

1.1.1 Property Notes and Limitations

BIRDS



What Opendoor did

A professional installed an anti-bird device to help prevent further nesting behavior at the home.

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.



CATS



What Opendoor did

A professional humanely removed the cats from this property and turned them over to a local shelter agency. The home was treated for any lingering odor and new carpet and pad were installed as well.

What the independent inspector noted:

There are over seven different cats located at this property. The home also has the smell of pet odors. Recommend the removal of the cats and deep cleaning to remove the smells.

What Opendoor did

NEW WORKSPACE APPLIANCES!



What Opendoor did

A professional installed a new range, dishwasher, and range hood, so the next owner has a fresh start cooking in their new home.



2.3.1 Oven Condition

MISSING ANTI TIP BRACKET



KITCHEN

What Opendoor did

A professional installed an anti-tip bracket on the new oven to help keep it safe.

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>

3.2.5 Walls & Ceilings

DRYWALL - EXTENSIVE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional patched this opening in the garage.

What the independent inspector noted:

Opendoor standards issue

There is extensive damage observed in the drywall. Recommend repair.

3.2.6 Walls & Ceilings

TRIM MISSING/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired this trim prior to the whole interior repaint.

What the independent inspector noted:

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

3.3.2 Windows

DAMAGED WINDOW FRAME

ALL LOCATIONS



What Opendoor did

A professional repaired the window frames in the noted places throughout the house, and finished to match the rest of the walls.

What the independent inspector noted:

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

3.4.1 Counters/Cabinets

CABINETS - LOOSE/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional refinished the primary bath cabinet and installed a new base.

What the independent inspector noted:

The cabinets are loose or damaged. Recommend repair.

3.5.2 Doors and Closets

REPLACE/ADD DOOR STOPPERS

ALL LOCATIONS



What Opendoor did

A professional replaced any missing door stoppers and added them where needed to prevent accidental wall damage from door hardware.

What the independent inspector noted:

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



3.6.1 Flooring Material

WORN FLOORING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional crew installed all new carpet and pad in this home, so the next owner has a fresh new feeling underfoot.

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.

DAMAGED FLOORING

A FEW LOCATIONS



What Opendoor did

A professional crew removed all the old sheet vinyl flooring from this home and replaced it with durable and attractive new vinyl plank flooring in a weathered wood finish.

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.

STAINED FLOORING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional crew replaced all the old, stained carpet, pad, and sheet vinyl in this home and replaced it with new carpet and vinyl plank for a fresh start for this home and its next owner.

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.

TRANSITION STRIP MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A flooring professional made the correct transitions in this home when installing the new carpeting and floors.

What the independent inspector noted:

The transition strip in the flooring is missing. Recommend installation.

ASH ACCUMULATION - NOT FULLY VISIBLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional fireplace crew cleaned the firebox and chimney in this home for a fresh and safe start for the next owner, should they want to enjoy a fire for ambiance or warmth.

What the independent inspector noted:

Unable to fully inspect the condition of the material due to the accumulation of ash. Recommend removing the ash and further evaluating prior to use.

3.11.2 Fireplace

CREOSOTE BUILDUP

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional cleaned this chimney to remove creosote build-up and reduce the risk of fire.

What the independent inspector noted:

Creosote buildup is observed within the fireplace. This is a flammable object and as regular maintenance, it is recommended to have the chimney swept periodically. Recommend contacting a chimney sweep specialist for maintenance.

3.11.4 Fireplace

DAMPER DAMAGED/NOT FUNCTIONAL

LIVING ROOM

What Opendoor did



A professional will repaired the damper on this fireplace so it can be closed when not in use to keep out drafts and the elements, and opened when having a fire.

What the independent inspector noted:

The fireplace damper is damaged and not functional. The lever will not open or close the damper correctly. Recommend repair prior to use.

3.12.1 Smoke Alarms

THE SMOKE ALARMS ARE AGED

ALL LOCATIONS



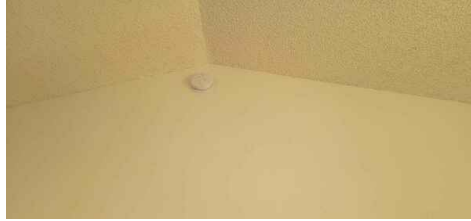
What Opendoor did

A professional replaced all aged smoke detectors with new and installed fresh batteries throughout.

What the independent inspector noted:

Opendoor standards issue

This is indicated by yellowing or a weak signal. Recommend replacement.



4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this trim around the garage door and painted it 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 will install new, appropriate hardware on this exterior door when this 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

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



Hire a pro

We recommend that the next owner consider having their new home's fascia repainted to help protect it from the elements and pests and maintain an attractive 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.

5.6.1 Flashings

FLASHING PULLING AWAY

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the flashing that was pulling away from the home in the noted exterior locations.

What the independent inspector noted:

Opendoor standards issue

The flashing has pulled away from the structure. Recommend repair to help prevent water penetration.

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 tidied up the entire property including the shrub near the entrance noted here. The yard was also treated for weeds and is ready for the next owner's imagination to run wild.

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

HALLWAY CLOSET

[Hire a pro](#)

 Not Resolved

We recommend that the next owner consider having a catch pan installed under this water heater, at least the next time it is replaced, for an extra bit of security against leaks in this area.

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 EXTENSION MATERIAL IMPROPER

HALLWAY CLOSET

[Hire a pro](#)

 Not Resolved

While our expert determined that this Temperature Pressure Relief line was working appropriately, due to the comment by the inspector about appropriate materials for the task, the next owner may be interested in speaking with a qualified plumber about replacing the PVC section with a different material.

What the independent inspector noted:

The TPR valve drain line may be plumbed improperly. The inspector was unable to identify the TPR valve drain line material. The TPR drain should be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt. Determining the material of the discharge pipe would require the services of a qualified plumbing contractor.

VENT PIPE IS IMPROPERLY INSTALLED, LOOSE, OR DAMAGED



HALLWAY CLOSET

What Opendoor did

A professional properly secured the vent-stack on this water heater.

What the independent inspector noted:

Opendoor standards issue

The water heater vent pipe is improperly installed, loose, or damaged. Recommend evaluation and repair by a qualified contractor.

FAUCET LEAKING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the sink and faucet in both bathrooms and refinished the cabinets.

What the independent inspector noted:

Opendoor standards issue

The faucet is leaking. Recommend repair.

ADD CAULK OR GROUT



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional applied fresh caulking in the two bathrooms where needed after cleaners had thoroughly scrubbed and cleaned the 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.

DRAIN STOPPER MISSING



SEE PHOTOS FOR LOCATIONS

Hire a pro

We recommend that the next owner, if interested, consult with a qualified plumber about replacing the drain stopper, or shop their local home-center for a universal replacement.

What the independent inspector noted:

The drain stopper is missing.

7.5.2 Bath Tubs

TUB POOR CONDITION

SEE PHOTOS FOR LOCATIONS

 Not Resolved

Hire a pro

We recommend that the next owner, if interested, consult with a qualified plumber about having this bathtub repaired/replaced, or consider working with a resurfacing company to see if it can be patched or refinished.

What the independent inspector noted:

The tub is in poor/damaged condition. Recommend repair/replace as needed.

7.9.1 Supply Plumbing

VISIBLE LEAKING

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional replaced the supply fixtures in the laundry drain box.

What the independent inspector noted:

Opendoor standards issue

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

7.9.2 Supply Plumbing

HOSE BIB LEAKING

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional repaired this leaking house bib on the exterior of the home.

What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

7.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional applied fresh insulating tape to this water supply line on the front of the home.

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.

8.3.1 Main and Distribution Panels Condition

MISSING KNOCK OUTS

SIDE OF THE HOUSE



What Opendoor did

A professional installed covers on these unused knockouts on the electrical box.

What the independent inspector noted:

Opendoor standards issue

There are missing knockouts in the main or sub electrical panel. Recommend repair.

8.4.1 Branch Circuit Wiring Condition

JUNCTION BOX COVER MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed new covers on all the noted junction boxes.

What the independent inspector noted:

Opendoor standards issue

There are junction box covers that are missing. Recommend repair.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed GFCI outlets on all the noted outlets

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 IS LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional secured this light fixture to the exterior wall.

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 light fixtures that were noted to be inoperable and replaced bulbs where needed 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.

8.7.3 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS

Hire a pro



For safety, we recommend that the next owner consider consulting with a handyman or qualified electrician to replace the laundry closet's bare-bulb light fixture with something that protects the bulb from impact.

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 this outlet with a GFCI outlet. (pardon the poor quality photo)

What the independent inspector noted:

Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

8.8.2 Receptacles Condition

REPLACE OUTLET COVER PLATE

Broken



What Opendoor did

A professional checked and replaced all missing or damaged outlet covers 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 came out and did a complete test and servicing of this air conditioner and furnace and made sure it was in proper working condition for the next owner.

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

COOLING - IMPROVE DRAINAGE

SEE PHOTOS FOR LOCATIONS

Keep an eye on it

 Not Resolved

The next owner, if interested, *could* consider consulting with a qualified HVAC specialist about whether this drain line needs to be improved and routed underground and further away from the home. However, in this climate, those plants outside would definitely be benefitting from the water draining and this is perhaps just something to keep an eye on and seek help only if water is pooling in that area.

What the independent inspector noted:

Recommend improving the drainage of the condensation line so that water moves away from the structure.

VENT NOT SECURED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional re-secured this cold air return vent to the wall.

What the independent inspector noted:

The vent is not secured to the wall. Recommend repair.

COMMON SPALLING/DETERIORATION AT STEMWALL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional patched up the spalling noted along the foundation walls on the home's exterior with a fortified cement.

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.
