

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

KITCHEN

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

YouTube channel: <https://youtu.be/bL6zgQmHFSE>

2.8.1 Washer/Dryer

WASHING MACHINE - HOSE FITTINGS ARE CORRODED

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional replaced the supply hose.

What the independent inspector noted:

Opendoor standards issue

The supply hose fittings are corroded. Recommend replace.

3.2.9 Walls & Ceilings

DRYWALL - EXTENSIVE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired these areas and touched up the paint on/around them.

What the independent inspector noted:

Opendoor standards issue

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

3.3.1 Windows

EXTERIOR MOISTURE AT THE WINDOW

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional re-caulked and painted the window sills after confirming that there wasn't an active leak.

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.

3.3.3 Windows

FAILED WINDOW SEALS - RUBBER GASKET

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional fixed the gasket on this window.

What the independent inspector noted:

The rubber gasket of the window seal is failed or sagging. Recommend further evaluation of all windows and repair or replace as needed.

3.3.4 Windows

ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired this before touching up the paint in these areas.

What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.3.6 Windows

EGRESS - KEYED LOCKS OR BARS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional had these gates keyed and ensured that they operate as they should.



What the independent inspector noted:

Opendoor standards issue

There are keyed locks or security bars at one or more windows. This may present an egress concern in the event of an emergency. Recommend removing obstacles for egress.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired and sealed these cabinet bases with an oil based primer.



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.

3.11.1 Door Bell

PUSH BUTTON DAMAGED

FRONT EXTERIOR



What Opendoor did

A professional replaced the doorbell button on this home.

What the independent inspector noted:

The exterior push button is missing or damaged.

4.2.1 Exterior Door

TIGHT IN THE JAMB

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional adjusted the door so that it isn't so tight in the door jamb.



What the independent inspector noted:

The door is tight in the jamb. Recommend repair or adjusting.

4.4.2 Eaves/Facia/Soffit

EVIDENCE OF REPAIRS OBSERVED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional touched up the paint in these areas.



What the independent inspector noted:

There is evidence of repairs observed at the eaves; unable to determine the effectiveness of these repairs.

4.4.3 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repainted in the eaves where noted. We recommend that the next owner consider purchasing a gallon of quality exterior grade latex paint and have it color matched for this home (bring in a sample chip/sample) for making their own touch ups.



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.

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE



What Opendoor did

A professional trimmed back the plants that were in contact with 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.

NO CATCH PAN/DRAIN LINE INSTALLED



LAUNDRY ROOM

What Opendoor did

A professional installed a catch pan under the 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.

TPR DRAIN LINE MISSING



What Opendoor did

A professional installed a proper-length copper Temperature Pressure Relief pipe on the water heater.

What the independent inspector noted:

Opendoor standards issue

The TPR valve discharge pipe is missing. A TPR pipe should not reduce in diameter from the outlet it serves, only flow at a downward angle, be pointed towards the ground, not be above six inches from the ground, made from material that is rated for 210° F, and not be connected to any other drainage systems. Recommend repair.

INSUFFICIENT AIR SUPPLY AT GAS WATER HEATER

LAUNDRY ROOM

[Hire a pro](#)

 Not Resolved

While this is a small combustion appliance (compared to say, a furnace), it may be prudent for the next owner to hire a handyman to install a simple vent in the door of this room just to make sure enough air can reach the water heater if the door is ever closed to this space.

What the independent inspector noted:

There are no air vents or the air supply may be restricted for the gas water heater. Recommend further evaluation and repair as needed.

COMBUSTION AIR DRAWN FROM LIVING SPACE

LAUNDRY ROOM

[Hire a pro](#)

 Not Resolved

In a home this age, it's unlikely that it is so well sealed so as to not offer sufficient air for this smaller combustion appliance. That said, the next owner may want to hire an HVAC specialist to assess the situation more thoroughly and make a recommendation as to whether or not some exterior ventilation should be added to this room.

What the independent inspector noted:

The combustion air is drawn from the living space instead of outside. Recommend repair.

ANGLE VALVE FROZEN/CORRODED

SEE PHOTOS FOR LOCATIONS

[What Opendoor did](#)

 Resolved

A professional installed a new angle stop under the kitchen sink.

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.

DRAIN STOPPER MISSING/INOPERABLE

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional repaired this drain stopper and ensured that it was working properly.

What the independent inspector noted:

Opendoor standards issue

The drain stopper is missing/inoperable.

6.2.3 Sinks, Fixtures, Faucets, and Valves

FAUCET SPRAYER LOOSE

KITCHEN



What Opendoor did

A professional tightened the loose sprayer on this faucet.

What the independent inspector noted:

Opendoor standards issue

The faucet sprayer is loose. Recommend repair.

6.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional prepped an 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.

6.9.2 Supply Plumbing

VISIBLE CORROSION

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed new valves in the laundry area.

What the independent inspector noted:

There is corrosion visible on the supply plumbing. Corrosion can be indicative of past leaks and can leak in the future. Recommend further evaluation and repair as needed.

6.9.3 Supply Plumbing

HOSE STUCK ON HOSE BIB

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the hose from 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.

6.9.4 Supply Plumbing

POLYBUTYLENE PLUMBING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this section of pipe with PVC.

What the independent inspector noted:

There are polybutylene water distribution pipes present. Polybutylene piping has been the subject of a national class action lawsuit due to its rate of failure and leaking. Recommend further evaluation of the water distribution pipes of the home by a qualified plumber.

Learn more about this on our YouTube channel: https://youtu.be/yh_mpC8Akjc

6.14.1 Supports and Insulation

NO SUPPORT FOR SUPPLY LINES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional added a support on this line in the laundry room.

What the independent inspector noted:

There are supply lines that may lack the proper support or connections. Recommend further evaluation and add additional support as needed.

7.4.1 Branch Circuit Wiring Condition

NO ANTI OXIDATION PASTE ON ALUMINUM WIRES

 Not Resolved

Hire a pro

The next owner may wish, for the safety of their electrical system, to have a qualified electrician assess and apply the correct type of anti-oxidation paste at the panel where necessary. This helps keep exposed aluminum from reacting with oxygen in the air.

What the independent inspector noted:

Opendoor standards issue

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

7.6.1 Ground Fault Circuit Interrupters

NO GFCI

 Resolved

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed a GFCI in this area.

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.

7.8.1 Receptacles Condition

OUTLET TESTING IMPROPER

 Resolved

SEE PHOTOS FOR LOCATIONS

Open Neutral

What Opendoor did

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

What the independent inspector noted:

Opendoor standards issue

The outlet tested improperly. Recommend electrician evaluate and correct.

7.8.2 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened all of the loose outlets and cover plates in the home.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

8.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

What Opendoor did

A professional serviced the HVAC units on this home.

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.





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INVOICE

BILL TO	SHIP TO	INVOICE # 3971
OpenDoor	4027 S Grand Palm Dr	DATE 10/11/2022
		DUE DATE 10/11/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Complete System Cleaning	Clean both sets of coils, remove and clean blower housing, clean condensate drain pan, check for proper mechanical operation	1	389.00	389.00
BALANCE DUE				\$389.00

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