

1.1.1 Property Notes and Limitations

PET ODOR/STAINING

ALL LOCATIONS

What Opendoor did:



A professional removed and replaced the carpet and pad in the rooms with new, and repainted the interior of the home.

What the independent inspector noted: There is excessive pet odor and staining observed on the property. This may require professional cleaning and/or replacement of materials to eliminate the odor. Recommend further evaluation and repair as needed.



2.2.1 Dishwasher

NO HIGH LOOP

KITCHEN



What Opendoor did

A professional attached the drain hose under the sink to create a high loop, per the inspector's recommendation.

What the independent inspector noted:

There is no visible high loop observed at the dishwasher drain line. Current standards require the installation of an air gap. The high loop helps to prevent drainage from the sink and into the dishwasher or the creation of a vacuum from the waste lines. Recommend repair.

Learn more about it on our blog: dwellinspectaz.com/dwell-inspect-arizona-blog/what-is-a-dishwasher-high-loop-and-why-do-i-need-one

and on our YouTube channel: https://youtu.be/qMz1R_-STsY

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET



What Opendoor did

A professional installed a bracket to secure the oven to the floor to prevent tipping.

What the independent inspector noted:

Opendoor standards issue

The anti-tip bracket is missing from range installation. It provides protection when excess force or weight is applied to an open oven door. Recommend repair.

Learn more about it on our blog: dwellinspectaz.com/dwell-inspect-arizona-blog/what-is-a-dishwasher-high-loop-and-why-do-i-need-one/what-is-an-anti-tip-bracket-and-why-do-i-need-one

YouTube channel: <https://youtu.be/bL6zgQmHFSE>

3.2.1 Walls & Ceilings

DAMAGE NEAR WATER HEATER



What Opendoor did:

A professional looked this over and confirmed that there is not an active leak. They patched and painted this area.

What the independent inspector noted: There is patching, repair, or damage observed near the water heater. This is most likely a result of a previously failed appliance. Unable to determine the condition of the underlying material. Recommend repair.

3.3.1 Windows

FAILED WINDOW SEALS - RUBBER GASKET



SIDE OF THE HOUSE

What Opendoor did

A professional repaired the rubber gasket around this window.

What the independent inspector noted: The rubber gasket of the window seal is failed or sagging. Recommend further evaluation of all windows and repair or replace as needed.



3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the cabinet bases where they were damaged beyond repair and ensured that all of the leaks causing this damage was resolved..

What the independent inspector noted: Opendoor standards issue

There is damage observed underneath the sink that is consistent with material storage or a previous plumbing leaking. Unable to determine the condition of the underlying material. Recommend repair as needed.

3.9.1 Ceiling Fans

STRANGE NOISE IN THE FAN



PRIMARY BEDROOM

What Opendoor did

A professional adjusted/balanced the fan blades and ensure that this fixture was working properly.

What the independent inspector noted: The ceiling fan makes an irregular noise. Recommend repair or replace.

DOOR SPRING IS LOOSE, DOOR FALLS CLOSED



What Opendoor did:

A professional repaired the garage door & spring and tested the door and opener for proper function.

What the independent inspector noted: Opendoor standards issue

The overhead garage door spring is loose/damaged and the door falls closed. Re-tensioning/Replacing the spring is dangerous and should only be performed by a professional.

MAINTENANCE NEEDED



What Opendoor did:

A professional scraped and painted the areas that were in need of repair.

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.

STUCCO CRACKS - TYPICAL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional patched all small stucco cracks they could find on the noted exterior walls and painted them to match the rest of the home's exterior.

What the independent inspector noted: There are cracks in the stucco. This is typical for this type of material. Repair as needed.

GAP IN THE SIDING OR TRIM

GARAGE



Original Findings:

There is a gap in the siding or trim. The inspector is unable to determine the condition of the underlying material. Sealing is recommended to help prevent water penetration.

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE**What Opendoor did**

A professional trimmed the vegetation away from the structure to help mitigate moisture damage.

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.

NO CATCH PAN/DRAIN LINE INSTALLED

GARAGE

What Opendoor did:

A professional drained the water heater, installed a catch pan, refilled the water heater and tested for proper function. They also installed a new TPR

What the independent inspector noted: There is not a catch pan drain and/or drain line installed at the water heater. Consider installing a catch pan and/or drain line and extending it to the exterior of the home. This would help prevent damage to the drywall and personal belongings if the water heater was ever to leak.

TPR EXTENSION MATERIAL IMPROPER

GARAGE

What Opendoor did

A professional installed a new Temperature/Pressure Relief (TPR) drain line for safe water heater operation.

What the independent inspector noted: The TPR valve drain line may be plumbed improperly. The inspector was unable to identify the TPR valve drain line material. The TPR drain should be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt. Determining the material of the discharge pipe would require the services of a qualified plumbing contractor.

DRAIN STOPPER MISSING/INOPERABLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did:

A professional installed new drain stopper(s) and ensured they work appropriately.

What the independent inspector noted: Opendoor standards issue

The drain stopper is missing/inoperable.

7.2.2 Sinks, Fixtures, Faucets, and Valves

FAUCET INOPERABLE

KITCHEN



What Opendoor did:

A professional installed a new faucet and ensures it functions properly.

What the independent inspector noted: Opendoor standards issue

The faucet is inoperable. Unable to test the supply and drain plumbing. Recommend repair and verification of operation.

7.3.1 Shower and Tub Plumbing

TUB SPOUT LOOSE

HALLWAY BATHROOM



What Opendoor did

A professional tightened the tub spout and sealed around it with silicone.

What the independent inspector noted: Opendoor standards issue

The tub spout is loose in the wall or the surface of the tub. Recommend repair and sealing to help prevent moisture intrusion.

7.3.2 Shower and Tub Plumbing

FIXTURE LOOSE

HALLWAY BATHROOM



What Opendoor did

A professional tightened the shower fixtures and sealed around the edges with silicone.

What the independent inspector noted: Opendoor standards issue

The shower fixtures are loose. Recommend repair.

ADD CAULK OR GROUT

PRIMARY BATHROOM SHOWER



What Opendoor did

A professional removed the old caulking, prepped the area and applied a new bead of sealant.

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.

LEAKING SHOWER DOOR

PRIMARY BATHROOM



What Opendoor did

A professional prepped and re-caulked these areas.

What the independent inspector noted: Opendoor standards issue

There is evidence of leaking observed. Recommend resealing the enclosure to prevent further leaking.

SUSPECTED MOLD GROWTH

PRIMARY BATHROOM



What Opendoor did

We had all the old mildewed caulking from the primary bath's shower scraped out, cleaned, and applied a fresh bead. The bathroom was also thoroughly cleaned, including the shower, prior to the home being listed for sale.

What the independent inspector noted:

There are some indications of suspected mold growth found. This is made evident by the stains found on the caulking material. Recommend testing and proper cleaning or removal if needed.

GROUT/CAULK REPAIR

PRIMARY BATHROOM



What Opendoor did

A professional prepped and re-caulked these areas with silicone.

What the independent inspector noted: Opendoor standards issue

The bath tub is in need of caulk grout repair to help prevent water penetration to the underlying materials. Unable to determine condition of underlying materials.

7.5.2 Bath Tubs

SLOW DRAIN

PRIMARY BATHROOM

What Opendoor did



A professional cleared the drains and ensured proper function.

What the independent inspector noted: The tub drains slow. Recommend repair.

7.5.3 Bath Tubs

SUSPECTED MOLD GROWTH

What Opendoor did



A professional prepped, cleaned and re-caulked these areas with silicone.

What the independent inspector noted: There are some indications of suspected mold growth found. This is made evident by the stains found on the caulking material. Recommend testing and proper cleaning or removal if needed.

7.9.1 Supply Plumbing

MISSING/BROKEN HANDLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional replaced this valve with a new one.

What the independent inspector noted: Opendoor standards issue

There is a missing/broken handle on the hose bib.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

LAUNDRY ROOM



What Opendoor did:

A professional installed a new GFCI outlet in the laundry room where needed.

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.

8.6.2 Ground Fault Circuit Interrupters

GFCI DOES NOT RESET OR IS TRIPPED

SEE PHOTOS FOR LOCATIONS



What Opendoor did:

A professional installed a new GFCI in this location.

What the independent inspector noted: Opendoor standards issue

The GFCI electrical outlet is found tripped and/or will not reset when tested. Recommend repair.

8.7.1 Lights and Switches Condition

LIGHT BULB AND/OR FIXTURE INOPERABLE

PRIMARY BATHROOM



What Opendoor did

A professional replaced all of the burnt out light bulbs throughout the home with new.

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.

8.8.1 Receptacles Condition

OUTLET INOPERABLE

KITCHEN



What Opendoor did

A professional replaced the outlet(s) with new and ensured proper function.

What the independent inspector noted: span style="background-color: #1c85e8; padding: 3px 6px; font-weight: bold; font-size: .85em; color: #ffffff; border-radius: 6px;">Opendoor standards issue

There is an outlet that is inoperable when tested. Recommend further evaluation of the outlets in this location and repair as needed.

8.8.2 Receptacles Condition

BROKEN OUTLET

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the broken outlet(s) and cover plates with new.

What the independent inspector noted: Opendoor standards issue

The outlet is broken or damaged. Recommend repair.



9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

What Opendoor did:

A professional serviced the HVAC unit(s) and ensured proper function.

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.



9.2.2 HVAC Inspection

CONDENSER/HEAT PUMP UNIT IS NOISY

SIDE OF THE HOUSE



What Opendoor did:

A professional performed a General HVAC system Service including: cleaning condenser and evaporator coils, clearing condensate drain line with air/nitrogen, check temp splits, check refrigerant levels if temp splits are not within specs, check thermostat, check amp draws and confirm they are within manufacturer specifications - Overall condition of the unit should ensure proper temp splits.

What the independent inspector noted: The condenser unit is noisy. This can indicate service is required, worn, and/or aging material. Recommend further evaluation and repair as needed.

9.3.1 Heat Distribution System Condition

RUST OBSERVED IN HVAC

GARAGE



What Opendoor did

A professional serviced the HVAC system and did not note any current leaks in the system.

What the independent inspector noted: There is rust observed in the HVAC. This is an indication of moisture exposure and/or condensation. Unable to determine the condition of the underlying material. Recommend further evaluation and repair as needed.

9.4.1 Filters

AIR FILTERS ARE DIRTY

GARAGE



What Opendoor did

We had brand new filters installed at the furnace/AC fan.

What the independent inspector noted:

Opendoor standards issue

The air filter is dirty. Recommend replacing the filter and consider having the unit checked for cleanliness.

10.2.2 Tile roof

CRACKED/CHIPPED/DAMAGED TILES



What Opendoor did:

A professional replaced the broken/damaged roof tile with new.

What the independent inspector noted: Opendoor standards issue

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

10.2.3 Tile roof

SLIPPED TILES



What Opendoor did:

A professional repositioned and secured the slipped roof tile(s).

What the independent inspector noted: Opendoor standards issue

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

11.1.1 Foundation & Floor Condition

COMMON SPALLING/DETERIORATION AT STEMWALL



SIDE OF THE HOUSE

What Opendoor did:

A professional prepped this area, patched it with a fortified cement and painted it to match the existing color/finish.

What the independent inspector noted: Opendoor standards issue

There is concrete spalling and/or deterioration of the stemwall observed. Recommend having the area sealed to prevent further wear. The area should also be monitored for ponding water and addressed as needed.

11.1.3 Foundation & Floor Condition

CRACKING - SETTLING



SEE PHOTOS FOR LOCATIONS

What Opendoor did:

A professional prepped this area, patched it with a fortified cement patch and painted it to match the homes existing finish.

What the independent inspector noted: There is some minor settling cracking observed. Recommend monitoring and consultation with qualified contractor should condition worsen.

LINT BUILDUP AT DRYER VENT



What Opendoor did:

A professional cleaned the dryer duct to ensure the proper function of your dryer.

What the independent inspector noted: Opendoor standards issue

Lint buildup is observed at the exterior dryer vent exhaust. This can create a fire hazard. Having the vent flue professionally cleaned and/or repaired is recommended.
