

2.2.1 Dishwasher

DISHWASHER NOT OPERATING NORMALLY



KITCHEN

What Opendoor did

A professional installed a brand new dishwasher in this home.

What the independent inspector noted:

Opendoor standards issue

The dishwasher did not operate normally when tested. Recommend repair.



3.3.1 Windows

ADD CAULKING AT WINDOW FRAMING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped and re-caulked these areas before painting the entire 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



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired the cabinet base and added an additional layer of protection.

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 the cabinet base and added a laminate protection.

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.

3.4.3 Counters/Cabinets

COUNTERTOP - CAULKING/SEAL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional prepped and 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.

3.5.2 Doors and Closets

REPLACE/ADD DOOR STOPPERS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional added door stops throughout the home.

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 installed new doors where they were missing.

What the independent inspector noted:

The closet door is not installed.

3.6.2 Flooring Material

STAINED FLOORING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced all of the pad and carpet in this home.

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.

4.3.1 Fire Separation

SELF-CLOSURE NOT FUNCTIONING

GARAGE



What Opendoor did

A professional adjusted these hinges so that they work properly.

What the independent inspector noted:

Opendoor standards issue

The self-closure door system does not close the door. Recommend adjusting the hinges or installing new 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 at it.

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

Hire a pro

The next owner may want to consider having a qualified plumber/water heater specialist install a catch pan under the water heater as an extra measure of protection against leaks, before or when replacement of this water heater is due.

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.

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped these areas and added caulking where needed.

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.

LIGHT FIXTURE MISSING COVER



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the bare bulb fixture in the garage.

What the independent inspector noted:

Opendoor standards issue

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

LOOSE OUTLETS



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened these outlets.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

WEATHER RATED OUTLET COVER



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed a weatherproof cover on the noted exterior 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.

OBJECT STUCK IN OUTLET



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional removed the foreign object from this outlet for safety.

What the independent inspector noted:

Opendoor standards issue

There is a foreign object stuck in the outlet. Unable to test. Recommend removing or replace.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

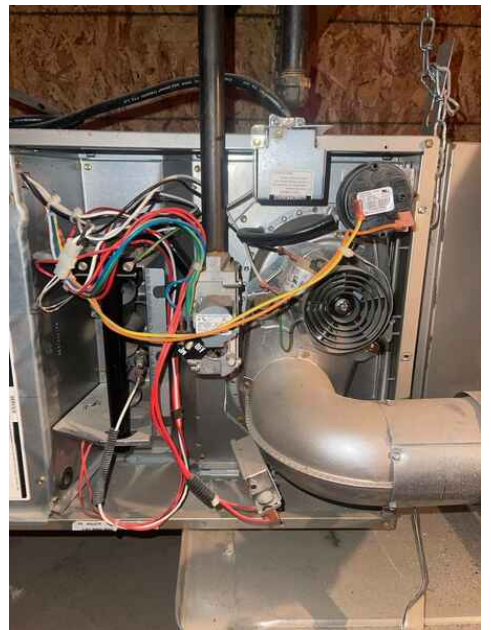


What Opendoor did

A HVAC professional conducted a full servicing of this system, checking the electronics, coolant, burners and ignition, filters, and more.

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

REFRIGERANT LINE SET - MISSING/DETERIORATED INSULATION

 Not Resolved

SEE PHOTOS FOR LOCATIONS

Do it yourself

An engaged and confident next owner could easily replace the [foam insulation](#) that covers these lines for a few dollars and 20 minutes of time. Carefully cut away the old insulation, trim to size and affix the new insulation with tape and zip ties.

What the independent inspector noted:

Opendoor standards issue

The air conditioning line set has missing or damaged insulation. Recommend repair.

9.2.3 HVAC Inspection

CONDENSER/HEAT PUMP UNIT IS NOISY

 Resolved

BACK SIDE OF THE HOUSE

What Opendoor did

A professional checked this unit and noted the noisy, but found no issues with the proper operation of the HVAC system.

What the independent inspector noted:

The condenser unit is noisy. This can indicate service is required, worn, and/or aging material. Recommend further evaluation and repair as needed.

BRACE LOOSE OR DISCONNECTED



ATTIC

What Opendoor did

A professional re-affixed the bracing in the attic.

What the independent inspector noted:

The structural bracing for the roofing system may be loose or disconnected. Recommend a qualified licensed contractor secure as needed for structural integrity.
