



A GUIDE FROM CB HOMES · CUSTOM HOME BUILDING IN ALEDO, WEATHERFORD AND WEST FORT WORTH

Reviewed and approved by Dale Proctor · 11 September 2026

The lot walk: what to look at in the hour you spend on the land

A field sheet for the hour you actually spend standing on a piece of land. Twelve things to look at, in the order a builder looks at them, with room to write what you find and a list of the six photographs worth taking. It answers one question — what would it take to put a house here — and it is meant to be printed and carried.

Most lot decisions are made from the road. This sheet is for the hour after that — the walk itself, done in the order a builder walks it, so that what you write down is the same set of things a builder would want to know before quoting anything.

It is not a substitute for a survey, a soil report or a septic feasibility test. It is what you do before you pay for those, so you know whether to.

Before you leave the car

Write the address, the date, the weather in the last week, and roughly where the sun is. Rain in the last three days changes what the ground tells you, and it is the single most useful line on this sheet.

- Address or lot number: _____ Date: _____
- Rain in the last 72 hours? Y / N Time of day: _____

The twelve, in order

- 1. Where the house would sit.** Walk to the spot you would put the front door and stand there. Everything else on this sheet is measured from that spot. Mark it on your phone's map before you move.
- 2. How you get in.** Where does the driveway leave the road, and what is between the road and the house spot — a ditch, a culvert, a fence line, a slope? Long driveways and the crossing at the road are real money, and they are almost never in the asking price.
- 3. The fall of the land.** Stand at the house spot and look for where water would go in a hard rain. Then walk downhill until you find where it collects. A lot that sheds water away from the house spot is worth more than a flat one.
- 4. What is already on it.** Trees you would keep, trees in the way, brush, old fence, a slab, a well head, a tank, a pen, anything rusting. Write down what would have to be removed and what you would fight to keep.
- 5. Rock.** Look at the road cuts near the lot, any exposed bank on the property, and the color of any bare dirt. Visible rock near the surface is a cost signal worth asking about early.
- 6. Wet ground.** Rushes, cattails, darker grass in a line, soft ground underfoot in a dry week. A wet line across a building site is information.

7. Utilities at the road. Look for a meter, a pedestal, a transformer, a pole line, a green box. Note which side of the road they are on and how far they are from the house spot. Distance is the number that matters.

8. Where the septic would go. If there is no sewer, the drain field needs open, downhill-ish ground away from wells, ponds and the house. Stand at the house spot and point at where it would go. If you cannot point at anywhere, write that down — it is the most valuable line you will write all day.

9. Neighbors and lines. What is next door on all four sides, including behind. What you can see from the house spot is what you will see from the kitchen for twenty years.

10. Noise and air. Stand still for sixty seconds with your phone down. Road noise, a rail line, a feedlot, a shooting range, an arena, a flight path. Sixty seconds, once, is enough to notice and it is rarely done.

11. The corners. Walk to any corner you can find. Pins, fences and what the plat says are three different things, and where they disagree, a survey is the only answer.

12. The way out. Drive the route you would drive at 7:40 on a Tuesday, not the route you drove to get here.

The six photographs

Take them in this order and they will make sense to anyone you send them to later.

1. From the road, looking at the lot.
2. From the house spot, looking at the road.
3. From the house spot, turning slowly — one photograph in each of the four directions.
4. The utilities at the road, close enough to read.
5. Any exposed rock, bank or cut.
6. The low spot where water collects.

What to write at the bottom

Three sentences, written on site, before you talk to anyone:

- What would have to happen before a house could go here: _____
- What I would pay someone to check next: _____
- What I would miss if I did not buy it: _____

What we do with it

Send us the sheet and the six photographs and we will tell you what we see, which is not the same as telling you whether to buy it.

We will review a lot you are considering and advise on whether it is suitable, at no cost and before any agreement. That is a builder's opinion, not a survey, engineering, environmental, valuation, title or legal opinion.



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This is a builder's guide offered for your benefit. It is not legal, financial, engineering or real-estate brokerage advice, and it is not a substitute for a survey, a soil report or a septic feasibility test.