



DelDOT – Development Coordination

Email Blast

Subject:

Revised Inspection Framework – January 2026

Effective Date:

02/01/2026

Notice

DelDOT has issued a [Revised Inspection Framework Memorandum](#) (January 2026) with an effective date of February 1, 2026. The updated inspection framework clarifies roles, timing, and deliverables for the inspection, acceptance process used to transfer projects into DelDOT maintenance responsibility and includes updated nomenclature of inspections.

Developer projects requesting a Primary Inspection (formerly “Initial Inspection”) on or after February 1, 2026 will follow the revised inspection framework. Any developer project that conducted an Initial Inspection before February 1, 2026 will continue to follow the January 2022 framework.

Overview of Inspection Process:

- Primary Inspection (formerly “Initial Inspection”): Joint inspection after substantial completion to develop one consolidated punch list for the Contractor.
- Acceptance Inspection (formerly “Primary Inspection”): Conducted after the Primary punch list is complete to verify the project is ready for acceptance by Maintenance and any other accepting entity.
- Project Acceptance: After verification and documentation are complete, responsibility transfers to the appropriate Maintenance District and/or other accepting entity.

Developer projects with DelDOT-approved phasing notes or agreements are not affected by the revised inspection framework and do not require any changes or modifications.

Detailed information regarding this update is outlined within the [Revised Inspection Framework Memorandum](#).

If you have any questions or need additional information, please contact the Division of Economic Development Coordination at (302) 760-2266 or via email at Subdivision@Delaware.gov.