

2.2.1 Dishwasher

**NO HIGH LOOP**

KITCHEN

**What Opendoor did**



A professional installed a high loop in 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](https://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](https://youtu.be/qMz1R_STsY)

---

2.2.2 Dishwasher

**DISHWASHER DID NOT DRAIN PROPERLY**

KITCHEN

**What Opendoor did**



A professional corrected this issue when the high loop was installed on the dishwasher drain.

**What the independent inspector noted:**

**Opendoor standards issue**

The dishwasher did not drain properly after running a cycle. Recommend further evaluation and repair as needed.

---

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>

### 2.6.1 Garbage Disposal

#### INOPERABLE

KITCHEN



### What Opendoor did

A professional removed the broken garbage disposal and installed a drain assembly in its place.

### 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.

### 2.6.2 Garbage Disposal

#### DISPOSAL IS LEAKING

KITCHEN



### What Opendoor did

A professional resolved this issue by removing the garbage disposal and installing a new drain assembly.

### What the independent inspector noted:

#### Opendoor standards issue

The garbage disposal unit is leaking. Recommend replacing the unit.

Can a leaking garbage disposal be fixed? Read about it on our blog: <https://dwellinspectaz.com/dwell-inspect-arizona-blog/2021/6/18/can-a-leaking-garbage-disposal-be-fixed>

### 3.3.1 Windows

## EXTERIOR MOISTURE AT THE WINDOW



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional checked to make sure that there was not an active leak, cleaned and repaired these areas, and painted the interior of the home.

### 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

### Hire a pro

The next owner may want to hire a handyman to assess and repair this window latch as needed.

### What the independent inspector noted:

#### Opendoor standards issue

The window does not latch. Recommend repair.

### 3.3.3 Windows

## BROKEN GLASS



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional replaced the broken pane of glass in this door with a new one.

### What the independent inspector noted:

There are broken or cracked window panes. 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.

### 3.4.2 Counters/Cabinets

## CABINETS - SIGNIFICANT MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional secured this cabinet base and added a coat of paint for 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.

### 3.5.1 Doors and Closets

## MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed new hardware where it was missing.

### What the independent inspector noted:

#### Opendoor standards issue

The door is missing hardware. Recommend repair.

### 3.5.2 Doors and Closets

## DOOR DOES NOT CLOSE/LATCH PROPERLY

DINING ROOM



### What Opendoor did

A professional adjusted this door and ensured it worked as it should.

### 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.

### 3.6.1 Flooring Material

## EXTERIOR MOISTURE

### What Opendoor did



A professional made sure that there was no active water entering the home, replaced the sheetrock, trim and painted this area as part of the whole home interior paint job.

### What the independent inspector noted:

#### Opendoor standards issue

There are indications of moisture entering structure from the exterior. This is made evident by the stains and/or damage found on the floor. Recommend further review of the exterior systems and repair as directed.



in progress repairs

### 3.9.1 Ceiling Fans

## FAN NOT WORKING

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional removed this broken fan and capped the box so that it is ready for the new homeowner to install a light or fan fixture of their choice.

### What the independent inspector noted:

#### Opendoor standards issue

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

### 4.8.1 Vegetation Observations

## TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional trimmed back the vegetation around the home and spruced up the rest of the landscape as well.



### 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

HALLWAY

### 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.

### 5.2.2 Water Heater Inspection

## WATER SHUT OFF VALVE IS INOPERABLE

HALLWAY



### What Opendoor did

A professional replaced this older-style shutoff with a new one.

### What the independent inspector noted:

#### Opendoor standards issue

The water shut off valve is inoperable. Recommend repair.

### 5.3.1 Automatic Safety Control Condition

#### TPR DISCHARGE TOO HIGH

HALLWAY



### What Opendoor did

A professional installed a proper length Temperature Pressure Relief pipe to this water heater for safety.

### What the independent inspector noted:

#### Opendoor standards issue

The TPR extension should discharge no more than six inches from ground. Recommend repair so that the flow of hot water is controlled in the event of a temperature or pressure issue.

### 5.5.1 Gas Flue and Venting Condition

#### DRAFT HOOD NOT ATTACHED/SECURED

HALLWAY



### What Opendoor did

A professional secured this vent hood to the water heater to ensure proper ventilation of combustion gases from the water heater.

### What the independent inspector noted:

The water heater draft hood is not attached/secured to the tank. Recommend repairs.

### 6.2.1 Sinks, Fixtures, Faucets, and Valves

#### ACTIVE LEAK - SINK OR TRAP



### What Opendoor did

A professional repaired the leak in this drain when they replaced the drain stoppers.

### What the independent inspector noted:

#### Opendoor standards issue

There is an active leak found in the plumbing. Recommend repair.

### 6.2.2 Sinks, Fixtures, Faucets, and Valves

#### ANGLE VALVE FROZEN/CORRODED



### What Opendoor did

A professional replaced this valve with a new one.

### What the independent inspector noted:

#### Opendoor standards issue

The angle valves are found to be frozen in a fixed position and/or corroded. Recommend repair.

### 6.2.3 Sinks, Fixtures, Faucets, and Valves

#### DRAIN STOPPER MISSING/INOPERABLE



PRIMARY BATHROOM

### What Opendoor did

A professional replaced the drain stoppers on these sinks.

### What the independent inspector noted:

#### Opendoor standards issue

The drain stopper is missing/inoperable.

### 6.2.4 Sinks, Fixtures, Faucets, and Valves

#### FAUCET IS LOOSE



KITCHEN

### What Opendoor did

A professional tightened up this loose faucet.

### What the independent inspector noted:

#### Opendoor standards issue

The faucet is loose. Recommend repair.

---

6.2.5 Sinks, Fixtures, Faucets, and Valves

### **SLOW DRAIN**

KITCHEN

### What Opendoor did

A professional cleared this drain.

### What the independent inspector noted:

There is a slow drain. Recommend clearing.

---

6.2.6 Sinks, Fixtures, Faucets, and Valves

### **FLEX PLUMBING**

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional replaced the flex line (notorious for causing future problems) in this location with hard line/straight walled drain pipe.

### What the independent inspector noted:

#### Opendoor standards issue

There is flex plumbing observed. This material is subject to frequent clogging. Recommend replacing.

---

6.4.1 Shower Walls, Base & Enclosure

### **ADD CAULK OR GROUT**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional prepped and re-grouted 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.

#### 6.4.2 Shower Walls, Base & Enclosure

### SCREW HOLE IN THE SHOWER WALL

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional sealed these holes.

### What the independent inspector noted:

#### Opendoor standards issue

There are screws or holes in the surface of the shower wall. Recommend removing the screws and sealing the area to help prevent moisture intrusion.

#### 6.6.1 Toilets

### LOOSE TOILET AT THE BASE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional tightened the base of this toilet and sealed it properly to the floor.

### What the independent inspector noted:

#### Opendoor standards issue

The toilet is loose at the base and should be properly attached to the floor. Recommend repair.

#### 6.6.2 Toilets

### TOILET LOOSE AT THE TANK

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional tightened the tank on this toilet.

### 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.

#### 6.9.1 Supply Plumbing

### COPPER AND GALVANIZED PIPES OBSERVED

BACK SIDE OF THE HOUSE



### What Opendoor did

A professional ensured all of the exterior, exposed piping was in good working order. We recommend that the next owner keep an eye on these junctions and contact a qualified plumber to help if corrosion or leaks develop here where two different metals are used.

### What the independent inspector noted:

There are galvanized and copper plumbing pipes observed. Copper and galvanized are considered dissimilar metals and over time accelerated corrosion will occur to the galvanized pipe even with a dielectric union present. Minerals in the water provide continuity for electrolysis to occur allowing galvanic reaction to deteriorate the galvanized pipes. Recommend replacement of galvanized pipe by a qualified plumber to prevent leaks due to the accelerated corrosion of pipes.

#### 6.9.2 Supply Plumbing

### VISIBLE LEAKING

LAUNDRY ROOM & BACK SIDE OF THE HOUSE



### What Opendoor did

A professional replaced the shutoff valves outside, as well as at the laundry box inside, with new ones.

### What the independent inspector noted:

#### Opendoor standards issue

Visible leaking is observed. Recommend a licensed plumber evaluate and repair.

#### 6.14.2 Supports and Insulation

### DETERIORATED INSULATION

BACK SIDE OF THE HOUSE



### What Opendoor did

A professional replaced the insulation on the exterior pipes with new.

### What the independent inspector noted:

The insulation around the exterior supply lines have started to deteriorate. Recommend repairs.

#### 7.3.1 Main and Distribution Panels Condition

### MISSING PANEL SCREWS

BACK SIDE OF THE HOUSE

### What Opendoor did

A professional installed screws where they were missing.



### What the independent inspector noted:

#### Opendoor standards issue

There are missing panel cover screws. Recommend repair.

#### 7.4.1 Branch Circuit Wiring Condition

### NO ANTI OXIDATION PASTE ON ALUMINUM WIRES

### What Opendoor did

A professional anti oxidation paste was added to the aluminum wires.



### What the independent inspector noted:

#### Opendoor standards issue

There is no anti oxidation paste on the aluminum wires. Recommend electrician evaluate and correct.

#### 7.4.2 Branch Circuit Wiring Condition

### DAMAGED CONDUIT

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional repaired the conduit around this wire.



### What the independent inspector noted:

#### Opendoor standards issue

There is wiring found where the conduit is damaged . Wiring should be completely enclosed in conduit to prevent accidental contact. Recommend repair.

---

7.6.1 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.

---

7.7.1 Lights and Switches Condition

**LIGHT IS LOOSE**



SEE PHOTOS FOR LOCATIONS

**What Opendoor did**

A professional re-secured this fixture.

**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 replaced any inoperable light bulbs and fixtures.

**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.

---

## REPLACE MISSING COVER PLATES



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional replaced the missing cover plates.

### What the independent inspector noted:

#### Opendoor standards issue

Replace the missing cover plates to cover exposed wires.

## LIGHT FIXTURE MISSING COVER



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional replaced or removed fixtures that had missing shades or covers, with the exception of the laundry room fluorescent fixture. The next owner may want to just make take quick measurements and shop at a local home improvement store for a plastic cover/diffuser that could fit this light.

### What the independent inspector noted:

#### Opendoor standards issue

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

## UNGROUND TWO PRONG



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional installed new outlets in certain parts of the interior of the home and capped off/sealed the outlet on the roof.

### What the independent inspector noted:

There are ungrounded two prong outlets observed in the property. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, building standards have changed to reflect current understanding. Although updates are not required, recommend licensed electrician evaluate and consider updating to meet current standards.

Click to learn more about this subject on our blog: <http://www.dwellinspectaz.com/dwell-inspect-arizona-blog/quickly-understanding-ungrounded-electrical-outlets>

7.8.2 Receptacles Condition

## OUTLET INOPERABLE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional repaired this outlet and it is functioning properly again.

### What the independent inspector noted:

#### Opendoor standards issue

There is an outlet that is inoperable when tested. Recommend further evaluation of the outlets in this location and repair as needed.

7.8.3 Receptacles Condition

## OUTLET TESTING IMPROPER

SEE PHOTOS FOR LOCATIONS

Open Ground



### Hire a pro

The next owner should consider hiring a qualified electrician to determine why this outlet is showing an open ground and make the necessary repairs.

### What the independent inspector noted:

#### Opendoor standards issue

The outlet tested improperly. Recommend electrician evaluate and correct.

7.8.4 Receptacles Condition

## BROKEN OUTLET

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced these outlets with a new ones.

### What the independent inspector noted:

#### Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

7.8.5 Receptacles Condition

## LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional tightened the outlets, switches and cover plaes throughout the home.

### What the independent inspector noted:

#### Opendoor standards issue

There are loose outlets observed. Recommend repair.

### 7.8.6 Receptacles Condition

## WEATHER RATED OUTLET COVER



### What Opendoor did

A professional installed new weather rated outlet covers.

### 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.

### 7.8.7 Receptacles Condition

## REPLACE OUTLET COVER PLATE



SEE PHOTOS FOR LOCATIONS

Loose

### What Opendoor did

A professional replaced all broken or missing outlet covers in this home (including on the roof).

### What the independent inspector noted:

#### Opendoor standards issue

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

### 8.2.1 HVAC Inspection

## NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED



## Hire a pro

While this air conditioner is operating well, we do recommend that the next owner makes it an annual practice to have the system tested and serviced by a qualified HVAC professional. Regular upkeep will prolong the life of the system and catch repairable issues before they can become problems.

### 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.

#### 8.2.2 HVAC Inspection

### COOLING - REPAIR THE DRAIN LINE

SEE PHOTOS FOR LOCATIONS



#### What Opendoor did

A professional extended this drain line into the homes gutter system.

### What the independent inspector noted:

#### Opendoor standards issue

The condensation drain line is not connected or it is damaged. Recommend repair.

#### 8.4.1 Filters

### AIR FILTERS ARE DIRTY

LIVING ROOM



#### 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.

#### 10.4.1 Roof Structure

### MOISTURE STAINS IN ATTIC

HALLWAY



## Do it yourself

A professional assessed this opening above the water heater when making repairs in that area and did not see evidence of any active leaks. The next owner will want to keep an eye on this area, especially after rain, and consider hiring a professional roofer/handyman to assess and make any necessary repairs.

### What the independent inspector noted:

There are some indications of past or present water leaks in the attic. This is usually determined by water stains on the sheathing, roof framing, or insulation. Unable to determine if the leaking is past or present. The areas are dry at time of the inspection. Recommend consulting the seller for repair history and/or have roofing contractor evaluate and repair as needed.

#### 11.3.1 Bathroom Ventilation

### COVER NOT INSTALLED



#### What Opendoor did

A professional installed a vent cover in this location.

### What the independent inspector noted:

#### Opendoor standards issue

The bath fan cover is not installed. Recommend replacement.

#### 12.14.1 Bond

### EQUIPMENT NOT BONDED



#### What Opendoor did

A professional bonded the pool equipment.

### What the independent inspector noted:

#### Opendoor standards issue

The pool equipment is not visibly bonded. Recommend further evaluation to verify and repair if needed.