural plan
- Load path connections photographed
- Structural inspection approval
- Wide shot — all structural work complete



## 04 PHASE Rough-In: Plumbing, Electrical & HVAC

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Electrical panel upgrade documented | <input type="checkbox"/> All new circuit rough-in before drywall | <input type="checkbox"/> Plumbing supply & DWV rough-in   |
| <input type="checkbox"/> Gas line new runs & pressure test   | <input type="checkbox"/> HVAC ductwork rough-in                  | <input type="checkbox"/> Mini-split or heat pump lines    |
| <input type="checkbox"/> Insulation — type & R-value labeled | <input type="checkbox"/> All rough-in — before walls close       | <input type="checkbox"/> MEP rough-in inspection approval |

## 05 PHASE Exterior Envelope

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Sheathing & nailing pattern     | <input type="checkbox"/> WRB installation — lapping & taping  | <input type="checkbox"/> Window & door installation & flashing |
| <input type="checkbox"/> Roofing underlayment & shingles | <input type="checkbox"/> Siding or stucco complete            | <input type="checkbox"/> Exterior trim & paint                 |
| <input type="checkbox"/> Gutters & drainage              | <input type="checkbox"/> Final exterior — wide shot all sides |  |

## 06 PHASE Interior Finishes

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Drywall hung & taped — stages | <input type="checkbox"/> Paint — product, color & sheen | <input type="checkbox"/> Kitchen cabinets & countertops |
| <input type="checkbox"/> All bathroom tile & fixtures  | <input type="checkbox"/> Flooring — type & installation | <input type="checkbox"/> Trim, doors & hardware         |
| <input type="checkbox"/> Light fixtures & ceiling fans | <input type="checkbox"/> All rooms — final wide shots   |   |

## 07 PHASE Final Inspection & Closeout

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Certificate of occupancy obtained       | <input type="checkbox"/> All inspection approvals documented | <input type="checkbox"/> All systems tested — operational       |
| <input type="checkbox"/> Smoke & CO detectors installed & tested | <input type="checkbox"/> Punch list — before & after photos  | <input type="checkbox"/> Client walkthrough documented          |
| <input type="checkbox"/> Lender draw package organized           | <input type="checkbox"/> Warranty documentation photographed | <input type="checkbox"/> As-built photo set — organized by room |

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

- 01 Organize Photos by Phase and Room from Day One**  
A whole-home remodel can generate thousands of photos. Setting up a consistent folder structure by phase and room on day one saves hours when assembling draw packages or handling disputes.
- 02 Document Every Discovery During Demo Immediately**  
Mold, rot, hidden plumbing, and structural surprises found during demo are the most common source of change-order disputes. Photograph every discovery before any remediation begins.
- 03 Capture All MEP Rough-In Before Drywall**  
Electrical, plumbing, and HVAC rough-in disappear permanently behind drywall. These shots support every lender draw and protect you in any future dispute.
- 04 Wide Shot Before and After Every Phase in Every Room**  
A consistent before-and-after documentation habit — applied to every phase in every room — builds the complete visual record that proves your scope and protects your business.

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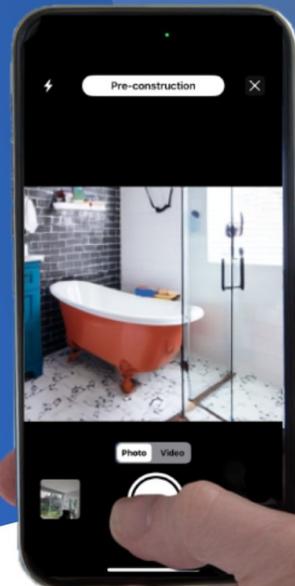
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### STOP SKETCHY DISPUTES

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



### STOP WORK PHOTO CHAOS

Never text another work photo. Never upload to another disorganized drive. Never lose photos in between family pictures.



### ASSIGN AND TRACK TASKS

Snap, Tag, Share & Collaborate. Get a list of open items and close them out in real time. Send instant end of day reports.



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