



Do-it Yourself Home Inspection

Many homeowners can perform a basic walk-through home inspection on their own. We have provided a condensed checklist for you to print and use if you would like to “Do-It Yourself”. This inspection checklist is not intended to be a substitute for a professional whole house inspection. It can provide a good frame of reference for the overall condition of the major components in your house. Once the checklist is complete, and you still have some specific questions on a selected item, please call CMJ Engineering for assistance.

GENERAL	N/A	Yes	No	Other
Any major changes to the property?				
Agreed upon modifications or repairs completed?				
Receipts/Warranties/Guarantees provided by repair contractors				
Termite inspection completed				
GROUPS	N/A	Yes	No	Other
Driveway, Sidewalks and Retaining Walls appear serviceable?				
Trip Hazards, Cracking in Walkways, Driveway or Steps?				
Patios, Decks or Porches appear serviceable?				
Patio, Deck or Porch, cover serviceable?				
Exterior Steps and Railings, safe and secure?				
Fences and Gates appear serviceable?				
Signs of soil movement around building?				
Satisfactory Grading?				
Ponding or Flooding?				
EXTERIOR	N/A	Yes	No	Other
Exterior Walls free of cracks, or other visible defects?				
Eaves, Soffit and Trim appear serviceable?				
Overgrown Landscaping too close to building?				
Hose, Faucets and Sprinklers serviceable?				

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FOUNDATION, BASEMENT AND CRAWLSPACE	N/A	Yes	No	Other
Areas dry?				
Sump Pump operational?				
Evidence of water entry?				
Adequate moisture protection and ventilation?				
Musty odors or signs of mold or mildew?				
Foundation Cracks, new or repaired?				
Tilting or Bulging Walls?				
Sliding Walls?				
Cracked or Heaving Floors?				
Damage/Repairs to wood structure?				
ROOF	N/A	Yes	No	Other
Roofing material aging, roof leakage, past repairs?				
Gutters and Downspouts adequate?				
Flashing and vents in satisfactory condition?				
Chimney in safe condition?				
Chimney rain and spark arrester installed?				
Chimney loose bricks or mortar?				
ATTIC	N/A	Yes	No	Other
Evidence of leaks?				
Adequate insulation?				
Adequate ventilation?				
Evidence of birds/squirrels/pest habitat?				
Safe roof structure /alterations present?				
PLUMBING	N/A	Yes	No	Other
Adequate water flow at fixtures and drains?				
Faucet or Drainpipe leaks?				
Adequate supply water pressure?				
Water Heater has proper pressure/temperature relief valve?				
Main shut off valves identified?				
Clothes washer and dryer have adequate connections?				

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HEATING/COOLING	N/A	Yes	No	Other
Adequate distribution to all rooms?				
Systems functioning properly?				
Shutoff valves accessible?				
Proper electrical circuit protection for each unit in place?				
Venting and combustion air appear serviceable?				
Filter condition satisfactory?				
ELECTRICAL	N/A	Yes	No	Other
Primary Service adequate?				
Distribution safe and adequate?				
Extension or lamp cord used as permanent wiring?				
Exposed wiring, cover plates missing?				
Light Fixtures operational?				
Outlets functional?				
GFCI* in kitchen, bathroom, exterior and garage?				
GFCI* function correctly?				
INTERIOR	N/A	Yes	No	Other
Stains, Cracks or Damage to Interior Walls, Ceilings or Floors.				
Cracked broken windows? Missing or damaged screens?				
Windows and window hardware operating properly?				
Doors and door hardware operating properly?				
Stairway safe and handrails secured?				
Adequate smoke alarms?				

* CFCI= Ground Fault Circuit Interrupter

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KITCHEN and BATHROOMS	N/A	Yes	No	Other
Stains or leaks at kitchen, bathroom or laundry sinks?				
Cabinets, Countertops, Sinks or Floors damaged?				
Toilets secure and functioning properly?				
Appliances functioning properly?				
Adequate ventilation?				
GARAGE	N/A	Yes	No	Other
Fire rated separation from attached dwelling?				
Garage doors functional?				
Automatic door openers reversed properly?				
Indications of past or present water damage?				
Excessive cracking or settlement of garage floor?				
Vents originating inside home?				
FIREPLACE	N/A	Yes	No	Other
Fireplace hearth and bricks need repair?				
Evidence of back draft?				
Dampers operational?				
Gas log lighter has maintenance shutoff valve pain?				
MISCELLANEOUS NOTES				