

3.2.2 Walls & Ceilings

DRYWALL - MINOR DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did Resolved

A professional cleaned and repaired the window sills prior to repainting.

What the independent inspector noted:

There is some typical damage in the drywall. This does not impact the livability of the home and can be repaired at your discretion.



Original Photo
Primary Bedroom



Original Photo
Primary Bedroom



Original Photo
Family Room



3.5.1 Doors and Closets

DOOR MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

 Resolved

A professional installed the sliding bedroom closet doors that were not installed.

What the independent inspector noted:

The door is not installed.



Original Photo
Bedroom 3



Original Photo
Bedroom 2



3.5.2 Doors and Closets

SCREEN DOOR DAMAGED

LIVING ROOM

[Hire a pro](#)

Not Resolved

We removed the broken screen door and placed it in the garage. The next may wish to hire a handyman to see if it can be repaired and resealed.

What the independent inspector noted:

The screen door is damaged or inoperable. Recommend repair.

3.9.1 Smoke Alarms

NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

SEE PHOTOS FOR LOCATIONS

Resolved

What Opendoor did

A professional replaced all the aged or weak sounding smoke detectors in this home.

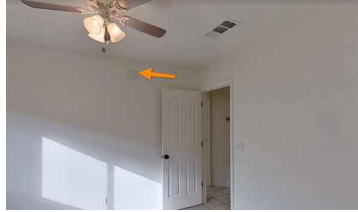
What the independent inspector noted:

Opendoor standards issue

There are not smoke alarms found in all the current recommended areas or the alarms are inoperable in some locations. Recommend adding additional smoke alarms per the current standards.



Original Photo
Bedroom 2



4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional repaired the damaged trim along the garage door.

What the independent inspector noted:

Opendoor standards issue

The garage door weatherstripping or trim is missing or damaged. Recommend repair or replacement.



Original Photo

5.4.1 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

Apologies for the poor quality after-photos, but a professional cleaned, sanded, caulked and painted the fascia where the inspector noted to help seal it.

What the independent inspector noted:

The fascia, eaves, and soffit are in need of typical maintenance. Observations include peeling paint and separation of attachment hardware.



Original Photo
Side of the house



Original Photo
Side of the house





Original Photo
Side of the house



5.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

 Resolved

SEVERAL LOCATIONS

What Opendoor did

A professional trimmed back the plants that grew too near the home or overhung the roof.

What the independent inspector noted:

There is vegetation that is overhanging the roof or against the siding. Vegetation can damage the siding and/or roofing material and create an easy way for pests to enter the home. Recommend trimming the vegetation that is in contact or proximity to home.



Original Photo
Back Side of the house





Original Photo
Front Side of the house



7.3.1 Shower and Tub Plumbing

SHOWER DIVERTER WORKING IMPROPERLY

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional fixed the diverters in both bathtubs and tested to make sure they're working properly.

What the independent inspector noted:

Opendoor standards issue

The shower diverter is not properly transferring water between the water fixtures in the shower/tub. This will result in a loss of water flow to the shower head. Recommend repair.



Original Photo
Bathroom 2





Original Photo
Primary Bathroom



7.3.2 Shower and Tub Plumbing

SHOWER HEAD DAMAGED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the missing shower head.

 Resolved

What the independent inspector noted:

Opendoor standards issue

The shower head is damaged. Recommend replace.



Original Photo
Bathroom 2



7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS

 Resolved

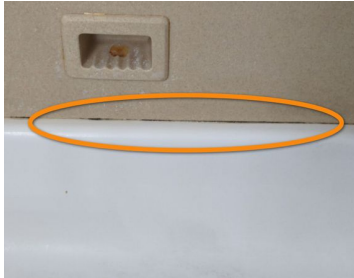
What Opendoor did

A professional applied a fresh bead of caulking to the primary bathroom's tub to help seal it.

What the independent inspector noted:

Opendoor standards issue

There are open joints observed in the shower walls or base. Recommend repairing with caulk or grout to help prevent water penetration to the underlying materials. Unable to determine condition of underlying materials.



Original Photo
Primary Bathroom

7.5.1 Bath Tubs

DRAIN STOPPER INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

We provided this tub with a universal rubber stopper as an temporary solution. The next owner may want to hire a qualified plumbed to repair or replace the stopper mechanism.

What the independent inspector noted:

The drain stopper is inoperable or does not seal properly.



Original Photo
Primary Bathroom

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional wrapped insulation around these line per the inspector's findings.

What the independent inspector noted:

There are uninsulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent condensation.



Original Photo

Front Side of the house

MISSING KNOCK OUTS

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional installed covers where the knockouts were missing.

What the independent inspector noted:

Opendoor standards issue

There are missing knockouts in the main or sub electrical panel. Recommend repair.



Original Photo
Panel

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)



We recommend that the next owner hire a qualified electrician to install a GFCI plug on this laundry room circuit for safety.

What the independent inspector noted:

Opendoor standards issue

The outlets in the following locations do not meet with the current GFCI standards. GFCI protected receptacles may not have been required when the house was built. Consider upgrading the existing outlets to GFCI's outlets.

8.7.1 Lights and Switches Condition

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS

[What Opendoor did](#)



A professional replaced all burned-out light bulbs in the fixtures and ceiling fans.

What the independent inspector noted:

Opendoor standards issue

There is a light fixture or bulb that is inoperable. Replace the bulb and test or repair as needed.



Original Photo
Bedroom 3



Original Photo
Bathroom 2



8.7.2 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the light fixture in the hallway, but left the bare bulb fixture in the garage as it's height and placement make it less likely to be bumped or damaged.

 Resolved

What the independent inspector noted:

Opendoor standards issue

There is a light fixture missing the cover. Recommend repair.



Original Photo
Hallway



8.7.3 Lights and Switches Condition

SPEAKER

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional secured the in-ceiling speaker to the ceiling in the living room where a gap had formed.

What the independent inspector noted:

The speaker is falling out of the ceiling. Recommend repair.



Original Photo
Living Room



8.8.1 Receptacles Condition

ARCING PRESENT IN OUTLET

SEE PHOTOS FOR LOCATIONS

 Resolved

 Resolved

What Opendoor did

A professional replaced the outlet that showed signs of arcing with a new one.

What the independent inspector noted:

Opendoor standards issue

There are signs of arcing observed. Recommend an electrician evaluate and correct.

8.8.2 Receptacles Condition

WEATHER RATED OUTLET COVER

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed this outlet in a new, weather rated box for safety.

What the independent inspector noted:

Opendoor standards issue

The exterior outlet is not protected from the elements. The inspector recommends replacement with a weather rated cover that covers the outlet, even when it is in use.



Original Photo
Back Side of the house

8.8.3 Receptacles Condition

OBJECT STUCK IN OUTLET

SEE PHOTOS FOR LOCATIONS

Resolved

Resolved

What Opendoor did

A professional replaced the outlet that had something stuck inside it.

What the independent inspector noted:

Opendoor standards issue

There is a foreign object stuck in the outlet. Unable to test. Recommend removing or replace.

8.8.4 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Missing, Broken

What Opendoor did

A professional replaced all missing or broken outlet plate covers.



What the independent inspector noted:

Opendoor standards issue

The inspector recommends to replace the outlet cover to avoid contact with electrical components.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

Hire a pro

We recommend that the next owner hire a qualified HVAC company to do a basic servicing of this unit, checking for probably electrical readings, a clean system, and good temperature differentials at the intake and output grilles.



What the independent inspector noted:

The last service date is over one year ago or is unable to be determined. The unit may be operating properly from controls but there are areas which cannot be seen without specialized equipment, removing covered areas, and/or invasive examination. Recommend consulting the owner for recent service or repair records and/or have an HVAC specialist service the unit.

10.2.1 Tile roof

CRACKED/CHIPPED/DAMAGED TILES

ROOF



Hire a pro

We recommend that the next owner hire a qualified roofer to replace any cracked or damaged tiles and reseal them securely.

What the independent inspector noted:

Opendoor standards issue

There are tiles that are cracked, damaged, or broken. Recommend a roofer evaluate and repair.

10.2.2 Tile roof

LOOSE TILES

ROOF

Hire a pro

 Not Resolved

We recommend that the next owner hire a qualified roofer to reseal any loose tiles to help prevent moisture intrusion.

What the independent inspector noted:

Opendoor standards issue

Loose tiles are observed. Recommend having the tiles replaced and secured to properly protect the underlayment beneath.

10.3.2 Flat roof

REMOVE EXISTING DEBRIS

ROOF

What Opendoor did

 Resolved

A professional cleaned the debris from this flat roof near the scuppers to aid in good water drainage.

What the independent inspector noted:

Opendoor standards issue

Recommend removing debris from the surface of the roofing to improve drainage, reduce the risk of leaks, and early roof wear.

12.3.1 Bathroom Ventilation

BATH FAN INOPERABLE

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional replaced the broken ventilation fan in this bathroom.

What the independent inspector noted:

Opendoor standards issue

The bath fan is inoperable. Recommend replacing in order to provide proper ventilation.



Original Photo
Primary Bathroom