



FOR HOME BUYERS

What Happens During a Home Inspection

A plain-language walkthrough from booking to report.

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A plain-language walkthrough of the process from booking to report. Nothing on inspection day should surprise you.

Before the Day

Booking You schedule online through Breathe Easy's booking link, which handles pricing, time selection, the signed inspection agreement, and payment. All of that gets done before inspection day so the day itself is just the inspection.

Confirmation You'll receive a confirmation with the date, time, and address. The inspection typically takes about 4 hours. Larger or more complex homes may run longer. You don't need to be there for the full inspection. Plan to arrive for the last 30 minutes for the walkthrough summary.

Inspection Day: Start to Finish

Arrival Konnor arrives at the property before you and works through a systematic process covering every major system and component in the home. Plan to arrive for the last 30 minutes. That's when the walkthrough summary happens and where you get the most value out of the day. We don't recommend trailing the inspection from the start. It slows the process and creates unnecessary safety considerations. The exception is buyers coordinating with a specialty contractor on-site; let us know in advance if that's the case.

Exterior and Roof Konnor inspects the roof, gutters, exterior walls, siding, trim, grading, and drainage. He looks at how water moves around and away from the structure.

Foundation and Structure He evaluates the foundation, any visible structural components, and signs of settlement or movement.

Attic Konnor checks insulation levels, ventilation, and the visible roof structure from inside.

Electrical System The main service panel, branch circuits, outlets, switches, and visible wiring are all checked against safety and functional standards.

Plumbing Water supply lines, drain lines, water heater, fixtures, and visible piping are inspected for condition, function, and any signs of leaks or prior water damage.

HVAC The heating and cooling system gets a functional test. Konnor checks the equipment, filters, and whether the system is heating or cooling as expected. Arizona HVAC systems work hard, so this gets thorough attention.

Interior Walls, ceilings, floors, windows, and doors. Konnor is looking at condition, function, and anything that indicates a bigger issue behind the surface.

Appliances Built-in appliances (dishwasher, range, built-in microwave, garbage disposal) are operated and checked.

Garage Structure, door operation, auto-reverse safety feature, and any attached living space.

A Note on Sewer Scopes

Breathe Easy strongly recommends a sewer scope on every property inspection, not just older homes.

The main sewer line is the one system a standard visual inspection cannot see. It's underground, which means its condition stays unknown unless someone runs a camera down it. Sewer and drain line failures show up regularly, including on new construction. Debris left in lines during the build, improper slope, and root intrusion have all been documented in homes under five years old. It starts earlier than most buyers expect.

A failed or compromised line is one of the more expensive repairs a homeowner can face. Cast iron lines in older homes corrode and crack over time. PVC lines fail too, from root intrusion, poor installation, or settling. Full replacement, depending on depth, access, and length, can run into the tens of thousands of dollars.

A sewer scope is a small add-on cost relative to what it can reveal. It can be added when you book. If there's any question about the line's condition, this is the inspection that answers it.

The Walkthrough Summary

Once the inspection is complete, Konnor walks you through what he found. This is the most valuable 20-30 minutes of the day. He'll show you the significant findings in person, explain what they mean, and tell you what type of contractor handles any repair.

If you can't attend in person, request a Zoom summary when you book. It's not a substitute for being there, but it covers everything important.

The Report

Your report is delivered the same day, digitally through Binsr Inspect. It's written in plain language. You don't need a construction background to read it.

What's in the report:

- Findings organized by system and area
 - Severity levels so you know what's urgent versus what can wait
 - Photos of every significant finding
 - Notes on what type of professional handles each repair
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After the Report

Read the report before your agent calls you. If anything is unclear, call or email Konnor and he'll walk you through it. The report stays available digitally; it's yours to reference during negotiations and after you close.

An inspection isn't a pass/fail verdict. It's a detailed picture of the home's condition on the day Konnor walked it. Most findings are normal, expected issues in homes of that age and type. The report gives you the information to make a clear-headed decision.

Ready to book or have questions? Call or text: **(480) 254-5708** Email: breatheeasyinspectionsaz@gmail.com

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"Your Home. Your Health. Our Priority."

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