

1.1.4 Property Notes and Limitations

SIGNS OF TERMITE DAMAGE/PRESENCE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional pest control company treated this home for termites, with a focus on the noted location.

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

There are indications of wood destroying organisms. Unable to determine the condition of the underlying material. Consult your termite inspection report (if applicable) and recommend further evaluation to determine the extent of the damage and/or if treatment is required.

2.2.1 Dishwasher

DISHWASHER NOT TESTED - WATER SERVICE OFF**What Opendoor did**

A professional checked the operation of this dishwasher by running a test cycle and it is working properly.

What the independent inspector noted:

The water 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.



2.3.1 Oven Condition

MISSING ANTI TIP BRACKET



What Opendoor did

A professional installed a new anti-tip bracket for this home's oven.

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>

3.2.2 Walls & Ceilings

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

After ensuring there were no active leaks, a professional cleaned these areas, scraped any loose paint, and textured and painted to match.

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.

3.3.1 Windows

INOPERABLE WINDOW(S)

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the noted windows in the primary bedroom and dining room so they operate properly again.

What the independent inspector noted:

Opendoor standards issue

The window(s) are inoperable. Recommend repair.

3.3.2 Windows

BROKEN GLASS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the broken glass panel in the primary bathroom with a new one and ensure it operates correctly.

What the independent inspector noted:

There are broken or cracked window panes. Recommend repair.

3.3.3 Windows

ADD CAULKING AT WINDOW FRAMING

ALL LOCATIONS



What Opendoor did

A professional applied a fresh (and color matched to the mortar) bead of caulking around all the noted exterior windows, as well as did the interior windows where needed too.

What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

CABINETS - SIGNIFICANT MOISTURE DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the base of this kitchen sink cabinet and ensured there were no active leaks with the plumbing.

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.

COUNTERTOP - WORN/DAMAGED



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional removed all aged countertops in the laundry area and the kitchen and bath counters were resurfaced in a durable and attractive epoxy coating for durability and a fresh new look.

What the independent inspector noted:

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

COUNTERTOP - CAULKING/SEAL



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional applied a fresh bead of caulking to this countertop after it was refinished.

What the independent inspector noted:

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

TIGHT IN THE JAMB



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional adjusted this door so it opens and closes smoothly now.

What the independent inspector noted:

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

3.5.2 Doors and Closets

DOOR DOES NOT CLOSE/LATCH PROPERLY

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the latch on this sliding door and it now locks securely.

What the independent inspector noted:

Opendoor standards issue

The door does not align or latch properly. Recommend adjusting the hardware or hinges or repairing the door.

3.5.3 Doors and Closets

DAMAGED DOORS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned and repaired the door frame here on the garage and repainted to match.

What the independent inspector noted:

The door is damaged. Recommend repair.

3.9.1 Smoke Alarms

NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

ALL LOCATIONS



What Opendoor did

A professional replaced all the aged smoke alarms in this home with new units, for safety.

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.

3.11.1 Door Bell

DOOR BELL NOT FUNCTIONAL

FRONT SIDE OF THE HOUSE

What Opendoor did

A professional replaced the broken doorbell on this home.



What the independent inspector noted:

The door bell did not operate when tested (no power to home). Recommend repair.



4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

GARAGE



What Opendoor did

A professional replaced this damaged garage door trim with new and painted to match.

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

KEYED EGRESS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced this keyed lock with a cover plate for now. It will be replaced with a deadbolt for the new owner when the home sells.



What the independent inspector noted:

Opendoor standards issue

The exterior egress doors use keyed deadbolt locks on the inside. This can obstruct or impede escape out of the home in case of an emergency. Recommend replacing with the levered style lock.

5.4.1 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this corner and repainted to help seal it.



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.

5.4.2 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional scraped and repainted all the fascia with the matching exterior paint to help protect it from the element and improve the appearance.

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.

5.5.1 Siding

MOISTURE DAMAGE OR WOOD ROT

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional repaired the trim on this exterior door and painted to match.

What the independent inspector noted:

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

5.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional tidied up this beautifully landscaped yard and trimmed back any vegetation that was growing too near to the home.

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.

5.9.1 Gates, Fencing, and Walls

GATE HARDWARE NEEDS REPAIR/ADJUSTING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the poorly installed screen that was attached to this gate.

What the independent inspector noted:

The gate hardware is in need of repair/adjusting.

5.9.4 Gates, Fencing, and Walls

LOOSE TOP BLOCKS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the loose, decorative blocks and made sure the existing top blocks were well secured.

What the independent inspector noted:

There are loose top blocks at the fence. Recommend repair.

5.10.1 Porch, Patio, Balcony, and Decks

DETERIORATED WOOD OBSERVED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed this poorly maintained partial structure/patio cover from the side of the home.

What the independent inspector noted:

There is deteriorated or damaged material observed. Recommend repair.

5.10.2 Porch, Patio, Balcony, and Decks

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS



Do it yourself / Monitor

The next owner should keep an eye on this area, and consider applying some fresh paint to stain to seal. The mortar caps on the tile roof directly above this have been repaired, which may now prevent any further water leaking onto this wood.

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.

5.10.3 Porch, Patio, Balcony, and Decks

SUPPORT POSTS ARE DAMAGED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional removed this damaged partial structure from the side of the home.



What the independent inspector noted:

The support posts are damaged. Recommend repair.

6.2.1 Water Heater Inspection

ELECTROLYSIS OBSERVED AT THE FITTINGS

EXTERIOR CLOSET

What Opendoor did

A professional completely replaced this old water heater with a new unit, and cleaned and/or replaced all fittings to ensure a good connection.



What the independent inspector noted:

There are indications of electrolysis observed at the water heater supply fittings evident mainly by rust and/or corrosion. Recommend review by a plumber and repair as needed.

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned these areas and applied a fresh bead of caulk to help seal them.

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.

7.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional wrapped the exposed supply lines with an insulating tape to protect them from the environment.

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.

7.14.2 Supports and Insulation

NO SUPPORT FOR SUPPLY LINES

ROOF



What Opendoor did

A professional added support blocks under the rooftop supply lines and secured them with c-clamps.

What the independent inspector noted:

There are supply lines that may lack the proper support or connections. Recommend further evaluation and add additional support as needed.

8.3.2 Main and Distribution Panels Condition

COVER DOES NOT CLOSE CORRECTLY/HARDWARE LOOSE



What Opendoor did

A professional repaired this panel so it closes securely now.

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.

8.7.1 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced all broken light fixtures with new matching units where needed.

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 all broken outlets in this home, where noted by the inspector.

What the independent inspector noted:

Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

8.8.2 Receptacles Condition

WEATHER RATED OUTLET COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed weather rated outlet covers on the exterior of this home where noted by the inspector.

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

A FEW LOCATIONS

Broken, Loose



What Opendoor did

A professional replaced all missing, loose or damaged outlet cover plates throughout the home.

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 HVAC company installed a brand new AC system and furnace in this home, replacing an older R-22 unit from 1998. The next owner should have reliable and efficient cooling and heat for years to come!

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

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional installed new filters in this home when the new AC system was installed.

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.

10.2.1 Tile roof

MORTAR CAP DAMAGE

BACK SIDE OF THE HOUSE

What Opendoor did



A professional repaired the cracks in the mortar caps on the tile roof with a fortified cement to help keep out moisture.

What the independent inspector noted:

Opendoor standards issue

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

COMMON SPALLING/DETERIORATION AT STEMWALL



SEVERAL LOCATIONS

Hire a pro

We recommend that the next owner consider hiring a qualified foundation specialist to assess and repair these small areas on the stemwall with a fortified patching compound.

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.

WATER PENETRATION



GARAGE

Do it yourself / Monitor

A professional checked this area and found no active leaks. We recommend the next owner keep an eye on this area, especially after significant rainfall to see if the small french drain outside the door is adequately catching the runoff from the tile roof.

What the independent inspector noted:

Opendoor standards issue

There are indications of water penetration. This is evident mainly by stains and discoloration of the flooring. Unable to determine cause or condition of underlying materials. Recommend further evaluation and repair as needed.