

## 2.3.1 Oven Condition

**MISSING ANTI TIP BRACKET****What Opendoor did**

A professional installed an anti-tip bracket on the 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](https://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>

## 3.3.1 Windows

**WINDOW DOES NOT LATCH**

SEE PHOTOS FOR LOCATIONS

**Hire a pro**

We recommend that the next owner consider hiring a handyman to make any necessary repairs to this window so that it latches properly again. In the interim, they want want to consider installing a simple window lock ([examples](#)) for added security.

**What the independent inspector noted:****Opendoor standards issue**

The window does not latch. Recommend repair.

## 3.4.1 Counters/Cabinets

**CABINETS - COMMON MOISTURE DAMAGE**

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional repaired these areas before painting all of the kitchen cabinets.

### 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.

#### 3.4.2 Counters/Cabinets

### CABINETS - SIGNIFICANT MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional repaired these areas before painting the cabinetry.

### 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.

#### 3.4.6 Counters/Cabinets

### COUNTERTOP - CAULKING/SEAL

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional prepped and re-caulked around the bathroom sink.

### What the independent inspector noted:

Improve the caulking/seal on the countertop to help prevent moisture intrusion.

#### 3.9.1 Smoke Alarms

### NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS



### What Opendoor did

A professional replaced all of the batteries in the smoke alarms and ensured proper function.

### 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.

#### 3.10.1 Ceiling Fans

### STRANGE NOISE IN THE FAN

PRIMARY BEDROOM

### What Opendoor did

A professional repaired this fan and it is working great.



### What the independent inspector noted:

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

#### 4.2.1 Exterior Door

### IMPROVE WEATHER STRIPPING

FRONT SIDE OF THE HOUSE

### What Opendoor did

A professional installed new weather stripping on this door.



### 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.

#### 4.2.2 Exterior Door

### MOISTURE DAMAGE OR WOOD ROT

### What Opendoor did

A professional repaired and painted this area.



### What the independent inspector noted:

#### Opendoor standards issue

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

---

#### 4.8.1 Vegetation Observations

### TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

 Not Resolved

SEE PHOTOS FOR LOCATIONS

#### Do it yourself

The next owner should consult with the HOA for this property as to their rights and responsibilities regarding landscaping maintenance. We recommend that you follow the inspectors advice to keep limbs and leaves from touching the home where possible and some of this work is certainly DIY if so inclined.

#### 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.

---

#### 5.2.1 Water Heater Inspection

### NO CATCH PAN/DRAIN LINE INSTALLED

 Not Resolved

SEE PHOTOS FOR LOCATIONS

#### Hire a pro

When/if the next owner decides to replace the water heater, we recommend that the installer also include a catch pan and drain line (if necessary/practical). This setup gives an owner a chance to catch leaks before they become problematic.

#### 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.

---

#### 5.2.2 Water Heater Inspection

### SCORCHING OBSERVED

 Not Resolved

SIDE OF THE HOUSE SIDE OF THE HOUSE CLOSET

#### Hire a pro

The next owner may wish to have their water heater inspected by a qualified plumber who can determine the cause of this issue and advise on repair or replacement.

#### What the independent inspector noted:

##### Opendoor standards issue

There is scorching observed at the water heater roll-out shield. This is a safety concern. Recommend a licensed plumber service and repair as needed.

---

## TPR SIZE

 Not Resolved

[Hire a pro](#)

When/if the next owner decides to replace the water heater, we recommend they ask that the installer also include a Temperature Pressure Relief setup that maintains a consistent diameter (doesn't have pipe size reductions) to ensure proper venting if ever needed.

### What the independent inspector noted:

The TPR drain line reduces in size. Recommend repair.

## CAULK MISSING

 Resolved

SEE PHOTOS FOR LOCATIONS

[What Opendoor did](#)

A professional prepped and caulked around the sink.

### What the independent inspector noted:

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

## ADD CAULK OR GROUT

 Resolved

[What Opendoor did](#)

A professional sealed around this trim ring with clear silicone.

### 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.

## DRAIN STOPPER MISSING

 Resolved

BATHROOM 2

### What Opendoor did

A professional installed a new drain stopper.

### What the independent inspector noted:

The drain stopper is missing.



### 6.9.1 Supply Plumbing

#### HOSE BIB LEAKING

BACK SIDE OF THE HOUSE

### What Opendoor did

A professional replaced this hose bib with a new one.

 Resolved

### What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

### 6.14.1 Supports and Insulation

#### UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS

 Resolved

### What Opendoor did

A professional made sure that these lines were insulated properly.

### 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.

#### 7.6.1 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.

#### 7.7.1 Lights and Switches Condition

### LIGHT IS LOOSE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional tightened these fixtures.

### What the independent inspector noted:

#### Opendoor standards issue

A light fixture is loose. Recommend repair.

#### 7.7.2 Lights and Switches Condition

### LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed new fixtures and bulbs where needed throughout the home.

### 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.

### 7.7.3 Lights and Switches Condition

#### **INOPERABLE/BROKEN SWITCH**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced this switch with new.

### What the independent inspector noted:

#### Opendoor standards issue

There is an inoperable or broken switch present. Recommend repair/replace.

### 7.8.1 Receptacles Condition

#### **BROKEN OUTLET**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced the damaged/inoperable outlets & cover plates.

### What the independent inspector noted:

#### Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

### 7.8.2 Receptacles Condition

#### **REPLACE OUTLET COVER PLATE**

SEE PHOTOS FOR LOCATIONS

Broken





What Opendoor did

A professional replaced numerous receptacles and their cover plates as necessary.

What the independent inspector noted:

Opendoor standards issue

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

HVAC Inspection

NEW HVAC SYSTEM!

Resolved

What Opendoor did

A HVAC professional will be replacing the whole system in this home.  
check  
New HVAC system!

What Opendoor didA HVAC professional will be replacing the whole system in this home.  
Resolved Locationedit Inline  
StyleXLargeLargeNormalSmallLightSmall/LightBoldItalicUnderlineColorsOrdered ListUnordered  
ListInsert LinkInsert ImageInsert VideoInsert TableCode ViewClear FormattingWhat Opendoor didA  
HVAC professional will be replacing the whole system in this home.Enter text here  
Photo/Video

8.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

Resolved

What Opendoor did

A professional HVAC company serviced this unit, cleaning, and checking electrical and mechanical components. We recommend that the next owner make annual servicing a part of their regular home upkeep.

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.

8.2.3 HVAC Inspection

INDICATIONS OF RECENT REPAIRS

Resolved

### What Opendoor did

A professional HVAC technician didn't note anything of concern when inspecting the condenser unit as part of the service work they performed.

### What the independent inspector noted:

There are indications of recent repairs. Recommend consulting seller for additional information and/or have a qualified contractor evaluate.

#### 8.4.1 Filters

### AIR FILTERS ARE DIRTY

HALLWAY

### What Opendoor did



New air filters were installed as part of our standard home readiness process.

### 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.

#### 9.2.2 Tile roof

### CRACKED/CHIPPED/DAMAGED TILES

ROOF

### Hire a pro



We recommend that the next owner consult with the HOA regarding their rights and responsibilities for this unit, and have qualified roofer to replace and chipped or damage roof tiles.

### What the independent inspector noted:

#### Opendoor standards issue

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

#### 9.2.3 Tile roof

### MORTAR CAP DAMAGE

ROOF



### Hire a pro

We recommend that the next owner consult with the HOA regarding their rights and responsibilities for this unit, and have a qualified roofer to repair the noted mortar caps on this roof.

#### What the independent inspector noted:

##### Opendoor standards issue

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

---

#### 9.2.4 Tile roof

### LOOSE TILES

### Hire a pro

 Not Resolved

We recommend that the next owner consult with the HOA regarding their rights and responsibilities for this unit, and have a qualified roofer reset any slipped tiles on this roof.

#### 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.

---

#### 9.3.3 Flat roof

### REMOVE EXISTING DEBRIS

### Hire a pro

 Not Resolved

We recommend that the next owner consult with the HOA regarding their rights and responsibilities for this unit, and have a qualified contractor remove and clean the noted plant matter debris in the corner of the roof where the vegetation overhangs.

#### 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.

---