



City of Vacaville  
Community Development  
Building Division

## Residential Drywall Inspection Checklist

***This is to be used as a general checklist: it is not inclusive of all code requirements and inspection criteria.***

**Based on the 2019 California Residential Code (CRC) and referenced ASTM standards.**

- Approved plans and inspection card shall be on job site. R106.3.1
- Drywall shall not be installed until weather protection has been provided on the exterior of the structure. R703.1
- All drywall shall be in place and fastened.
- Check plans for nailing schedule requirements for locations. Drywall type, thickness and fastener requirements shall be in accordance with:
  - Approved plans and specifications.
  - UL listed standard for fire assemblies.
  - Per ASTM C840
    - Ceiling first
    - Joints stagger on opposite sides of walls
    - No joints over windows or doors
- Screws shall be spaced a maximum: WALLS: 12"o.c. CEILINGS: 12"o.c.
- Nails shall be spaced a maximum: WALLS: 7"o.c. CEILINGS: 7"o.c.
- Fasteners shall be placed not less than 3/8 inch from edges and ends of wallboard. Fasteners shall not fracture the face paper of wallboard. [ASTM C840.7.1.5]
- Water Resistant Gypsum (Greenboard) shall not be used in the following: R702.3.7
  - In areas subject to continuous high humidity.
  - In areas with direct exposure to water.
- Tile backer board installed per manufacturer's installation instructions (with listed fasteners) installation instructions on site for inspection.
- Electrical flush type outlet boxes shall be installed so that the front edge of the box, plaster ring, extension ring, or listed extender will not be set back of the finished surface more than 1/4 inch. CEC 314.20