



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 | | | | |
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| GROUNDS | 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? | | | | |
| | | | | |
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| 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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Always seek professional advice if you have any questions
This condensed checklist is provided to as a courtesy by CMJ Engineering, Ltd.
Your Residential Engineering Experts.

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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? | | | | |
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| 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? | | | | |
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| 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? | | | | |
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* 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? | | | | |
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| 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? | | | | |
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| | | | | |
| 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? | | | | |
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| MISCELLANEOUS NOTES | | | | |
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