



FOR HOME BUYERS

Top 10 Things Inspectors Find

The most common findings in Arizona homes — and what they mean.

Top 10 Things Inspectors Find (And What They Mean)

The most common inspection findings in Arizona homes, with plain-language context on what each one actually means for a buyer.

Finding something on an inspection report doesn't automatically mean there's a problem with the deal. Context matters. Below are the ten things our team finds most often in the Phoenix/East Valley market, what they typically indicate, and how buyers usually handle them.

1. HVAC Needs Service or Is Near End of Life

What it means: Arizona AC units work harder than in almost any other climate. A unit that runs 9 months a year ages faster. When we note deferred service or aging equipment, we're telling you the system is functional today but has a timeline.

Is it urgent? Not always, but significant. A new HVAC system runs \$6,000-\$12,000+ depending on the home. Knowing age and condition before close matters.

What buyers typically do: Negotiate a credit or ask for service/repair as a condition. Some buyers accept it and budget for replacement.

2. Roofing Wear or Deferred Maintenance

What it means: Tile and flat roofs are common in Arizona, and both require ongoing maintenance. Cracked or slipped tiles, aging flat roof coatings, worn-out flashing, and minor ponding areas all appear regularly.

Is it urgent? Depends on severity. Surface wear is expected on older roofs. Active leaks or significant deterioration are different conversations.

What buyers typically do: Request a licensed roofing contractor evaluation for anything flagged beyond normal wear. Use that estimate in negotiations.

3. Electrical Panel Issues

What it means: Double-tapped breakers (two wires on one breaker), improper wiring, outdated panels, and missing knockouts are among the most common electrical findings. Many are minor code compliance issues from renovations or the home's original construction era.

Is it urgent? Safety concerns get addressed. Minor code issues (like a double-tap) are often straightforward fixes for a licensed electrician.

What buyers typically do: Ask for electrical safety concerns to be corrected prior to close. Minor cosmetic or code items may be negotiated as a credit.

4. Plumbing: Leaks, Slow Drains, or Aging Supply Lines

What it means: Under-sink leaks, aged supply lines, slow drains, and water heaters past their service life are standard findings. Arizona's water is mineral-heavy, which affects fixtures and water heaters over time.

Is it urgent? Active leaks and failing water heaters are immediate. Slow drains and aged supply lines are worth monitoring and budgeting for.

What buyers typically do: Active leaks and water heater replacement are commonly negotiated. Supply line upgrades are often DIY or low-cost items buyers handle after close.

5. Poor Drainage or Grading Near the Foundation

What it means: The ground around the home should slope away from the foundation to direct water away from the structure. Flat grading, negative slope, or landscaping pushed against the exterior are common findings in Arizona, particularly in established neighborhoods.

Is it urgent? Yes, over time. Water sitting against a foundation causes serious long-term damage. Most grading corrections are not expensive.

What buyers typically do: Address before close or take as a repair credit. Often a straightforward landscape and soil correction.

6. Attic Ventilation or Insulation Issues

What it means: Attic ventilation matters enormously in Arizona heat. Inadequate ventilation traps heat, shortens the life of roofing materials, and makes HVAC work harder. Insulation below recommended R-value is also common in older homes.

Is it urgent? Not an emergency, but it affects energy costs and long-term roof life. Improving ventilation and insulation is typically not a major expense.

What buyers typically do: Negotiate a credit or accept the finding and plan the upgrade post-close.

7. Missing or Non-Functional GFCI Protection

What it means: GFCI (Ground Fault Circuit Interrupter) outlets are required near water: kitchens, bathrooms, garages, exterior outlets. Missing or non-functional GFCI is a safety concern our team documents as a required correction.

Is it urgent? Yes. This is a safety finding. GFCI outlets cost roughly \$20-\$40 each and take a licensed electrician less than an hour to install.

What buyers typically do: Request correction prior to close. This is a reasonable ask and sellers typically comply.

8. Water Heater Issues

What it means: Water heaters in Arizona typically last 8-12 years. Common findings include units past expected service life, missing seismic straps (required for installation here), improper pressure relief valve discharge lines, and lack of a drip pan.

Is it urgent? An aging unit is a budget item. Missing straps and improper discharge are code and safety concerns.

What buyers typically do: Request correction of code-related items. Aging unit replacement is often negotiated as part of larger repair requests or credits.

9. Wood Rot or Moisture Damage (Exterior)

What it means: Arizona is dry, but fascia boards, window frames, and wood trim exposed to irrigation systems or improper drainage can rot. This is more common than buyers expect.

Is it urgent? Depends on extent. Localized trim rot is a manageable repair. Widespread moisture intrusion is a more significant finding.

What buyers typically do: Request repair of affected areas. Larger moisture issues may warrant further evaluation.

10. Cosmetic and Deferred Maintenance Items

What it means: Cracks in drywall, missing caulk around tubs, peeling paint, worn weatherstripping, and minor door and window adjustments make up a significant portion of any inspection report. These are expected in any lived-in home.

Is it urgent? No. These are normal maintenance items, not structural or safety concerns.

What buyers typically do: Accept them as part of buying a resale home. Occasionally included in a larger repair list for cosmetic credit, but generally not worth negotiating individually.

The Bottom Line

Finding any or all of these on your inspection report is normal. The report gives you information. Our team documents what's there, explains how serious it is, and tells you what type of professional to call. You and your agent decide what to do with it.

Questions about specific findings? Call or text Breathe Easy at **(480) 254-5708** Book your inspection: [ap.p.binsrinspect.com/book/breathe-easy-home-inspections-61fc2aff](https://p.binsrinspect.com/book/breathe-easy-home-inspections-61fc2aff)

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