

1.1.1 Property Notes and Limitations

HIDDEN AREA - DENSE VEGETATION

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional trimmed back the dense foliage and cleaned up the rest of the landscape as well.

What the independent inspector noted:

Some structural defects may be hidden behind dense foliage, vines, stored items, debris, or finishes and cannot be included with this inspection.

2.2.1 Dishwasher

NO HIGH LOOP**What Opendoor did**

A professional installed a high loop on the dishwasher drain.

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 an anti-tip bracket on this range.

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>

3.2.4 Walls & Ceilings

DRYWALL - EXTENSIVE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired these areas.

What the independent inspector noted:

Opendoor standards issue

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

3.3.1 Windows

WINDOW DOES NOT LATCH

SEVERAL LOCATIONS



What Opendoor did

A professional repaired the window latches and ensured that they work as they should.

What the independent inspector noted:

Opendoor standards issue

The window does not latch. Recommend repair.

3.3.3 Windows

ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional added a fresh bead of caulking to seal up the window in the back of the home.

What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.4.1 Counters/Cabinets

CABINETS - SIGNIFICANT MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this cabinet base with a new one after ensuring that there was not an active leak.

What the independent inspector noted:

Opendoor standards issue

There is significant damage observed in the cabinetry that is consistent with material storage or a previous plumbing leaking. Unable to determine the condition of the underlying material. Recommend further evaluation and repair.

3.5.1 Doors and Closets

MISSING HARDWARE



What Opendoor did

A professional installed floor guides for the closet doors in this bedroom.

What the independent inspector noted:

Opendoor standards issue

The door is missing hardware. Recommend repair.

3.5.2 Doors and Closets

REPLACE/ADD DOOR STOPPERS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed door stops throughout the home to help prevent damage.

What the independent inspector noted:

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

3.5.3 Doors and Closets

NO CLOSET DOOR

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional re-installed these doors before painting the interior of the home.

What the independent inspector noted:

The closet door is not installed.

4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

GARAGE



What Opendoor did

A professional repaired and touched up the paint on and around the weather stripping.

What the independent inspector noted:

Opendoor standards issue

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

5.2.1 Exterior Door

IMPROVE WEATHER STRIPPING



What Opendoor did

A professional installed new weather stripping on both of these doors.

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.

5.2.2 Exterior Door

DOOR FRAME IS DAMAGED/SPLIT



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this area and touched up the paint.

What the independent inspector noted:

The door frame is damaged or split. Recommend repair.

5.4.1 Eaves/Facia/Soffit

WATER STAIN/DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional ensured that there were no active leaks, prepped and touched up the paint in these areas.

What the independent inspector noted:

There is a water stain or indications of water damage observed. This is indicated by staining, peeling paint, or damaged material. The area is dry at the time of inspection. Unable to determine if the leaking is active and the condition of the underlying material. Recommend consulting the owner for repair records or further evaluation.

5.4.2 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired and painted these areas.

What the independent inspector noted:

There is moisture damage or wood rot observed at the eaves. Recommend further evaluation to determine the cause and repair.

5.4.4 Eaves/Facia/Soffit

MAINTENANCE NEEDED



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped and painted these areas

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.

5.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional took care of trimming back all of the overgrown vegetation and touching up the landscape of the entire property.

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.

5.9.5 Gates, Fencing, and Walls

COMMON SPALLING/DETERIORATION

SEE PHOTOS FOR LOCATIONS



Hire a pro

We recommend that the next owner contact a qualified walls/concrete specialist to patch and seal the noted areas of spalling to prevent any further erosion or water intrusion.

What the independent inspector noted:

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

5.10.3 Porch, Patio, Balcony, and Decks

MISSING METAL STAND-OFF



What Opendoor did

A professional removed the structurally unsound poolside arbor/pergola.

What the independent inspector noted:

The back deck has wooden posts that do not have a visible metal stand-off. Recommend repair.

7.2.1 Sinks, Fixtures, Faucets, and Valves

FLEX PLUMBING



What Opendoor did

A professional removed the flex line and installed the proper drain piping.

What the independent inspector noted:

Opendoor standards issue

There is flex plumbing observed. This material is subject to frequent clogging. Recommend replacing.

7.2.2 Sinks, Fixtures, Faucets, and Valves

CAULK MISSING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped and re-caulked around this sink.

What the independent inspector noted:

There is caulk missing between the sink and the countertop. Recommend resealing to prevent water intrusion.

7.3.1 Shower and Tub Plumbing

TUB/SHOWER SPOUT LEAKING



BATHROOM 2

What Opendoor did

A professional replaced the mixing cartridge to repair the leak at the tub diverter.

What the independent inspector noted:

The tub/shower spout is leaking at the time of inspection. Recommend plumber evaluate and repair.

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional prepped and re-caulked these areas.

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.

7.6.1 Toilets

TOILET RUNNING

PRIMARY BATHROOM



What Opendoor did

A professional installed a new flush kit and tested the toilet for proper function.

What the independent inspector noted:

The toilet continues to run after flushing. Recommend repair or replace the interior tank components.

7.6.2 Toilets

CLOGGED TOILET



What Opendoor did

A professional unclogged this toilet.

What the independent inspector noted:

The toilet is clogged. Recommend repair.

7.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional insulated these lines so that they are protected from the elements.

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.

8.3.1 Main and Distribution Panels Condition

ARCING OR BURNS IN THE PANEL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional was able to confirm that this is previous damage.

What the independent inspector noted:

Opendoor standards issue

There is damage to the insulation or indications of arcs/burns inside the panel box. Recommend further evaluation.

8.3.2 Main and Distribution Panels Condition

COVER DOES NOT CLOSE CORRECTLY/HARDWARE LOOSE



What Opendoor did

A professional was able to repair the panel cover/latch.

What the independent inspector noted:

Opendoor standards issue

The electrical panel cover does not close, the hardware is loose, or there are gaps at the edges. Recommend sealing to help prevent accidental contact with electrical components.

8.3.3 Main and Distribution Panels Condition

DEAD CRITTERS



What Opendoor did

A professional removed the dead critters and ensured that they didn't do any damage before meeting their demise.

What the independent inspector noted:

There are several dead critters under the breakers in the electrical panel. Recommend repair.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional added GFCI's in these areas.

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 the burnt out bulb in this 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.

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 laundry room but not the one in the garage. While it is high enough to be out of the way in general, the next owner may want to replace it with one that has a cover to prevent accidental breaking of the glass tube lights.

What the independent inspector noted:

Opendoor standards issue

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

8.8.1 Receptacles Condition

BROKEN OUTLET

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the damaged outlets and cover plates.

What the independent inspector noted:

Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

8.8.2 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened any loose outlets or cover plates.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

8.8.3 Receptacles Condition

WEATHER RATED OUTLET COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a new weather rated outlet cover in this location.

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.

8.8.4 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Missing, Broken



What Opendoor did

A professional installed new cover plates where they had been missing or damaged.

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



What Opendoor did

A professional performed a general service on the HVAC system 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 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.



9.4.1 Filters

AIR FILTERS ARE DIRTY

What Opendoor did



A professional replaced the air filters in this home, so you can breathe easy.

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

ROOF



What Opendoor did

A professional replaced the cracked tile on the roof.

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

MORTAR CAP DAMAGE

ROOF

 Resolved

What Opendoor did

A professional replaced this mortar cap.

What the independent inspector noted:

Opendoor standards issue

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

10.2.4 Tile roof

REMOVE EXISTING DEBRIS

A FEW LOCATIONS

 Resolved

What Opendoor did

A professional removed the debris from the roof during their repairs.

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.

11.1.1 Foundation & Floor Condition

COMMON SPALLING/DETERIORATION AT STEMWALL

SEE PHOTOS FOR LOCATIONS

 Not Resolved

Hire a pro

We recommend that the next owner contact a qualified foundation specialist to patch and seal the noted areas of spalling to prevent any further erosion or water intrusion.

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.

12.3.1 Bathroom Ventilation

DUCTING CRUSHED

ATTIC

What Opendoor did

A professional repaired this area of ducting to ensure proper exhausting from the fan it is connected to.



What the independent inspector noted:

Opendoor standards issue

The ducting of the vent pipe are collapsed/crushed. Recommend repair or replace.

12.3.2 Bathroom Ventilation

VENTS TO SOFFIT

What Opendoor did

A professional confirmed that this was the shortest distance to properly exhaust and ensured the function of these ducts.



What the independent inspector noted:

The bathroom/laundry exhaust vents through the attic to a soffit vent. Recommend repair.

13.5.1 Skimmers and Drains Condition

DRAINS ARE FULL OF DEBRIS



What Opendoor did

A professional cleaned the pool drains/filters.

What the independent inspector noted:

Opendoor standards issue

The drains are full of debris and should be cleaned for proper water flow.

13.14.1 Bond

EQUIPMENT NOT BONDED

BACK SIDE OF THE HOUSE



What Opendoor did

A professional ensured that all of the pool equipment was installed/functioning as it should during the pool service.

What the independent inspector noted:

Opendoor standards issue

The pool equipment is not visibly bonded. Recommend further evaluation to verify and repair if needed.
