

1.1.1 Property Notes and Limitations

BIRDS

ROOF

What Opendoor did

A professional humanely removed the birds and their nesting materials.

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

There are birds nesting, current activity, or preventative measures observed on the house. The presence of birds can damage the structure and speed the deterioration of the material. Recommend removing any active birds and ensuring that any preventative measures taken work to keep the birds away from the house.

2.2.1 Dishwasher

NO HIGH LOOP

KITCHEN

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

2.2.2 Dishwasher

UNIT NOT PROPERLY FASTENED

KITCHEN



What Opendoor did

A professional secured the dishwasher to the bottom of the counter top.

What the independent inspector noted:

Opendoor standards issue

The unit is not properly fastened. Recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

KITCHEN

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

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

2.4.1 Range Condition

BURNER NOT WORKING

KITCHEN

What Opendoor did

A professional repaired the burner and ensured that it worked properly.



What the independent inspector noted:

Opendoor standards issue

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

2.6.1 Garbage Disposal

INOPERABLE

KITCHEN



What Opendoor did

A professional installed a new garbage disposal.

What the independent inspector noted:

Opendoor standards issue

The garbage disposal is inoperable or unresponsive to the controls at time of inspection. Recommend further review for repair or replacement.



2.7.1 Refrigerator

FREEZER/FRIDGE LEAKING

KITCHEN

What Opendoor did

A professional replaced the leaking valve with new.

 Resolved

What the independent inspector noted:

Opendoor standards issue

There are indications of leaking. Recommend repair.

3.2.2 Walls & Ceilings

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional made repairs to these areas before painting the interior of the home.

What the independent inspector noted:

There is a water stain or indications of water damage observed. This is indicated by staining, bubbling paint, or damaged drywall. 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.

3.2.5 Walls & Ceilings

DRYWALL - MINOR DAMAGE

SEVERAL LOCATIONS

What Opendoor did

A professional made repairs to these areas before painting the interior of the home.

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.



3.2.6 Walls & Ceilings

TRIM MISSING/DAMAGED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired/replaced these areas of trim before painting the inteior of the home/

What the independent inspector noted:

There is a section of trim that is missing. Recommend repair or replacement.



3.3.1 Windows

EXTERIOR MOISTURE AT THE WINDOW

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional ensured that there were no active leaks and repaired this window surround.

What the independent inspector noted:

Opendoor standards issue

There are indications of moisture entering from the exterior at the windows. This is indicated by water stains and/or damage on the window frame and/or wall. Recommend review of instalation and correction as needed.

3.3.2 Windows

WINDOW DOES NOT LATCH

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional adjusted these latches and has them operating as they should.



What the independent inspector noted:

Opendoor standards issue

The window does not latch. Recommend repair.

3.3.3 Windows

DIFFICULT WINDOW

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional cleaned & lubricated the track so that this window operates as it should now.



What the independent inspector noted:

The window is difficult to open, close, or latch. Recommend repair.

3.3.4 Windows

DAMAGED WINDOW FRAME

BEDROOM 3



Hire a pro

We recommend that the next owner consider hiring a qualified window repair expert to assess this upstairs bedroom window and determine what kind of repair is necessary to secure the frame in place again.

What the independent inspector noted:

There is damage observed on the window frame or trim. Maintenance and/or repair is recommend.

3.3.6 Windows

FAILED WINDOW SEALS - RUBBER GASKET

SEE PHOTOS FOR LOCATIONS

 Not Resolved

Hire a pro

We recommend that the next owner consider hiring a qualified window repair expert to assess the seals on the noted windows and make the appropriate repairs. Many window professionals can replace the worn, aged seals vs replacing the whole 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.

3.3.7 Windows

ADD CAULKING AT WINDOW FRAMING

SEVERAL LOCATIONS

 Resolved

What Opendoor did

A professional caulked these window surrounds before painting the interior of the home.

What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

SEVERAL LOCATIONS

 Resolved

What Opendoor did

A professional repaired and painted these areas after confirming that there was not an active leak.

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 - HARDWARE/HINGES NEED ADJUSTMENT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional adjusted and tightened the hinges as needed.

What the independent inspector noted:

There are cabinet hardware/hinges that are in need of adjustment. Recommend repair.

3.4.3 Counters/Cabinets

COUNTERTOP - WORN/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this edging with new.

What the independent inspector noted:

The countertops are worn/damaged. Recommend further evaluation and repair as needed.

3.4.4 Counters/Cabinets

COUNTERTOP - CAULKING/SEAL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional re-caulked these areas before painting the interior of the home.

What the independent inspector noted:

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

3.5.1 Doors and Closets

MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)

 Not Resolved

We recommend that the next owner consider hiring a handyman (or DIY if they're so inclined) to install a simple set of closet guides ([example](#)) to the floor to help keep these sliding doors on track.

What the independent inspector noted:

Opendoor standards issue

The door is missing hardware. Recommend repair.

3.5.2 Doors and Closets

TIGHT IN THE JAMB

SEE PHOTOS FOR LOCATIONS

[What Opendoor did](#)

 Resolved

A professional plained this door and ensured it operated properly.

What the independent inspector noted:

The door is tight in the jamb. Recommend repair or adjusting.

3.5.3 Doors and Closets

DOOR MISSING

SEE PHOTOS FOR LOCATIONS

[What Opendoor did](#)

 Resolved

A professional re-installed this door.

What the independent inspector noted:

The door is not installed.

3.5.4 Doors and Closets

DAMAGED DOORS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired this door before painting the interior of the home.

What the independent inspector noted:

The door is damaged. Recommend repair.

3.5.5 Doors and Closets

REPLACE/ADD DOOR STOPPERS



What Opendoor did

A professional added new door stops throughout the home.

What the independent inspector noted:

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

3.5.6 Doors and Closets

NO CLOSET DOOR

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional re-installed this door.

What the independent inspector noted:

The closet door is not installed.

3.5.7 Doors and Closets

CLOSET DOOR OFF TRACK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional placed these doors back on their tracks.

What the independent inspector noted:

The closet door has fallen out of square and drags on the floor or the door hardware will not remain on the track. Recommend repair or replacing the door or hardware as needed.

3.6.1 Flooring Material

WORN FLOORING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the carpet & pad throughout the home.

What the independent inspector noted:

The flooring material is showing signs of wear, giving a less than appealing appearance and likely lowering the serviceable life of the flooring. Recommend repair.

3.6.2 Flooring Material

DAMAGED FLOORING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the carpet & pad throughout the home.

What the independent inspector noted:

The flooring material is damaged, giving a less than appealing appearance and likely lowering the serviceable life of the flooring. Recommend repair.

3.6.3 Flooring Material

STAINED FLOORING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional thoroughly cleaned the tiled floor areas.

What the independent inspector noted:

The flooring material is showing signs of staining, giving a less than appealing appearance and likely lowering the serviceable life of the flooring. Recommend repair.

3.9.1 Smoke Alarms

NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

SEVERAL LOCATIONS



What Opendoor did

A professional installed new smoke alarms where needed and ensured the existing detectors were working as they should.

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

FAN NOT WORKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed this fan and installed a new light fixture.

What the independent inspector noted:

Opendoor standards issue

The ceiling fan did not operate when tested. Recommend repair.

4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

GARAGE



What Opendoor did

A professional secured the weatherstripping and touched up the paint in this area.

What the independent inspector noted:

Opendoor standards issue

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

4.3.1 Fire Separation

NO SELF-CLOSURE SYSTEM INSTALLED

GARAGE



What Opendoor did

A professional installed new self closing hinges on this door and tested them for proper function.

What the independent inspector noted:

Opendoor standards issue

There is no self-closing/latching device on the door from the house leading to the garage. It is recommended that one be installed in order to protect the residence against garage originated fires.

5.2.1 Exterior Door

MOISTURE DAMAGE OR WOOD ROT



What Opendoor did

A professional repaired the damage to the door trim (interior & exterior) and touched up the paint.

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.

5.4.1 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired 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 trimmed the vegetation away from the home and cleaned up the rest of the landscape while they were onsite.

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.

6.2.1 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED

GARAGE



What Opendoor did

A professional installed a catch pan under this water heater.

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.

7.2.1 Sinks, Fixtures, Faucets, and Valves

FAUCET LEAKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired this shower head so that it does not leak.

What the independent inspector noted:

Opendoor standards issue

The faucet is leaking. Recommend repair.

7.2.2 Sinks, Fixtures, Faucets, and Valves

DRAIN STOPPER MISSING/INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed drain stops in these sinks.

What the independent inspector noted:

Opendoor standards issue

The drain stopper is missing/inoperable.

7.2.3 Sinks, Fixtures, Faucets, and Valves

CORROSION AT SINK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this sink with a new one.

What the independent inspector noted:

Corrosion is observed on the underside of the sink. No active leakage was observed but this area should be monitored regularly and repaired as needed.

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional prepped and re-caulked this area.

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.

7.5.1 Bath Tubs

DRAIN STOPPER INOPERABLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this drain stop.



What the independent inspector noted:

The drain stopper is inoperable or does not seal properly.

7.9.1 Supply Plumbing

HOSE BIB LEAKING

SIDE OF THE HOUSE

What Opendoor did

A professional replaced this fitting with a new one.



What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

7.13.1 Main Gas Valve & Fuel Plumbing

CAP THE GAS LINE

LAUNDRY ROOM



What Opendoor did

A professional added thread sealant and a cap to this gas line.

What the independent inspector noted:

Opendoor standards issue

Gas lines not in use should be properly capped. Recommend repair.

7.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed new insulation on these lines.



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.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed GFCI's in these locations.



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 installed new bulbs 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.

8.8.1 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened the loose outlets and cover plates throughout the home.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

8.8.2 Receptacles Condition

WEATHER RATED OUTLET COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a weather rated cover on this outlet.

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.

8.8.3 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Broken



What Opendoor did

A professional replaced all the broken cover plates in the house or installed new ones that fit around replaced outlets.

What the independent inspector noted:

Opendoor standards issue

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

What Opendoor did

NEW HVAC SYSTEM!

What Opendoor did



A professional HVAC company will be installed a brand new system into this home after finding multiple issues with the old 2001 unit. We know the next owner will be thrilled to have a new heater and cooling setup and we'll share the photos and details here when we get them.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

What Opendoor did



Opendoor decided on a full replacement of the HVAC unit after a professional looked over the unit.

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 BREAKER/FUSE INCORRECT SIZE

What Opendoor did



A professional replaced this fuse with the correct size.

What the independent inspector noted:

Opendoor standards issue

The breaker/fuse is oversized for the unit. Recommend further evaluation and repair as needed.

LOOSE AIR GRILL OBSERVED



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened the loose air grills.

What the independent inspector noted:

Opendoor standards issue

There is a loose air grill. Recommend repair.

AIR FILTERS ARE DIRTY



LOFT

What Opendoor did

A professional replaced the old air filters with new.

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.

THERMOSTAT INOPERABLE



HALLWAY

What Opendoor did

A professional this was repaired with the HVAC replacement.

What the independent inspector noted:

Opendoor standards issue

The thermostat is inoperable or the unit is not responsive to the thermostat. Recommend the unit be serviced.

CRACKED/CHIPPED/DAMAGED TILES



ROOF

Hire a pro

We recommend that the next owner consider hiring a qualified roofer to replace the small number of cracked tiles with like, matching ones and resetting them properly.

What the independent inspector noted:

Opendoor standards issue

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

10.3.1 Flat roof

REMOVE EXISTING DEBRIS

What Opendoor did



A professional cleaned the debris from the roof.

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.

12.5.1 Laundry Ventilation

LOUD EXHAUST FAN

LAUNDRY ROOM

What Opendoor did



A professional replaced this fan with new.

What the independent inspector noted:

The exhaust fan is noisy. This may require repair or replacing to correct.