

## Framing

Trade Contractor \_\_\_\_\_ Job Name, Number \_\_\_\_\_

### Pass/Fail/NA

- All work complies with locally adopted codes and International or Standard Building Codes.
- All work is performed in a safe manner according to OSHA standards.
- The jobsite is left clean.
- All lumber meets or exceeds International Residential Code requirements and specifications.
- All lumber is counted and compared with the cut sheets and purchase orders. The superintendent is notified of any shortages and of damaged or substandard material.
- All leftover materials are stacked or returned for credit. Call for pickup.
- All OSB is covered each day before workers leave.
- Cut sheets are used for each portion of the home to ensure the home is built the way the estimator estimated it. All materials are used properly.

### Basement Framing

- Support posts or bearing walls are placed according to plans.
- Girder splices are placed over posts.
- Girders are straight, checked with a string and by sight.
- All basement walls are framed according to plans and are straight  $\pm \frac{1}{4}$ ".
- All bottom plates and end studs that come in contact with concrete are pressure treated.
- Walkout basement walls are framed according to plans with designated openings and sheathing applied, before any backfilling is done.
- Studs in basement framed walls should be custom cut to length due to slope and dips in the concrete floor.

### Basement Stairs

- All stair risers are the same height  $\pm \frac{1}{8}$ ". There is no more than a  $\frac{3}{8}$ " variance from the highest riser to the lowest one.
- Steps are not more than  $7\frac{3}{4}$ " high.
- Stair risers and temporary treads are in place.
- Treads are level and at least 10" deep.
- Stairs have 3 stringers.
- There is 6'8" headroom clearance for stairs.
- $2 \times 4$ s are installed on sides of stringers against walls to allow for the skirt board and drywall.
- Framed walls by the stairs have a pressure-treated sole plate at the basement slab.
- Stairs are securely fastened at the top according to plans and the International Residential Code.

## Floors

- Foundation is checked for level and square. Any significant problems are immediately brought to the attention of the superintendent. If the foundation is out of square by more than 2", do not continue framing. Resolve the problem before continuing framing.
- Pier locations and heights are checked with a string.
- Sill plates are fastened to the foundation with foundation straps or bolts spaced every 6' o.c. minimum.
- Washers and nuts on foundation bolts are securely in place.
- Straps/bolts are located within 16" of the end of each plate. Power-actuated fasteners are located every 16" o.c. where bolts are missing.
- Foundation plates are square  $\pm \frac{1}{4}$ " in 10'. Diagonal measurements are equal  $\pm \frac{1}{2}$ ".
- There is no crown in the girder or bearing wall. It is straight and level.
- Shims are installed under sill plate where necessary.
- There is a single band (header joist) on all block foundations.
- A double band is used on pier & curtain wall foundations.
- The top sides of all girder members are flush.
- The band joist is toenailed to the mud sill plate every 16" with 16d nails.
- The band joist is straight  $\pm \frac{1}{4}$ ".
- Joists and beams are checked to make sure that they are the proper size and span for the particular species and grade of lumber used.
- Floor joists are 16" o.c. unless indicated otherwise on plans.
- Floor joists are doubled where necessary and according to plans.
- Floor joists that are doubled are nailed together at 16" o.c.
- Floor joists have a minimum of 1½" bearing unless joist hangers are used.
- Floor joists are crowned up. Maximum crown does not exceed ¼".
- Floor joists are level within  $\pm \frac{1}{4}$ ".
- Each joist is nailed to the rim joist with at least three 16d nails.
- Floor joists are toenailed with two 10d box nails to center bearing partitions or girders.
- Special joists and beams are installed.
- Floor has been checked for squeaks.
- Nails that missed joists are backed out after checking under the house.
- Solid shims are used under the sill plate where necessary.
- Floor joists are toenailed in with at least three 10d nails.
- Floor joists are properly spaced to allow for plumbing, HVAC, and electrical equipment to pass through, as required by plans and specifications.
- Joist hangers are installed and nailed where necessary.
- Notches, holes, or cuts, if necessary, are made in the center of joist width, not on top or bottom edges.

- Notches, holes, or cuts, if necessary, are made in the first  $\frac{1}{3}$  of the joist span, and not on the center  $\frac{1}{3}$  of the span.
- Stairwell is located correctly  $\pm 1$ ".
- Subfloor grade stamp is checked to ensure it is thick enough for joist spacing.
- Non-T&G subfloor has space between each sheet about the thickness of a dime to avoid floor squeaks.
- Subfloor is glued with construction adhesive and nailed to the joists while the adhesive is still wet.
- Sufficient adhesive is used (1 tube for 3–4 sheets of floor sheathing).
- Subfloor is nailed 8" o.c. on edges, 12" o.c. at intermediate supports.
- Subfloor overhangs stairwell opening to match treads.

#### Exterior Walls

- Studs are laid out at 16" o.c.
- Jack studs are nailed to regular studs 16" o.c. and to bottom plate and header.
- Double jack studs are under all beams over 6'.
- Exterior corners and wall partitions are framed so insulation can fit behind them.
- Sole plates are nailed into joists 16" o.c.
- Every door & window location and size is checked.
- Window & door openings and walls are plumb  $\pm \frac{1}{4}$ " in 8'.
- A treated 2  $\times$  4 is installed under the exterior of the threshold of all exterior doors to support the threshold.
- Eyeball walls from both directions for crooked studs and replace as needed. If necessary, string the walls to make sure studs are straight.
- Double top plates are lapped at intersecting walls, not butted.
- Corners are braced with a full sheet of OSB & nailed as required.
- Sheathing on the house is cut tight, straight, without gaps or holes, and is nailed per code requirements.
- Nailers are in place at corners to secure wood siding.
- Warped studs in exterior walls or in load-bearing walls are removed and replaced or cut straightened and doubled up.
- All backing or deadwood installed or drywall clips placed 16" o.c.
- Window jack studs extend from the header to bottom plate.
- There are two 16d nails per stud at both ends.
- Splices in the top and bottom plates occur over studs.
- All splices in the double top plates occur at least 4' from splices in the top plate.
- All walls, studs, headers, and plates are nailed securely as required by code.

- Headers meet code requirements for span, but not more than needed.
- Porch beams are straight.
- Blocking in place for porch rails.
- Garage laminated beam is furred out  $\frac{1}{4}$ " to match stud walls.
- Garage door header height and width are verified.
- Sheathing on wall between garage and house is installed where required by code.
- OSB is installed around all door openings and at center of all long walls (not to exceed 25').
- 2 × 4s are installed under all exterior window headers (so soffit will not run into windows).

#### Interior Walls

- Room measurements are checked.
- Walls are located  $\pm \frac{1}{2}$ " as per plans. All walls are in place per plans.
- All studs are crowned the same way.
- All interior door jacks are cut 81" to provide an 82½" rough opening for all swinging doors.
- All doorways, walls, and corners are plumb to within  $\frac{1}{4}$ " in 8'.
- Walls are nailed together at corners 16" o.c.
- Individual walls are square with each other and exterior walls.
- Bathtub openings are 60¼", unless otherwise specified.
- All warped studs are removed, if possible, or are cut and straightened, with full studs placed next to the warped studs.
- Walls that contain bathroom chases or bathroom plumbing pipes are large enough for the pipes that they will contain.
- Headers over interior partitions and non-load-bearing partitions are constructed with 2 × 4 headers laid flat (since there is no load placed on them).
- Double jack studs are under all load-bearing beams or girders over 6'.
- Deadwood is installed.
- Walls around cabinets are checked to ensure they are straight with no bowed studs, and that the corners are squared, so that when the cabinets are installed they will line up with the walls properly.

#### Windows and Doors

- Door sills are cut out and door openings are secured at the bottom.
- Unless otherwise specified, doors should be framed with 81" jack studs (82½" total) and 2" wider than the door, i.e., 2'6" door = 2'8" × 82½" rough opening. All door openings are checked.
- Openings are located as specified  $\pm 1$ ".
- Exterior hinged doors are built with 2 × 10 headers and one 2 × 4 flat to have correct height.

- Space is provided on both sides of doors for casing.
- Window locations in kitchen are checked and double-checked. Locations must be within  $\pm \frac{1}{8}$ ".
- Windows and sliding glass doors are framed per manufacturer's rough opening sizes.
- Windows and sliding glass doors are installed plumb and level  $\pm \frac{1}{8}$ ".
- Check to assure window is not upside down or backwards.
- Windows operate smoothly and close and latch securely and easily.
- Margin is the same all the way around the windows and doors.

### Roof Framing

- Trusses are erected and braced according to plan and according to truss manufacturer details.
- Trusses are toenailed to the top plates on exterior walls with three 16d nails.
- Trusses are aligned properly. Check them with a string on the ridge and/or on the truss tails.
- Trusses are all uncut, without cracks or breaks. If any truss breaks, contact the truss manufacturer to determine the most effective corrective measures.
- Trusses are properly installed and turned correctly so the bearing points are correct according to the manufacturer's directions and drawings.
- Hurricane clips (Simpson A-35 clips or equivalent) are installed as required.
- Truss hangers on girder trusses are flush with bottom of truss.
- 2 x 4 lateral bracing is installed according to truss drawings.
- Girder trusses are supported by 2 to 3 studs (depending on the number of girder trusses) directly under the girder.
- Stick-framed rafters are checked to ensure proper sizing, spacing, and species of lumber.
- All bird's mouths and other cuts are checked to make sure that cuts are not overcut weakening the member and that they align properly.
- All collar beams, and other beam material, are of the proper species, size, and spacing.
- Valley plates are solid 2" x 6" or 2" x 8" plates under all valley and jack rafters. Do not nail the heel of valley or jack rafters directly to the OSB.
- All vault trusses are aligned properly so peak and rafters line up. Check them with a string.
- End vault trusses are straight and plumb  $\pm \frac{1}{4}$ ".
- End vault trusses are tied off at top every 4'.
- Lateral braces are installed on the bottom chord of trusses as needed to straighten them out.
- 2 x 4 strongbacks are nailed horizontally on gable trusses per manufacturer's instructions.

- Barge rafters (fly rafters) are blocked 4' o.c.
- Barge rafters (fly rafters) that must be made with 2 pieces of lumber are scabbed together with a 6' piece of lumber.
- Barge rafters (fly rafters) are straight.
- Check to make sure overhang measurements are according to plans.
- Gable ends including porches are studded to receive OSB sheathing.
- OSB is installed on gable ends.
- Before roof decking is installed, trusses are eyeballed on the top chords to check alignment and shift misaligned trusses.
- Roof sheathing is flat, with no dips or high places.
- OSB is cut out for access to all parts of the attic, including gable ends, where trusses change direction.
- Sheathing ply clips are installed between each truss.
- Roof decking is installed with small gap  $\frac{1}{16}$ " to  $\frac{1}{8}$ " on all end joints.
- Roof sheathing is nailed 8" o.c. on ends & 12" o.c. at intermediate supports.
- No OSB sheathing is less than 12" at the ridgeline.
- Sheathing at the ridge that is less than 12" wide at the ridgeline must be blocked between each piece and at the ridge.
- Block up any obvious weak places or dips in OSB sheathing.
- An attic access is installed and boxed 16" up for insulation.
- Minimum width of the attic access opening is 22½".
- Deadwood is installed for drywall backing, including in the garage.
- Felt paper is installed on the roof and neatly trimmed on gable ends.
- Felt paper on the roof is installed so valleys do not leak even without shingles.
- Felt paper is lapped 2" on the top and 4" at the end of each roll.
- Felt paper is adequately nailed with cap nails to withstand wind.
- Roof has been checked from a substantial distance in a number of different directions to ensure that fascia is straight, plumb, and level, and walls on the outside of the structure are straight. Building looks correct.

#### **Fireplaces**

- Fireplace is centered in the room or from the center of the vaulted ceiling where applicable.
- Chase in the center of a building does not straddle any truss. There is clear access for the flue.
- Chase is tied to roof and blocked between trusses as needed.
- 2 × 4's are nailed around top of chase.
- A piece of OSB 2" to 3" bigger than chase is tacked to the top of the chase.
- A cricket is installed behind the chimney chase where required.

- Fire stops are installed at each plate line.
- Hearth height and width have been verified, if necessary.

**Miscellaneous**

- Bearing wall studs are not notched more than 25% of the width of the studs.
- Non-bearing wall studs are not notched more than 40% of the width of the studs.
- Holes drilled in stud do not exceed more than 40% of the stud width and are at least 3/4" from the edge of the stud.
- Change orders have been checked to verify that no additional changes have been made.
- House has been inspected from a distance to see that all appears correct, centered, straight, square, plumb, and level.
- Windows are located properly as per plans and elevations.
- Exterior doors swing properly and are sealed tightly.
- All excess lumber and waste material have been returned for credit, neatly stacked for transportation to another project, or properly discarded.
- All trash and debris have been cleaned up from throughout the site.
- House is swept and left broom clean.
- Personal trash has been removed.
- Trash is cleaned up daily and piled in one location or \$100 back charge.

The Trade Contractor understands and accepts responsibility for items on this checklist and verifies that these items have been checked and are acceptable. In the event that these items are not completed to our satisfaction, the Trade Contractor agrees, upon notification, to correct the unsatisfactory items promptly, or gives the company the right to correct the item and back charge the Trade Contractor accordingly. I hereby verify that the above items have been checked and are acceptable. I understand that this checklist must be turned in with the invoice in order to receive payment on this job.

Signature \_\_\_\_\_ Date \_\_\_\_\_