



FOR HOME BUYERS

How to Read Your Inspection Report

Turn findings into informed decisions, not fear.

How to Read Your Inspection Report

Your report arrives the same day. Here's what you're looking at and how to read it without turning findings into fear.

The Big Picture First

An inspection report is not a pass/fail grade. It is a documented snapshot of the home's condition on the day our team walked it. Every home has findings. New construction has findings. Homes that look perfect on the outside have findings. The report is information, not a verdict.

Most buyers who read their first inspection report feel more alarmed than they should because findings look serious in writing. By the end of this guide, you'll know how to read the report the way our team intended it: as a tool for informed decision-making.

How the Report Is Organized

The report is organized by system and area:

- Roof and exterior
- Foundation and structure
- Attic, insulation, ventilation
- Electrical
- Plumbing
- HVAC
- Interior
- Appliances
- Garage

Each section lists the components inspected, observations, and any findings. Findings include photos and a brief plain-language description.

Severity Levels: What They Mean

Our reports use severity categories to tell you how urgent a finding is. Here's what each level means in practice.

Safety Concern This finding is a risk to the occupants of the home. Examples: reversed electrical polarity, missing GFCI protection near water, improper venting on a gas appliance. Safety concerns should be addressed before moving in. They are not necessarily expensive, but they are time-sensitive.

Repair Recommended A component is not functioning correctly or is showing meaningful wear. It needs attention. This category covers a wide range, from a faulty attic exhaust fan to an aging water heater. Read the description to understand urgency. Some repairs are straightforward; others may be

more involved.

Monitor A condition that isn't urgent today but should be watched over time. Could become a repair item in the future. Examples: a minor crack in stucco, early signs of wear on a roof surface. You're not ignoring it; you're tracking it.

Informational / Note Observations that don't require action but are useful for you to know. Examples: the age of equipment, evidence of a past repair, advice for ongoing maintenance.

Finding Counts Don't Tell the Story

A report with 45 findings is not automatically worse than a report with 12 findings. A thorough inspector documents everything: minor cosmetic issues and significant system deficiencies both show up. What matters is the nature of the findings, not the number.

Focus on:

1. Safety concerns: address these
 2. Repair recommended items: assess cost and urgency with your agent
 3. Everything else: context for the home you're buying
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Reading a Finding Entry

Each finding typically includes:

- **Location:** where in the home the issue was observed
- **Observation:** what was found, in plain language
- **Recommendation:** what should happen next (repair, monitor, ask a specialist)
- **Photo:** visual documentation of the condition

If a recommendation says "further evaluation by a licensed [trade]," that means the issue is outside the scope of a visual inspection and needs a specialist to determine severity. This is not code for "the house is falling apart." It means more information is needed.

What to Do With the Report

1. Start with the summary. Note anything that concerns you
 2. Bring those specific concerns to your agent. They handle these conversations regularly and can answer most questions
 3. If something technical still needs clarification after that conversation, reach out to Konnor
 4. Work with your agent to assess which findings, if any, are part of your negotiation
 5. Keep the report; it's a reference document after you close
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Questions about your report? Start with your agent — they can answer most questions. For technical findings that need more context, call or text Breathe Easy at **(480) 254-5708**.



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