

BREATHE EASY
HOME INSPECTIONS
GILBERT, ARIZONA

EVERY ANSWER, IN WRITING

Before You Book a Home Inspection, *Read This.*

You're under contract and the clock is running. Here's everything we'd tell you on the phone, written down so you can read it tonight, send it to your partner, and book when you're ready.

2,800+	7 yrs	3.5–4 hrs	Same day
Inspections	Inspecting Valley homes	On site, typical home	Inspection report

Book online: breatheeasyhomeinspections.com/schedule

(480) 637-3855

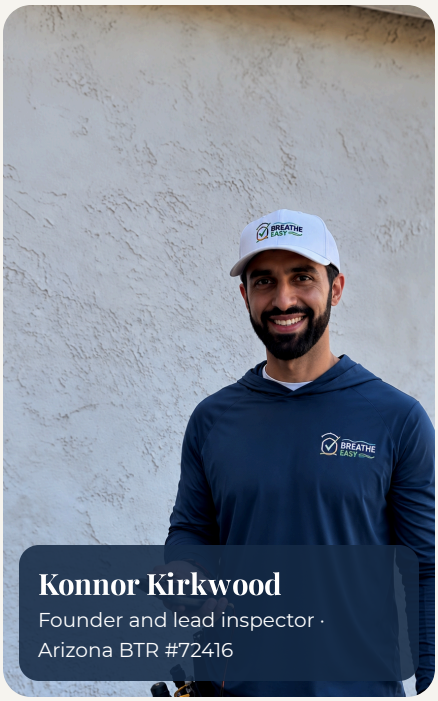
START HERE

Every house has findings. *Even new ones.*

What changes your outcome isn't whether the house has problems. It's whether you understand them before your inspection period runs out.

A report you can't read is just a longer list of worries. So we wrote down every answer we'd give you on the phone. Read it tonight. Forward it to whoever's buying with you. If you still have a question when you're done, we missed something, and we want to hear it.

01 Who we are, and where we stand
02 How we work, and why it matters to you
03 The inspection, system by system
04 Every add-on: when it's worth it, when to skip it
05 Pricing, with nothing hidden
06 What no inspection can do
07 Questions to ask any inspector



WHO WE ARE

We work for you. *Calmly.*

Breathe Easy is led by Konnor Kirkwood: 7 years inspecting homes all over the Valley, 5+ years in property management, and an in-house team that handles the inspection and the testing under one roof.

Our job isn't to close your deal, and it isn't to kill it. It's to tell you the truth about the house in plain language, at the severity it actually deserves. If the roof is shot, we'll say so. We'll also tell you it's a known problem with a known fix, and something you and your agent can negotiate.

> *A tough inspection report doesn't kill deals. Panic does.*

WHAT WE WON'T DO, NO MATTER WHO ASKS

- Soften a finding to keep a deal smooth
- Inflate a finding to look thorough
- Push an add-on this house doesn't need
- Guess at repair costs we're not qualified to give

Arizona BTR #72416 · ASHI · InterNACHI Certified · AHIT · Sprk Pro Certified

If your agent sent you this, they chose an inspector who tells their clients the truth without the drama. That says something good about your agent.

HOW WE WORK

Eight things you can count on.

Each one is here for one reason: so you finish your inspection period knowing what matters and what can wait.

01

We take the time the house needs.

A typical home takes us 3.5 to 4 hours on site. Condos run about 3. Bigger or older homes take longer, and that's fine.

Why it matters: Nobody on our team is rushing your attic to make the next appointment.

02

Thermal imaging on every home inspection.

Included, not an upsell. The camera shows temperature differences your eyes can't.

Why it matters: Moisture behind drywall, missing insulation, overheating connections and airflow problems often show up in temperature first.

03

Findings ranked by severity.

Every finding says what it is, how serious it is, and what to do next, in plain language. The report opens with a summary of what matters most.

Why it matters: You can sort the big stuff from the small stuff before you write your BINSR.

04

We walk it with you before we leave.

Come for the end. We'll walk the property with you and show you the findings that matter in person.

Why it matters: Seeing a finding with your own eyes beats reading about it at midnight.

05

Same-day report.

Home inspection and sewer scope reports come the same day. Solar within 24 hours. Air quality, mold and radon within 48 hours.

Why it matters: Your inspection period is short. You need the time for decisions, not waiting.

06

One team for the testing.

Sewer scope, radon, mold and air quality, thermal and pool are all done by our own team. Solar is a team effort with our partner Sprk Pro, and termite goes to a licensed pest company.

Why it matters: One booking, one point of contact, nobody to coordinate.

07

Questions at 2 a.m.? Your report answers back.

Every report comes with Report Chat, an assistant that has read your whole report. Ask what a finding means, how serious it is, or where to find it.

Why it matters: Your BINSR deadline doesn't keep business hours. For repair prices, you'll still want a contractor.

08

Someone actually answers.

When we can't pick up, our AI phone agent does, any hour, in English, Spanish and other languages. If it can't fully answer your question, we call you back as soon as we can.

Why it matters: Questions don't wait for office hours, and neither do we.

WHAT WE INSPECT

The whole house, *system by system.*

"Thorough" means nothing until you can see what it covers. Here's what happens to the house you're buying.

We inspect to the Arizona Standards of Professional Practice for home inspectors. The full scope and its limits are in the inspection agreement you'll get when you book.

Roof

Roof coverings, flashings, vents and penetrations, gutters and drainage, and signs of past leaks.

Arizona note: on tile roofs, the underlayment under the tile does most of the waterproofing, and it usually wears out before the tile does. We report the signs of underlayment wear we can see.

Heating and cooling

We run the system with its normal controls, check how it's performing, and look at the equipment, visible ductwork, filters and condensate drainage. Equipment age comes off the data plates.

Arizona note: in a Valley summer, the AC is the most important system in the house. Air handlers often sit in the attic, so we pay attention to drain lines and drain pans up there.

Exterior and grounds

Stucco and siding, trim, eaves, windows and exterior doors, patios and walkways, and grading: whether water drains away from the house or toward it.

Plumbing

Water heater, visible supply and drain lines, fixtures run at every sink, tub and shower, water pressure, and signs of leaks. We find the main water shutoff and tell you where it is. We don't operate shutoff valves.

Foundation and structure

Most Valley homes sit on a slab. We look at what's visible of it for cracking, movement and moisture. When a home has a basement or crawlspace, we inspect those too.

Interior

Walls, ceilings and floors, windows and doors, stairs and railings, cabinets and counters, and anything that points to water getting where it shouldn't. Toilets get a gentle push to check for looseness.

Electrical

Service entrance, main panel and subpanels with covers removed when it's safe, breakers and wiring we can see, grounding, GFCI and AFCI protection, and outlets, switches and fixtures through the house. The thermal camera helps spot connections running hot.

Kitchen appliances

Built-in appliances are run with their normal controls. If we find an appliance unplugged, we leave it unplugged and note it in the report.

Attic and insulation

Framing we can see, ventilation, insulation, and any HVAC equipment, ductwork or plumbing up there.

Garage

Garage door operation and its auto-reverse safety feature, the door between the garage and the house, and electrical protection in the garage.

Fireplaces

When a home has one, we inspect the visible parts of the fireplace and chimney.

ADD-ONS

Every add-on, including *when to skip it.*

No upselling. We'll tell you what fits this house and when you can skip something. Add what you want when you book, or later from your client portal.

Sewer scope

Starting at **$247**

WE RECOMMEND IT ON EVERY HOUSE

We run a camera through the sewer line from the main cleanout out to the sewer connection. When we can, we also run the camera under the house at no charge, and the report says so.

WORTH IT WHEN

- The home is older
- Trees or big roots sit near the line
- Any history of backups or slow drains
- The house sat vacant a long time

YOU MIGHT SKIP IT WHEN

- Honestly? We'd still scope it. A brand-new line is the lowest risk, and if you're comfortable with that risk, it's your call.

Our two cents: *A sewer line is the one system you can't see at all. The scope is the only way to know its condition before it's yours.*

Termite inspection

Priced at booking

WE RECOMMEND IT ON EVERY HOUSE

Arizona has termites. This is the one add-on our team doesn't perform: a licensed third-party pest inspection company does it. Pick it when you book.

WORTH IT WHEN

- You're buying in Arizona
- The home has wood framing, trim or fencing
- You see mud tubes, damaged wood or signs of past treatment

YOU MIGHT SKIP IT WHEN

- The seller already has a recent termite report you trust, from a licensed pest company

Our two cents: *If we see signs of insect activity during the home inspection, we'll note them either way. The termite inspection is the dedicated look.*

Radon testing

Starting at **$297**

EPA RECOMMENDS TESTING EVERY HOME

Radon is a radioactive gas you can't see or smell. We set a continuous radon monitor for a 48-hour closed-house test, and you get results within 48 hours after that.

WORTH IT WHEN

- You want an answer before you own the house
- You'd want the seller involved if levels come back high
- You'd simply rather know

YOU MIGHT SKIP IT WHEN

- You plan to test after closing, and you'd pay for any fix yourself

Our two cents: *A test during your inspection period is the only one you can use in negotiation. After closing, the result is all yours.*

Mold and air quality

Starting at **$297**

DEPENDS ON THE HOUSE AND WHO LIVES IN IT

Indoor air samples (one sampler covers about 1,000 square feet, so together they cover the whole interior) plus an outdoor baseline, sent to an accredited lab. You get our plain-language cover page with the full lab report behind it, within 48 hours.

WORTH IT WHEN

- Someone moving in has allergies, asthma or sensitivities
- The home is older or has a history of leaks
- A musty smell nobody can explain
- The house has been closed up for a while

YOU MIGHT SKIP IT WHEN

- The home is newer with no signs of moisture
- Nobody in the household is sensitive

Our two cents: *Mold follows water. If we can already see active water, fixing the water comes first, and we'll tell you straight whether testing would add anything.*

Full-home thermal scan

Starting at **$347**

DEPENDS ON THE HOUSE'S HISTORY

Every home inspection already uses the thermal camera. The full-home scan adds its own section to your report: a thermal scan of every room, plus the attic.

WORTH IT WHEN

- The home has had leaks or water damage
- Fresh paint or new drywall over past problems
- The home is a flip or has additions

YOU MIGHT SKIP IT WHEN

- The home is newer with no repair history; the standard inspection's thermal imaging covers most homes well

Our two cents: *If the house has a story (a leak, a remodel, a quick flip), the full scan is how you read it.*

Pool and spa

Starting at **$97**

IF THERE'S A POOL, LOOK AT IT

Pool and spa equipment, the surface, coping and decking, visible electrical protection, and the safety barrier: fencing, gates, latches and door alarms. Add-on starts at $97. On its own, it starts at $197.

WORTH IT WHEN

- Equipment is older or has no service records
- You see cracking, staining or worn equipment
- Kids will be around the pool

YOU MIGHT SKIP IT WHEN

- The pool was recently resurfaced with new equipment and paperwork to show it (the barrier check still matters if kids are around)

Our two cents: *Pools are common here and so are surprises with them. Starting at $97, it's an easy yes.*

Building new? Build Watch.

Save 15%

The town inspects for code. The builder checks its own work. Who's checking for you? Book all three new-construction inspections together and save 15%: pre-drywall (starting at $347), final walkthrough before closing (starting at $447) and the 11-month warranty inspection (starting at $397). Priced by the house, paid up front, then all three get scheduled.

Solar

Starting at $297

We inspect the panels, mounting and roof penetrations, visible wiring and the inverter on site, and our solar partner Sprk Pro delivers the report within 24 hours. Worth it on any home with solar. Find out early whether the system is owned or leased.

Water quality

Priced at booking

We take the sample ourselves and send it to an accredited lab. Worth it for wells, older plumbing, or water that tastes or smells off.

Asbestos

Priced at booking

We take the samples ourselves. Older materials can contain it, and it matters most when they get disturbed. Planning to renovate? Test before you cut.



ONE BOOKING

One team. One booking. *One phone number.*

Pick your add-ons when you book, and our own team handles the testing. Solar reports come through our partner Sprk Pro, and termite goes to a licensed pest company. Questions about any of it go to the same place: us.

PRICING

Here's what it costs. *All of it.*

Every price below is a starting price. Bigger homes and some layouts cost more, for the inspection and for the testing. You'll see your exact price before anything is scheduled.

INSPECTIONS

Home inspection	Starting at **$447**
Condo or townhome	Starting at **$397**
Pre-drywall (new construction)	Starting at **$347**
Final walkthrough before closing (new construction)	Starting at **$447**
11-month warranty inspection	Starting at **$397**
Build Watch: all three new-construction inspections Booked and paid together	**Save 15%**
Commercial inspection Priced per building after a short call	**Call for a quote**

ADD-ONS AND TESTING

Sewer scope	Starting at **$247**
Radon testing	Starting at **$297**
Mold and air quality	Starting at **$297**
Full-home thermal scan	Starting at **$347**
Pool and spa Starting at $197 on its own	Starting at **$97**
Solar	Starting at **$297**
Termite, water quality, asbestos	**Shown at booking**

Good to know

- ✓ No travel charge and no minimums anywhere in the Valley.
- ✓ Thermal imaging is included in every home inspection.
- ✓ Want an energy audit? Ask. It's complimentary.
- ✓ Your inspection agreement comes with your booking. Read it before you sign; it spells out scope, limits and our 24-hour cancellation policy.
- ✓ Need to add something later? Do it from your client portal.

Prices as of November 2026. Current prices always live at breatheeasyhomeinspections.com/before-you-book.

OUR LIMITS

No inspection finds everything. *Including ours.*

We'd rather you hear it from us now, in plain language, than find it later in the fine print.

A home inspection is visual.

We inspect what we can see and safely reach. We don't open walls, pull up flooring, move the seller's furniture or stored belongings, or take anything apart. What's hidden behind them stays hidden from us too, and the report will say where access was blocked.

We're generalists, on purpose.

A home inspector looks at the whole house. A roofer, plumber, electrician or HVAC tech goes deep on one system. When something needs that depth, we'll say "further evaluation" and tell you exactly why, so you know who to call and what to ask.

A snapshot, not a forecast.

The report tells you how the house is doing the day we're there. We can't predict when a working water heater will quit, and we won't pretend to.

Things we leave alone.

- Shutoff valves: we locate them, we don't operate them
- Unplugged appliances: we note them, we don't plug them in
- Repair prices: contractors set those, not us

What we promise instead: we'll look hard, report honestly, explain it in plain language, and stay reachable after the report lands.

★ ★ ★ ★ ★

"It is also nice to have someone with such a calm demeanor during something so stressful, Breathe Easy is a fitting name for the company and its services."

Cameron P., Google review · Read every review on our Google Business Profile

QUESTIONS TO ASK

Ask any inspector these. *Including us.*

Use this list with every inspector you're considering. Whoever you hire, you'll hire them knowing what you're getting.

Are you licensed in Arizona?

Arizona certifies home inspectors through the Board of Technical Registration, and you can look anyone up on the Board's website.

Ours: Konnor is Arizona BTR #72416.

How long will you be at the house?

Time on site is where thoroughness comes from. Ask for a real number for a house like yours.

Ours: 3.5 to 4 hours for a typical home. About 3 for a condo.

Can I see a sample report?

The report is the product. A sample tells you more than any sales pitch.

Ours: On our Before You Book page now, from real inspections with the client's details removed.

How are findings organized?

A long list with no priorities leaves you to sort it out on deadline.

Ours: Ranked by severity, with a summary up front.

When do I get the report?

Your inspection period started the day your offer was accepted.

Ours: Same day for the home inspection and sewer scope.

Can I be there?

Seeing findings in person is the fastest way to understand them.

Ours: Yes. Come for the end and we'll walk it with you. Come for the whole thing if you like.

Do you use thermal imaging?

It catches what a flashlight can't, like moisture behind drywall.

Ours: On every home inspection, at no extra cost.

Who does the add-on testing?

It's worth knowing who's coming to the house, and who answers your questions about the results.

Ours: Our own team, with two partners: Sprk Pro turns our solar inspection into the report, and a licensed pest company handles termite.

What happens when I have questions after the report?

The questions start when you sit down to write the BINSR, often late at night.

Ours: Ask Report Chat any hour, or call us.

Do you give repair estimates?

An inspector's guess at a repair price can steer a negotiation the wrong way.

Ours: No. We tell you what it is and who to call. Contractors price the repairs.

READY WHEN YOU ARE

Every question, answered. *Now breathe easy.*

Book online any time. No phone call required, and you'll see your exact price before anything is scheduled.

breatheeasyhomeinspections.com/schedule

(480) 637-3855 · breatheeasyinspectionsaz@gmail.com

BREATHE EASY HOME INSPECTIONS
GILBERT, ARIZONA
YOUR HOME · YOUR HEALTH · OUR PRIORITY

Still have a question? Then we missed something. Call us and we'll add it.
Arizona BTR #72416 · Prices as of November 2026