

Summit Ridge Home Inspections

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NO COVER PHOTO

PREPARED FOR

Jennifer & David Park

PROPERTY

4218 N Marshall Way,
Scottsdale, AZ 85251

INSPECTION DATE

June 23, 2026

⚠ 7 deficiencies identified — see report for details

Dear Jennifer & David Park,

Thank you for trusting Summit Ridge Home Inspections with your home inspection. This report documents the condition of the property at the time of inspection and is intended to help you make a confident, informed decision.

Please review each section carefully. If you have any questions, don't hesitate to reach out.

Prepared by **Marcus Reed** · June 23, 2026

CLIENT
Jennifer & David Park

PROPERTY
4218 N Marshall Way, Scottsdale,
AZ 85251

DATE
June 23, 2026

⚠ 7 deficiencies identified — see highlighted items below

PROPERTY OVERVIEW

Address Verification

Property Occupied Vacant Address Confirmed Yes Visible from Street

Address verified at front of property and on mailbox. Home was vacant during inspection — utilities active for testing.

Weather & Conditions

Weather: Clear Temperature 60 80 F Ground Conditions Dry

Clear skies, ~72°F at start of inspection. Ground dry. No weather impediments to inspection.

Exterior / Front of Property

GOOD

Garage: Attached Stories 2 Stories Property Type Single Family

Here are some key areas to check on the exterior/front of the property: - **Foundation**: Look for any visible cracks or signs of settling. Ensure drainage is directed away from the foundation. - **Siding**: Check the condition of the siding material (vinyl, wood, stucco, etc.) for any damage, rot, or mold. - **Roof**: Inspect the roof for missing shingles, curled edges, or debris. Worn or damaged flashing around chimneys or vents is worth noting too. - **Windows and Doors**: Verify that they open and close properly. Look for any cracking or peeling paint around frames that could indicate moisture issues. - **Porch/Deck**: Check for stability, exposed fasteners, or signs of rot in the wood. Ensure railings are secure. - **Driveway/Walkway**: Look for cracks or uneven surfaces that could be a tripping hazard. If you spot anything that seems concerning, it might be a good idea to recommend a qualified specialist for further evaluation. Happy inspecting!

ROOF

General

GOOD

Roof Style Hip Number of Layers 1 Layer

Hip roof, single layer of tile. Walked perimeter and inspected from ladder; did not walk roof surface due to slope and tile fragility.

Drainage Systems

FAIR

Gutters: Aluminum Downspouts Improper Termination

Aluminum gutters and downspouts. Two downspouts terminate at grade without splash blocks or extensions, directing water toward the foundation on the east side.

MINOR Add downspout extensions or splash blocks at east-side terminations to direct runoff away from foundation.

Coverings

FAIR

Material: Tile Condition: Fair

Concrete tile roof, approximately 14 years old. Several cracked tiles on the south slope and minor displacement near the ridge. Underlayment expected to be near end of service life — recommend evaluation by a licensed roofer within 12 months.

MINOR Three cracked roof tiles observed on south slope near chimney. Recommend replacement to prevent water intrusion.

MAJOR Underlayment age (~14 yrs) approaching typical end of service life. Plan for re-roof within 3-5 years.

Flashings

GOOD

Material: Aluminum Condition: Satisfactory

Flashings at chimney, vents, and skylights properly installed and sealed. No visible separation or rust.

EXTERIOR

Exterior Doors

GOOD

Material: Fiberglass Condition: Satisfactory

Front door fiberglass, weatherstripping intact, deadbolt operational. Sliding glass door at rear operates smoothly with proper alignment.

Siding, Flashing & Trim

GOOD

Condition: Satisfactory Siding Material Stucco

Stucco exterior in serviceable condition. Hairline cosmetic cracks observed but no structural concern. No moisture intrusion or efflorescence noted.

Grading & Drainage

FAIR

Grading Needs Improvement Drainage Negative Grade Noted

Generally positive grading away from foundation, but east side shows slight negative grade where downspouts terminate (see roof drainage finding).

Walkways & Driveways

GOOD

Material: Concrete Condition: Satisfactory

Concrete driveway and walkways in good condition. Minor surface cracking, no significant heaving.

FOUNDATION

Foundation Walls

GOOD

Condition: Satisfactory

Visible interior walls show no significant settlement cracks, no door/window racking, no separation at corners. Foundation appears stable.

General

GOOD

Type: Slab Material: Poured Concrete

Slab-on-grade foundation, poured concrete. No exposed sections accessible for direct inspection; assessment based on interior wall and floor conditions.

ELECTRICAL

GFCI & AFCI

FAIR

GFCI Present Yes Functional AFCI Present No Recommend Install

GFCI protection present and tested functional in kitchen, bathrooms, and exterior outlets. AFCI breakers not present in bedroom circuits — recommend upgrade for fire safety.

SAFETY Bedroom circuits not protected by AFCI breakers. Modern code recommends AFCI for all bedroom circuits to prevent arc-fault fires. Upgrade recommended.

Main & Subpanels

GOOD

Condition: Satisfactory Panel Type: Circuit Breaker

Square D main panel, 200A, properly grounded. No double-tapped breakers, no signs of overheating or moisture. Panel labeled and organized. Several open slots available for future expansion.

Smoke & CO Detectors

FAIR

Smoke Detectors Yes All Locations CO Detectors None Recommend Install

Smoke detectors present in hallways and bedrooms. No CO detector observed — recommend installation given gas appliances on premises.

SAFETY No carbon monoxide detector installed. Required by code in homes with gas appliances. Install at minimum on the bedroom level.

Branch Wiring

GOOD

Wiring Type: Copper Condition: Satisfactory

Copper branch wiring throughout, modern Romex. Connections at sampled outlets and switches secure.

General

GOOD

Voltage: Both Amperage: 200 Amp

200A main service, 240V split-phase. Service entrance properly weather-headed.

PLUMBING

Drain, Waste & Vent

FAIR

Material: PVC Condition Slow Drain

PVC drain lines. Most fixtures drain properly. Master bathroom sink drains slowly — likely partial blockage in trap.

MINOR Slow drain at master bathroom sink. Recommend professional cleaning of trap and drain line.

Water Supply

GOOD

Material: Copper Condition: Satisfactory

Copper water supply lines, no visible corrosion or leaks. Pressure tested at multiple fixtures, within normal range.

General

GOOD

Sewage Public Sewer Water Source Public

Public water and public sewer service. Main shutoff located in garage, accessible.

Water Heater

GOOD

Type: Tankless Condition: Satisfactory

Gas tankless water heater, manufactured 2021. Combustion air clearance adequate. Properly vented through roof.

HVAC

Cooling Coverage

GOOD

Coverage All Areas

Cooling coverage to all primary living areas verified. Adequate airflow at all registers tested.

Cooling Equipment

GOOD

Type Central Air Condition: Satisfactory

Central AC, 3-ton condenser, manufactured 2020. Cooling tested with 18°F temperature differential at supply vs return — within normal range. No unusual sounds during operation.

Heating Equipment

GOOD

Type Forced Air Condition: Satisfactory Energy Source Natural Gas

Forced-air gas furnace, 80% efficiency, manufactured 2020. Operated normally during inspection. Filter recently changed.

INTERIOR

Walls & Ceilings

GOOD

Material: Drywall Condition: Satisfactory

Drywall throughout. Some hairline settlement cracks above doorways — typical for a home of this age. No water staining or mold observed.

Floors

GOOD

Material: Tile Material: Carpet Material: Hardwood Condition: Satisfactory

Engineered hardwood throughout main floor, tile in wet areas, carpet in bedrooms. All in good condition.

Stairs & Railings

GOOD

Condition: Satisfactory

Single staircase from main floor to upper level. Treads sound, handrail securely fastened, baluster spacing meets code.

General

GOOD

Occupancy: Vacant In Attendance Listing Agent

Home was vacant during inspection. Listing agent present. All rooms accessible.

Windows

FAIR

Type: Vinyl Type Double Pane Condition Failed Seals

Double-pane vinyl windows throughout. Two windows in living room show failed seals (visible condensation between panes).

MINOR

Two living-room windows show failed seals (condensation between panes). Insulating value reduced. Replacement is cosmetic/efficiency, not structural.

ATTIC

General

GOOD

Present: Yes Access Pull Down Stairs Inspection Method Head Shoulders

Attic accessed via pull-down stairs in upstairs hallway. Walked perimeter on framing — head-and-shoulders inspection of remainder.

Insulation

GOOD

Coverage: Adequate Type Blown Fiberglass

Blown fiberglass insulation, R-30 estimated. Coverage even, no obvious thin spots.

Ventilation

GOOD

Type Ridge Vent Type Soffit Vents Condition: Adequate

Ridge vent and soffit vents combine for proper passive ventilation. No moisture staining on rafters or sheathing.

INSPECTOR
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SIGNATURE

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