

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET**What Opendoor did**

A professional installed an anti-tip bracket to keep this range in place and safe from tipping over.

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>

3.1.1 General

SMOKE DETECTOR - NOT WORKING

HALLWAY

What Opendoor did

A professional replaced the hallway detector, installed all new batteries in the existing smoke detectors and made sure that they were in good working order.

What the independent inspector noted: The smoke detector does not work. Recommend changing the batteries or replacing the device.

3.2.2 Walls & Ceilings

WATER STAIN/DAMAGE

HALLWAY CLOSET

What Opendoor did

A professional made sure that there weren't any current leaks or water intrusion, primed and painted all of these areas.

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.

3.2.8 Walls & Ceilings

TRIM MISSING/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed all new trim where it was missing prior to repainting the entire interior.

What the independent inspector noted: There is a section of trim that is missing. Recommend repair or replacement.

3.3.1 Windows

HARDWARE BROKEN

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the hardware and it is working properly now.

What the independent inspector noted: Opendoor standards issue

The hardware is missing and/or difficult to operate or broken. Recommend review and repair as needed.

3.3.2 Windows

DAMAGED WINDOW FRAME

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional ensured that there was no leak and repaired/painted this area.

What the independent inspector noted: There is damage observed on the window frame or trim. Maintenance and/or repair is recommend.

3.3.3 Windows

ADD CAULKING AT WINDOW FRAMING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional re-caulked around all of the windows before the entire interior of the home was painted.

What the independent inspector noted: There is sealant needed around the windows. Recommend repair.

3.3.4 Windows

EGRESS - KEYED LOCKS OR BARS



MOST LOCATIONS

What Opendoor did

A professional repaired/adjusted the security bars so that they operate properly now.

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 examined this area, was able to determine that there was not an active leak and confirmed that the cabinet was still in great shape.

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 - SUSPECTED MOLD GROWTH



BATHROOM

What Opendoor did

A professional ensured that there was no leak, cleaned the cabinet base and painted it to give it a clean finish.

What the independent inspector noted: Opendoor standards issue

There are indications of mold on the interior of the cabinets. This is made evident from the stains found on the surface of that material. Recommend further testing and proper cleaning/removal.

3.4.4 Counters/Cabinets

SEAL THE PLUMBING PENETRATION

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional added low expanding foams around these penetrations to seal the area(s).



What the independent inspector noted: Recommend sealing areas where the plumbing penetrates wall or cabinets.

3.5.1 Doors and Closets

MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed new doors and hardware to make sure that these doors operated properly.



What the independent inspector noted: Opendoor standards issue

The door is missing hardware. Recommend repair.

3.6.4 Flooring Material

TRANSITION STRIP MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed a transition strip to mitigate a tripping hazard.



What the independent inspector noted: The transition strip in the flooring is missing. Recommend installation.

4.3.2 Grading and Drainage

EROSION OBSERVED

 Not Resolved

[Hire a pro](#)

We recommend that the next owner consult with a landscaping pro to assess landscaping to maintain good water drainage.

What the independent inspector noted:

There is erosion observed. Recommend eroded areas be back filled and erosion control measures be installed to prevent further erosion.

4.4.1 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT

 Not Resolved

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)

We recommend that the next owner consult with a carpenter or handyman to assess the eaves and make any necessary repairs.

What the independent inspector noted:

There is moisture damage or wood rot observed at the eaves. Recommend further evaluation to determine the cause and repair.

4.4.2 Eaves/Facia/Soffit

MAINTENANCE NEEDED

 Not Resolved

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)

We recommend that the next owner consult with a handyman to assess the eaves and make any necessary repairs and paint 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.

4.5.2 Siding

STUCCO CRACKS - TYPICAL

 Not Resolved

FRONT SIDE OF THE HOUSE

Hire a pro

We recommend that the next owner consult with a stucco specialist to patch these very common cracks to seal them.

What the independent inspector noted:

There are cracks in the stucco. This is typical for this type of material. Repair as needed.

4.5.3 Siding

SIDING/TRIM LOOSE OR DAMAGED

SEE PHOTOS FOR LOCATIONS

 Not Resolved

Hire a pro

We recommend that the next owner consult with a handyman to assess the siding and make any necessary repairs.

What the independent inspector noted:

The siding and/or trim is loose or damaged. Unable to determine the condition of the underlying material. Recommend repair.

4.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional trimmed back all of the vegetation that was in contact with the home and cleaned up the rest of the landscape too!

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.

4.9.2 Gates, Fencing, and Walls

WOOD DETERIORATION FENCE/GATE

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional replaced this entire gate ensuring proper function for the new owners.

What the independent inspector noted: There is wood deterioration observed at the fence and/or gate. Suggest repair or replacement as needed.

5.2.1 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED

HALLWAY



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.

5.3.1 Automatic Safety Control Condition

TPR DISCHARGE TOO HIGH



What Opendoor did

A professional installed a new TPR.

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.

6.2.1 Sinks, Fixtures, Faucets, and Valves

FLEX PLUMBING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the flex line with a more commonly used drain assembly.

What the independent inspector noted: Opendoor standards issue

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

6.2.2 Sinks, Fixtures, Faucets, and Valves

RESTRICTED WATER FLOW

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional adjusted the water pressure to the homes supply.

What the independent inspector noted: There is restricted water flow observed at the sink. Recommend repair and/or replace.

6.3.1 Shower and Tub Plumbing

TUB SPOUT CAULKING

BATHROOM



What Opendoor did

A professional secured the tub spout & trim. They also sealed around all of the trim with silicone.

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.

6.3.2 Shower and Tub Plumbing

HOT/COLD REVERSED

BATHROOM



What Opendoor did

A professional repaired the hot/cold supply so that it works properly now.

What the independent inspector noted: The hot and cold supply is reversed. Recommend repair.

6.3.3 Shower and Tub Plumbing

FIXTURE LOOSE

BATHROOM



What Opendoor did

A professional secured these fixtures and applied a fresh bead of silicone to help keep the water from leaking behind them.

What the independent inspector noted: Opendoor standards issue

The shower fixtures are loose. Recommend repair.

ADD CAULK OR GROUT



BATHROOM

What Opendoor did

A professional cleaned and resealed 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.

DRAIN STOPPER MISSING



BATHROOM

What Opendoor did

A professional installed a new "pop up" drain stopper.

What the independent inspector noted: The drain stopper is missing.

GROUT/CAULK REPAIR



BATHROOM

What Opendoor did

A professional applied a new bead of sealant where needed in these areas.

What the independent inspector noted: Opendoor standards issue

The bath tub is in need of caulk grout repair to help prevent water penetration to the underlying materials. Unable to determine condition of underlying materials.

TOILET RUNNING



BATHROOM

What Opendoor did

A professional installed a new flush kit in this toilet

What the independent inspector noted: The toilet continues to run after flushing. Recommend repair or replace the interior tank components.

6.8.1 Water Pressure

WATER PRESSURE LOW



What Opendoor did

A professional adjusted the pressure at the pressure regulator located on the exterior of the home.

What the independent inspector noted: The water pressure is lower than normally acceptable levels. Recommend a licensed plumber evaluate and repair.

6.9.1 Supply Plumbing

VISIBLE LEAKING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced these fittings with new.

What the independent inspector noted: Opendoor standards issue

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

6.9.2 Supply Plumbing

HOSE BIB LEAKING



What Opendoor did

A professional replaced this fitting with a new one.

What the independent inspector noted: Opendoor standards issue

The hose bib is leaking. Recommend repair.

6.10.1 Drain and Vent Plumbing

IMPROPERLY SLOPED



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the drain line and ensured that it was sloped properly.

What the independent inspector noted: Opendoor standards issue

The drain line is improperly sloped. Recommend review by a licensed plumber and repaired as needed.

6.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES



What Opendoor did

A professional repaired the insulation around these lines.

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.

7.3.1 Main and Distribution Panels Condition

MISSING PANEL SCREWS



BACK SIDE OF THE HOUSE

What Opendoor did

A professional replaced the missing screws.

What the independent inspector noted: Opendoor standards issue

There are missing panel cover screws. Recommend repair.

7.3.2 Main and Distribution Panels Condition

MISSING KNOCK OUTS



BACK SIDE OF THE HOUSE

What Opendoor did

A professional installed the missing knockouts.

What the independent inspector noted: Opendoor standards issue

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

NO MAIN BREAKER

What Opendoor did

A professional located all breaker locations and labeled them.

What the independent inspector noted: There is no visible or marked main breaker observed in the electrical panel. Current standards require it to take no more than six switch-throws to shut off all the power to a home. The main breaker may be located elsewhere. Recommend further evaluation and repair as needed.

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.

LIGHT IS LOOSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened this fixture.

What the independent inspector noted: Opendoor standards issue

A light fixture is loose. Recommend repair.

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional went through the home and replaced all of the burnt out 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.

7.8.1 Receptacles Condition

UNGROUND TWO PRONG

MOST LOCATIONS

What Opendoor did

A professional replaced these outlets with new.



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 TESTING IMPROPER

SEE PHOTOS FOR LOCATIONS

Open Ground

Hire a pro

Several outlets are testing showing an open ground (family room and bathroom). We recommend that you hire a qualified electrician to diagnose and fix this issue, as well as check the status of the newly installed outlets.



What the independent inspector noted:

Opendoor standards issue

The outlet tested improperly. Recommend electrician evaluate and correct.

7.8.3 Receptacles Condition

LOOSE OUTLETS



What Opendoor did

A professional went through the entire home and made sure that all off the outlets, switches and cover plates were tight.

What the independent inspector noted: Opendoor standards issue

There are loose outlets observed. Recommend repair.

7.8.4 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Missing

Original Findings:

Opendoor standards issue

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



7.9.1 Service Grounding and Bonding Condition

NO VISIBLE GAS BOND

What Opendoor did

A professional installed a bond on the gas line to mitigate electrical shock from contact with the gas line.

What the independent inspector noted: There is no visible gas bond. Recommend consulting an electrician to evaluate and correct as needed.



7.9.2 Service Grounding and Bonding Condition

NO VISIBLE PLUMBING BOND

What Opendoor did

A professional installed a bond on the plumbing line to ensure that non current-carrying conductive objects that are bonded are at the same electrical potential.

What the independent inspector noted: There is no visible plumbing bond. Recommend consulting an electrician to evaluate and correct as needed.





8.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

 Resolved

What Opendoor did

A professional inspected and serviced the HVAC unit(s).

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.



Condenser coil



Total amps
(blower =2.4)

8.4.1 Filters

AIR FILTERS ARE DIRTY

 Resolved

What Opendoor did

A professional changed all of the air filters throughout the home.

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.

9.2.1 Flat roof

ROOFING MATERIAL SHOWING SIGNS OF DETERIORATION

ROOF

What Opendoor did

A professional patched, prepped and re-coated the entire roof.

What the independent inspector noted: The roofing surface is showing signs of deterioration that may include blistering, bubbling, cracking, and/or delaminating. Recommend a roofer evaluate and correct as need.



9.2.2 Flat roof

PONDING OBSERVED

What Opendoor did

A professional prepped, patched and re-coated the entire roof.

What the independent inspector noted: There are observed areas of ponding on the flat roof portion of the house. All water should drain off the roof or evaporate 48 hours after it has rained. Areas that pond are more susceptible to leaking in the future. Recommend a roofer evaluate and correct.



9.2.3 Flat roof

INDICATIONS OF PRIOR REPAIRS

ROOF

What Opendoor did

A professional prepped, patched and re-coated the entire roof.

What the independent inspector noted: There are indications of prior repairs to the roofing material. This would suggest that problems have been experienced in the past. Recommend consulting the seller for repair records and/or have a roofer evaluate to determine if the repair is acceptable.



10.1.1 Foundation & Floor Condition

COMMON SPALLING/DETERIORATION AT STEMWALL

 Not Resolved

Hire a pro

We recommend that you consult with a foundation specialist about repairs to this stemwalls on this home. Often, minor cracks and deterioration like what was noted by the inspector can simply be filled and sealed, but a professional can make sure any repairs are done right.

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.

10.2.2 Wall & Column Structure

STEP CRACKING BLOCK STRUCTURE

 Resolved

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired these cracks before the entire interior of the home was painted.

What the independent inspector noted: There is step cracking observed in the wall. This is typically often the result of some settling or shifting. Recommend further evaluation to determine the cause, correcting drainage in this area to move away from the structure, and monitoring for additional movement.

12.12.1 Pool electrical

UNABLE TO LOCATE A GFCI

 Resolved

What Opendoor did

A professional located the GFCI protected circuit for the pool light.

What the independent inspector noted: Opendoor standards issue

Unable to locate a GFCI protected circuit for the pool light. Recommend consulting the sellers for the locations and/or have a pool specialist evaluate and correct as needed.



12.12.2 Pool electrical

METAL NEAR POOL NOT GROUNDED

 Resolved

What Opendoor did

A professional grounded this metal.

What the independent inspector noted: There is metal installed near the pool. The material should be grounded. Recommend further evaluation and repair as needed.

12.16.3 Child Safety Barriers Condition

GATE LATCH TOO LOW

 Not Resolved

Hire a pro

The height of the pool fence and gate may have met the standards of the time when the home was built to keep children from accessing the area. We recommend that the next consult with a fencing specialist about replacement if they have concerns about this issue.

What the independent inspector noted:

The gate latch is too low. Current standards require a minimum latch height of 54 inches above ground. Recommend repair.