

1.1.2 Property Notes and Limitations

SIGNS OF TERMITE DAMAGE/PRESENCE

SEE PHOTOS FOR LOCATIONS SEVERAL LOCATIONS

What Opendoor did



A professional treated the home for termites.

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.

What Opendoor did

NEW VINYL FLOORING!

What Opendoor did



A professional crew installed attractive new vinyl flooring in multiple areas for a fresh look and water resistant durability.



What Opendoor did

NEW CARPET!

What Opendoor did

 Resolved

A professional crew installed new carpet and pad throughout the house for a fresh feeling underfoot.



3.3.1 Windows

EXTERIOR MOISTURE AT THE WINDOW

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional sealed the windows, prepped the interior sills and added a coat of fresh paint.

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 repaired these latches.



What the independent inspector noted:

Opendoor standards issue

The window does not latch. Recommend repair.

3.3.4 Windows

ADD CAULKING AT WINDOW FRAMING

SEVERAL LOCATIONS

What Opendoor did

A professional caulked these areas 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

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this cabinet base.

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.

3.5.1 Doors and Closets

DAMAGED DOORS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired, prepped and painted this door.



What the independent inspector noted:

The door is damaged. Recommend repair.

3.5.2 Doors and Closets

REPLACE/ADD DOOR STOPPERS

SEE PHOTOS FOR LOCATIONS

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.

3.5.3 Doors and Closets

CLOSET DOOR OFF TRACK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional trimmed the closet doors and installed them back on the 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.

3.9.1 Smoke Alarms

NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

SEVERAL LOCATIONS

What Opendoor did

A professional installed batteries in the existing detectors, ensuring that they work properly and new detectors where needed in the home.



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.

4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped, re-caulked 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.

5.2.1 Exterior Door

SLIDING DOOR DIFFICULT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned the track and adjusted this door to ensure that it operated as it should.

What the independent inspector noted:

The sliding door is difficult to operate. Repairs to the wheels or tracks may be required. Recommend maintenance.

5.4.1 Eaves/Facia/Soffit

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired and painted this area after confirming that they could not find an active leak

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

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired and touched up the paint on the fascia, eaves, and soffit.

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 landscaping crew trimmed the vegetation and cleaned up the rest of the property while 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 and TPR on 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.

6.3.1 Automatic Safety Control Condition

TPR NOT HOOKED UP

What Opendoor did

A professional attached the TPR to the water heater securely.



What the independent inspector noted:

The TPR valve is not attached. Recommend repair

7.2.1 Sinks, Fixtures, Faucets, and Valves

CORROSION AT SINK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional confirmed that there was not an active leak at the kitchen sink and resealed the perimeter with clear silicone.

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.

7.2.2 Sinks, Fixtures, Faucets, and Valves

CAULK MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional sealed the perimeter of the kitchen sink with clear silicone.



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

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the shower head in this location and used thread sealer as part of the installation.



What the independent inspector noted:

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

7.3.2 Shower and Tub Plumbing

SHOWER DIVERTER WORKING IMPROPERLY

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the diverter with a new one.

What the independent inspector noted:

Opendoor standards issue

The shower diverter is not properly transferring water between the water fixtures in the shower/tub. This will result in a loss of water flow to the shower head. Recommend repair.

7.3.3 Shower and Tub Plumbing

TUB SPOUT CAULKING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped and re-caulked these areas.



What the independent inspector noted:

Opendoor standards issue

The tub spout is not flush to the wall. This may result in water intrusion behind the wall. Recommend sealing to help prevent moisture intrusion.

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.

7.5.1 Bath Tubs

DRAIN STOPPER MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a new drain stopper.

What the independent inspector noted:

The drain stopper is missing.

7.6.1 Toilets

TOILET LOOSE AT THE TANK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened the toilet tanks and ensured that they were not leaking.

What the independent inspector noted:

The toilet is loose at the tank and should to be properly attached to the base to prevent possible leaking.

7.9.1 Supply Plumbing

HOSE BIB LEAKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this hose bib with a new one.

What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

7.12.1 Functional Drainage

POOR DRAINAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleared this drain and ensured its proper function.

What the independent inspector noted:

There is slow drainage observed. Recommend a plumber evaluate and correct as needed.

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional insulated the exposed lines with new 3 mil insulation.

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.

CONNECTIONS OUTSIDE OF JUNCTION BOX

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the lights and open wiring in these locations.

What the independent inspector noted:

Opendoor standards issue

There are electrical connections found outside of a junction box. This is a potential shock or electrocution hazard. This may be an indication of unprofessional wiring. Recommend further evaluation and repair.

WIRING NOT TERMINATED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional Installed the wiring in a covered junction box.

What the independent inspector noted:

Opendoor standards issue

There are electrical wires that are not properly terminated. All conductors should be terminated into a terminal of some type. Otherwise they could come in contact with something energized. Recommend repair by a qualified electrician.

LIGHT IS LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened this fixture and sealed around it.

What the independent inspector noted:

Opendoor standards issue

A light fixture is loose. Recommend repair.

8.7.2 Lights and Switches Condition

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the non-functioning fixtures with new light fixtures and bulbs.

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.

8.7.3 Lights and Switches Condition

REPLACE MISSING COVER PLATES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the missing cover plate.

What the independent inspector noted:

Opendoor standards issue

Replace the missing cover plates to cover exposed wires.

8.8.1 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Missing



What Opendoor did

A professional installed a new cover plate on this outlet under the sink.

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 serviced the HVAC units in this home and noted "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.

10.2.3 Shingle roof

UPLIFTED SHINGLES REPAIR

ROOF

Hire a pro



We recommend that the next owner hire a qualified roofer to assess and repair or replace shingles as needed.

What the independent inspector noted:

Opendoor standards issue

There are uplifted shingles on the roof. Recommend a licensed roofer repair all uplifted shingles to help prevent moisture penetration and/or damage.

10.2.4 Shingle roof

FACE NAILING ON THE SHINGLES

ROOF SEVERAL LOCATIONS



Hire a pro

We recommend that the next owner hire a qualified roofer to assess and apply the appropriate sealant to any exposed fasteners on this roof.

What the independent inspector noted:

Opendoor standards issue

There are exposed nails on some of the shingles. This promotes leaks at the nails. Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.

10.2.5 Shingle roof

GRANULAR LOSS

ROOF

Hire a pro



We recommend that the next owner hire a qualified roofer to assess and determine when shingle replacement would be advisable.

What the independent inspector noted:

There is granular loss observed. This is an indication of aging and the shingles are not protected from the ultraviolet rays that cause deterioration to the asphalt matt. Recommend further evaluation by a qualified contractor and repair or replace as needed.