

2.2.1 Dishwasher

DISHWASHER NOT OPERATING NORMALLY



What Opendoor did

A professional installed a new dishwasher.

What the independent inspector noted:

Opendoor standards issue

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

3.2.2 Walls & Ceilings

WATER STAIN/DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional confirmed that there was not an active leak, patched and painted this area.

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.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired, primed and painted these cabinet bases.

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

DOOR MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed new door slabs and hardware to match what was existing in the home.



What the independent inspector noted:

The door is not installed.

4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

GARAGE

What Opendoor did

A professional caulked and painted these areas.



What the independent inspector noted:

Opendoor standards issue

The garage door weatherstripping or trim is missing or damaged. Recommend repair or replacement.

5.2.2 Exterior Door

KEYED EGRESS

FRONT SECURITY DOOR



What Opendoor did

A professional installed a new deadbolt that meets egress standards.

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

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired and painted these areas.



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

ROOF

What Opendoor did

A professional touched up the paint where needed on these areas.



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

SEVERAL LOCATIONS



What Opendoor did

A professional trimmed up all of the vegetation as well as cleaned up the rest of the landscape.

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.

5.10.4 Porch, Patio, Balcony, and Decks

NO HANDRAIL PRESENT

BACK SIDE OF THE HOUSE

What Opendoor did

A professional installed a grab rail for this exterior stair set.



What the independent inspector noted:

Opendoor standards issue

There is no handrail present on the stairs. Current standards require handrails on steps with more than three risers. Recommend repair.

6.2.1 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED

GARAGE

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.

7.9.1 Supply Plumbing

HOSE BIB LEAKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this hose bib.

What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

7.9.2 Supply Plumbing

HOSE STUCK ON HOSE BIB

BACK SIDE OF THE HOUSE

What Opendoor did

A professional replaced the hose bib.

What the independent inspector noted:

Opendoor standards issue

The hose was not able to be removed from the hose bib. The inspector recommends removal or replacement of the hose bib.



7.11.1 Functional Flow

REDUCED WATER FLOW

ALL LOCATIONS

What Opendoor did

A professional cleaned and made some adjustments to this faucet. It works as intended now.

What the independent inspector noted:

There is reduced or restricted water flow observed when several water fixtures are operated simultaneously. Recommend a plumber evaluate and correct.



7.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional ensured that this line was insulated.

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.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a GFCI in this location.

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 BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced any burnt out bulbs 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.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED



What Opendoor did

A professional cleaned the 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.



10.2.2 Tile roof

CRACKED/CHIPPED/DAMAGED TILES

ROOF

What Opendoor did

A professional repaired/replaced the damaged tile on this roof.



What the independent inspector noted:

Opendoor standards issue

There are tiles that are cracked, damaged, or broken. Recommend a roofer evaluate and repair.

10.2.3 Tile roof

MORTAR CAP DAMAGE

ROOF



What Opendoor did

A professional repaired the mortar caps using a fortified cement.

What the independent inspector noted:

Opendoor standards issue

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

10.4.1 Flashings Condition

ROOF FLASHING IS DAMAGED/LIFTED OR LOOSE

ROOF

What Opendoor did

A professional repaired the noted flashing on the roof.



What the independent inspector noted:

Opendoor standards issue

The roof flashing is damaged/loose/lifted. Recommend repairs to help prevent water penetration.

13.6.1 Pumps/Motors Condition

LEAKING

What Opendoor did

A professional performed basic clean and service, balance chems. Check to make sure everything is functioning properly.



What the independent inspector noted:

Opendoor standards issue

There is leaking observed at the pump/motor. Recommend repair.

13.7.1 Filter

LEAKING



What Opendoor did

A local pool professional serviced the pool equipment and in their notes said that they were unable to detect a leak at the filter. If the next owner notices one form, we recommend they hire a qualified pool servicing company for any repairs.

What the independent inspector noted:

Opendoor standards issue

The pool filter is observed to be leaking. Recommend repair.

13.10.1 Condition of Cleaning System

CLEANING SYSTEM NOT RESPONSIVE



What Opendoor did

A professional basic clean and service, balance chems. Check to make sure everything is functioning properly.

What the independent inspector noted:

The automatic cleaning system is not responsive to the controls at the time of inspection. Recommend further evaluation and repair as needed.
