



BullsEye Inspection Process

A simple overview of how we inspect homes — thoroughly, respectfully, and efficiently.

☒ Arrival & Setup

Gear up, grab staging bucket and approach the home, take the report cover, driveway, walkways, and front porch photos. Detail initial report information like type, style, people in attendance, and weather conditions.



☒ Initial Walkthrough

We initially walk the entire home performing four key tasks:

- Start the dishwasher
- Visually inspect all ceilings and under all windows for signs of water staining
- Test and inspect all smoke detectors
- Capture a general photo of each main room (excluding closets)

Wearing the high-intensity head lamp and carrying the long screwdriver and step ladder.

☒ Exterior

Evaluate the exterior of the property in full:

- Deck surfaces and structure, patios, stairs, fences, and gates
- Siding, trim, gutters, and downspouts





- Walkways, retaining walls, grading, and vegetation
- Outdoor receptacles, hose bibs, HVAC units, gas meters and appliances
- Photos of the exterior from the four corner elevations and the back yard

☒ Attic

Attic inspections include:

- Kick on the heat two degrees (below 80°)
- Evaluate the attic access for safety and reliability
- Examine any furnaces or air handlers, opening maintenance panels
- Evaluate insulation, attic structure, ductwork, and ventilation
- Record heating temperatures at at least one register per HVAC zone
- Switch to cooling (above 60°) and verify AC function via temperature measurements at vents

Home inspections are performed from the attics to the crawls so that any tested appliances or plumbing that leak are detected and reported

☒ Interior

With a methodical, top-down, clockwise approach examine each room:

- Doors, windows, flooring, walls, ceilings, electrical outlets
- Plumbing, ventilation, water supply, GFCIs
- Kitchen appliances

☒ Garage

Garage systems can vary:

- Slab, walls, ceilings, lights and switches
- Garage door, automatic openers, safety sensors
- Water heater, electrical panels, & mechanicals





✓ Summary

Clients who attend our end of our inspection summaries can expect:

- Exemplary customer service
- A guided walkthrough with an inspection summary
- Lots of positive attitude and neutral, not-alarmist presentations of the facts and condition of the home and systems
- Amateur comedy that sometimes lands

Our summaries set us apart from the industry, designed to be informative and fun. An uplifting, congratulatory experience for the home buyer.

✓ Final Walkthrough & Closeout

The final, but equally important final phase of the inspection, to slow down, take a few steps back, and get the overall:

- One final walkthrough from a distance to catch anything missed
- Ensure no messes are left, like insulation, debris, or tools
- Thermostats reset, lights off, windows and doors locked, appliances shut off, safety checks completed, and home secured

✓ Report Delivery

1234 Main Street
Durham, NC 27713
10/12/2024 10:00AM

Report Tools

40 Maintenance/Minor

19 Recommendation

THANK YOU FOR CHOOSING BULLSEYE HOME INSPECTORS!

Thank you for choosing us for your home inspection. It was a pleasure to meet you and be a part of your new home purchase.

The report contains one section:

- 1. Summary page containing a list of items that need to be repaired, evaluated, or monitored
- 2. Report body containing details related to systems, components, and issues observed

Categories:

This report divides defects into three categories: **Safety Hazard** (red), **Recommendation** (orange), and **Maintenance/Minor** (blue). Items should always be addressed immediately regardless of category.

Safety Hazard

These systems, components, or items may be unsafe or may have significant, adverse impacts on the value of the property. Further evaluation by a qualified professional should be conducted immediately.

Recommendation

These systems, components, or items were not functional, partially functional, or may contribute to additional problems, requiring further evaluation, repair, or replacement by a qualified professional.

Maintenance

These systems, components, or items have superficial flaws, cosmetic issues, or over time may potentially impact property value or the optimal operation of a system or component. Monitoring and/or periodic maintenance by the homeowner is advised.

DISCLAIMER:

- **REPAIRS:** The system or component was inspected.
- **REPAIRS:** The system or component was not inspected and a limitation of the reason is provided.
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PLEASE READ THE FOLLOWING: This report is intended to provide information and is not intended to be a substitute for a professional opinion. Specific details about systems, components, and issues observed can be found in the body of the report. Be aware of the date printed in each section, where additional information may be found. You may also view the complete report as a PDF and an export button can be found at the top right of this report.

Please feel free to call us for any clarification or questions that you have.

5 - Interior

OVERVIEW	INFORMATION	STANDARDS			
		IS	N	M	D
S.1	Doors	X			X
S.2	Windows	X			X
S.3	Roofs	X			X
S.4	Basement	X			X
S.5	Garage	X			X
S.6	Stairs & Railings	X			X
S.7	Countertops & Cabinets	X			X
S.8	Bathrooms	X			X
S.9	Closets	X			X

S.1.1 - Doors

GENERAL DAMAGE

The base of the right-hand door has general damage. This is caused by the door being closed against the frame. The door is not properly aligned and is causing the door to bind. This may cause the door to be damaged or to become inoperable. The homeowner should have a qualified professional perform further evaluation and repair as necessary.

S.1.2 - Doors

DOOR RUBBING FRAME

The right-hand door is rubbing against the frame, which can cause damage to the frame and the door. The door is not properly aligned and is causing the door to bind. This may cause the door to be damaged or to become inoperable. The homeowner should have a qualified professional perform further evaluation and repair as necessary.

S.1.3 - Doors

NO DOORKNOB ON DOOR

There is a missing door knob on the right-hand door. This may cause the door to be difficult to open and close. The homeowner should have a qualified professional perform further evaluation and repair as necessary.

S.2.1 - Windows

WINDOW SILL GENERAL DAMAGE

The window sill on the right-hand window has general damage. This is caused by the window being closed against the frame. The window is not properly aligned and is causing the window to bind. This may cause the window to be damaged or to become inoperable. The homeowner should have a qualified professional perform further evaluation and repair as necessary.

S.2.2 - Windows

WINDOW SLIPS WHEN TILTED

The window on the right-hand window is slipping when tilted. This may cause the window to be difficult to open and close. The homeowner should have a qualified professional perform further evaluation and repair as necessary.

S.3.1 - Roofs

STAIRS

The stairs on the right-hand stairs have a loose board. This may cause the stairs to be difficult to climb. The homeowner should have a qualified professional perform further evaluation and repair as necessary.

S.4.1 - Basements

BATHROOMS

The bathroom on the right-hand bathroom has a loose tile. This may cause the tile to be difficult to clean. The homeowner should have a qualified professional perform further evaluation and repair as necessary.

S.5.1 - Closets

CLOSETS

The closet on the right-hand closet has a loose shelf. This may cause the shelf to be difficult to use. The homeowner should have a qualified professional perform further evaluation and repair as necessary.