

2.2.1 Dishwasher

DISHWASHER NOT TESTED - WATER SERVICE OFF



What Opendoor did

A professional confirmed the dishwasher worked after restoring the water service.

What the independent inspector noted:

The water service and/or electrical service is off at time of the inspection. Unable to determine the condition of the system and/or the function of plumbing fixtures. The unit has not been tested.

Recommendation

Contact a qualified professional.



2.3.1 Oven Condition

MISSING ANTI TIP BRACKET



What Opendoor did

A professional installed an anti-tip bracket on the new range that they installed.

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>

Recommendation
Contact a qualified professional.

2.4.1 Range Condition

BURNER NOT WORKING



What Opendoor did

A professional replaced the range with a brand new one.

What the independent inspector noted:

Opendoor standards issue

The burner(s) did not operate properly when tested. Recommend repair.

Recommendation
Contact a qualified appliance repair professional.

2.4.2 Range Condition

CONTROL KNOB MISSING



KITCHEN

What Opendoor did

A professional replaced this range with a brand new one.

What the independent inspector noted:

Opendoor standards issue

The cook top is missing temperature control knob(s). Recommend repair or replace.

Recommendation
Contact a qualified appliance repair professional.

3.2.3 Walls & Ceilings

DRYWALL - EXTENSIVE DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired the hole in the drywall between the garage and the house.

What the independent inspector noted:

Opendoor standards issue

There is extensive damage observed in the drywall. Recommend repair.

Recommendation
Contact a qualified professional.

WOOD PANELING LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the paneling while prepping to paint the interior of the home.

What the independent inspector noted:

There are sections of wood paneling that are loose. Recommend repair or securing.

Recommendation

Contact a qualified professional.

BROKEN GLASS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this window with new.

What the independent inspector noted:

There are broken or cracked window panes. Recommend repair.

Recommendation

Contact a qualified window repair/installation contractor.

EGRESS - KEYED LOCKS OR BARS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed these security bars.

What the independent inspector noted:

Opendoor standards issue

There are keyed locks or security bars at one or more windows. This may present an egress concern in the event of an emergency. Recommend removing obstacles for egress.

Recommendation

Contact a qualified professional.

CABINETS - COMMON MOISTURE DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired these cabinet bases to look like new.

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.

Recommendation

Contact a qualified professional.

DOOR MISSING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the missing doors before painting the interior of the home.

What the independent inspector noted:

The door is not installed.

Recommendation

Contact a qualified professional.

DAMAGED DOORS



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the missing doors before painting the interior of the home.

What the independent inspector noted:

The door is damaged. Recommend repair.

Recommendation

Contact a qualified professional.

REPLACE/ADD DOOR STOPPERS



MOST LOCATIONS

What Opendoor did

A professional added door stops as needed throughout the home.

What the independent inspector noted:

Replace or add missing door stoppers to prevent damage to the drywall.

Recommendation

Contact a qualified professional.

3.9.1 Ceiling Fans

FAN WOBBLING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional balanced this fixture to alleviate the wobbling & noise.



What the independent inspector noted:

The ceiling fan is functional at the time of inspection but some wobbling is noticed. Recommend balancing or repair/replacing if needed.

Recommendation

Contact a qualified professional.

3.9.2 Ceiling Fans

STRANGE NOISE IN THE FAN

PRIMARY BEDROOM

What Opendoor did

A professional balanced this fixture to alleviate the wobbling & noise.



What the independent inspector noted:

The ceiling fan makes an irregular noise. Recommend repair or replace.

Recommendation

Contact a qualified professional.

3.10.1 Door Bell

PUSH BUTTON DAMAGED

FRONT SIDE OF THE HOUSE



What Opendoor did

A professional installed a new wireless doorbell and button.

What the independent inspector noted:

The exterior push button is missing or damaged.

Recommendation

Contact a qualified professional.

4.2.1 Garage Door Inspection

GARAGE DOOR NOT OPENING/CLOSING PROPERLY

 Resolved

What Opendoor did

A professional repaired the garage door and track to ensure that it operates as it should.

What the independent inspector noted:

Opendoor standards issue

Using the automatic opener, the opener responded but the door would not open or close correctly. Recommend further evaluation and repair as needed.

Recommendation

Contact a qualified professional.

4.3.1 Fire Separation

DAMAGED DOOR

GARAGE

 Resolved

What Opendoor did

A professional replaced the door slab with a 6 panel steel door as well as the trim around the door.

What the independent inspector noted:

Opendoor standards issue

There is damage or alterations made to the fire rated door. Recommend replace.

Recommendation

Contact a qualified professional.

5.2.1 Exterior Door

IMPROVE WEATHER STRIPPING

GARAGE

 Not Resolved

Hire a pro

We recommend that the next owner consider hiring a qualified handyman to help make the necessary repairs to the garage door weatherstripping here to help create a good seal against the elements and pests.

What the independent inspector noted:

The weather stripping is damaged or missing around the door or there is a gap present and the door does not seal properly. Recommend repair.

Recommendation

Contact a qualified professional.

5.2.2 Exterior Door

DAMAGED DOORS

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional replaced this sliding glass door with a new one.

What the independent inspector noted:

The door is damaged. Recommend repair.

Recommendation

Contact a qualified professional.

5.3.1 Grading and Drainage

EROSION OBSERVED

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional was able to regrade and add soil as needed to help with some of the erosion on this property.

What the independent inspector noted:

There is erosion observed. Recommend eroded areas be back filled and erosion control measures be installed to prevent further erosion.

Recommendation

Contact a qualified landscaping contractor

5.5.2 Siding

DAMAGED STUCCO

A FEW LOCATIONS



What Opendoor did

A professional repaired these areas and touched up the paint.

What the independent inspector noted:

There is damaged stucco finish observed. Recommend repair.

Recommendation

Contact a qualified professional.

5.5.3 Siding

REPAIRS TO THE SIDING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped and painted these areas.



What the independent inspector noted:

There are some indications of repairs observed in the siding. Unable to determine the cause or condition of the underlying material. Recommend consulting the owner for additional information and or further evaluation of the area.

Recommendation

Contact a qualified professional.

6.5.1 Gas Flue and Venting Condition

INSUFFICIENT AIR SUPPLY AT GAS WATER HEATER

What Opendoor did

The water heater in this home sits in a nook in the garage, which should supply adequate air supply for combustion, even with doors closed. The next owner, however, may desire to consult with a qualified specialist to see if they would also recommend installing some kind of vent to the outside from the garage for this purpose.



What the independent inspector noted:

There are no air vents or the air supply may be restricted for the gas water heater. Recommend further evaluation and repair as needed.

Recommendation

Contact a qualified professional.

7.2.1 Sinks, Fixtures, Faucets, and Valves

FAUCET LEAKING

PRIMARY BATHROOM



What Opendoor did

A professional replaced the thread sealant on this fixture and ensured that it didn't leak.

What the independent inspector noted:

Opendoor standards issue

The faucet is leaking. Recommend repair.

Recommendation

Contact a qualified professional.

7.2.2 Sinks, Fixtures, Faucets, and Valves

DRAIN STOPPER MISSING/INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional adjusted the stoppers so that they work as they should.

What the independent inspector noted:

Opendoor standards issue

The drain stopper is missing/inoperable.

Recommendation

Recommended DIY Project

7.3.1 Shower and Tub Plumbing

SHOWER DIVERTER WORKING IMPROPERLY

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the diverter so that it operates as it should.

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.

Recommendation

Contact a qualified professional.

7.6.1 Toilets

CAULKING



What Opendoor did

A professional re-caulked the base of these toilets.

What the independent inspector noted:

Deteriorated caulking at toilet. Recommend repair.

Recommendation

Contact a qualified professional.

7.6.2 Toilets

BROKEN TOILET SEAT

What Opendoor did

A professional replaced this toilet seat.



What the independent inspector noted:

The toilet seat is broken. Recommend replacement.

Recommendation

Contact a qualified professional.

7.9.1 Supply Plumbing

UNPROFESSIONAL INSTALLATION

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional removed this plumbing line.



What the independent inspector noted:

There are indications of unprofessional installation in the plumbing material. Recommend further evaluation and repair.

Recommendation

Contact a qualified professional.

7.9.2 Supply Plumbing

HOSE BIB LEAKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced these hose bibs.

What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

Recommendation

Contact a qualified professional.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed a GFCI in this location.



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.

Recommendation

Contact a qualified professional.

8.7.1 Lights and Switches Condition

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced this microwave with a new range hood with light, and the light fixture in the garage was replaced with a new covered light fixture.



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.

Recommendation

Contact a qualified professional.

8.7.2 Lights and Switches Condition

MISSING



What Opendoor did

A professional installed a new ceiling fan in this location where there had been a missing fixture.

What the independent inspector noted:

The light is missing. Recommend installation of a light.

Recommendation

Contact a qualified professional.

8.8.1 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened these outlets and cover plates.



What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

Recommendation

Contact a qualified professional.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

What Opendoor did

A professional serviced the HVAC units on this home.

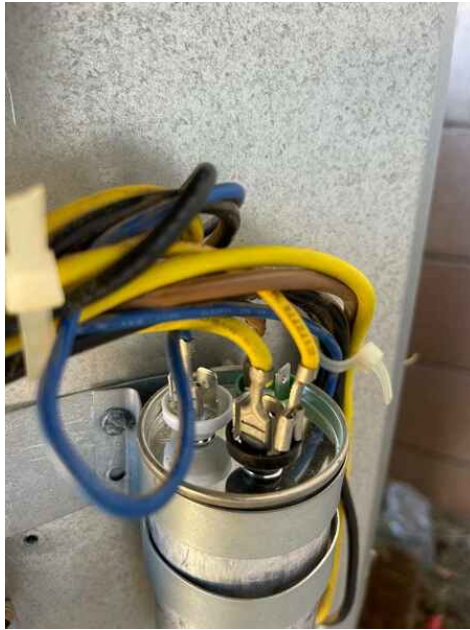


What the independent inspector noted:

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.

Recommendation

Contact a qualified professional.



9.4.1 Filters

AIR FILTERS ARE DIRTY

HALLWAY

What Opendoor did

 Resolved

A professional installed new air filters.

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.

Recommendation

Contact a qualified professional.

10.2.1 Tile roof

MORTAR CAP DAMAGE

ROOF

Hire a pro

 Not Resolved

We recommend that the next owner consider hiring a qualified roofer to make these simple repairs to the mortar caps on the roof using the appropriate patching compound.

What the independent inspector noted:

Opendoor standards issue

There are mortar ridge caps that are cracked. Recommend repair.

Recommendation

Contact a qualified professional.