

2.5.1 Microwave

SURFACE LIGHT DOES NOT WORK

KITCHEN

What Opendoor did



A professional installed a new microwave exhaust with an operational light.

What the independent inspector noted:

The microwaves range surface light does not come on. Recommend servicing.

2.7.1 Refrigerator

ICE MAKER NOT FUNCTIONAL

KITCHEN

What Opendoor did



A professional removed and disposed of this appliance as it was unrepairable. The space is ready for the new owner to install a new refrigerator.

What the independent inspector noted:

Opendoor standards issue

The ice maker is inoperable at the time of inspection. Recommend further evaluation and repair or replace.

2.7.2 Refrigerator

PLUMBING FEATURES NOT CONNECTED

KITCHEN



What Opendoor did

A professional installed a new shut off for the water/ice dispenser.

What the independent inspector noted:

The plumbing features of the refrigerator are not connected. The inspector was unable to see if there is plumbing available behind the refrigerator. Unable to determine if the functions are operational.

2.8.1 Washer/Dryer

WASHING MACHINE - BROKEN VALVES

GARAGE

What Opendoor did

A professional installed new valves in the laundry area.



What the independent inspector noted:

The supply plumbing valves are broken. Recommend servicing.

2.8.2 Washer/Dryer

WASHING MACHINE - NOT DRAINING

GARAGE

What Opendoor did

A professional removed the washer & dryer as they did not operate as intended. The space is ready for the new owner to install new appliances.



What the independent inspector noted:

The washing machine does not drain. Recommend servicing.

3.2.2 Walls & Ceilings

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional performed extensive roof repairs to make sure that the roof didn't leak. The professional then patched the interior walls and painted the entire interior.

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.

3.2.3 Walls & Ceilings

EXTERIOR MOISTURE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional performed extensive roof repairs to make sure that the roof didn't leak. The professional then patched the interior walls and painted the entire interior.

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 damage found. Unable to determine the condition of the underlying material. Recommend further review of the exterior systems/installation and repair as directed.

3.2.7 Walls & Ceilings

DRYWALL - EXTENSIVE DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional performed extensive roof repairs to make sure that the roof didn't leak. The professional then patched the interior walls and painted the entire interior.

What the independent inspector noted:

Opendoor standards issue

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

3.2.8 Walls & Ceilings

TRIM MISSING/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed new trim throughout the home.

What the independent inspector noted:

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

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed all of the kitchen cabinets and replaced them with new.

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 removed all of the kitchen cabinets and replaced them with new. The bathroom cabinet bases were repaired and sealed.

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.

3.4.4 Counters/Cabinets

CABINETS - LOOSE/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired/adjusted these cabinets & doors to operate as they should.

What the independent inspector noted:

The cabinets are loose or damaged. Recommend repair.

3.4.5 Counters/Cabinets

CABINETS - HARDWARE/HINGES NEED ADJUSTMENT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the cabinets in the garage, replaced the cabinets and refinished the bathroom cabinets.

What the independent inspector noted:

There are cabinet hardware/hinges that are in need of adjustment. Recommend repair.

3.4.7 Counters/Cabinets

DRAWERS - DAMAGED/LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the kitchen cabinet.

What the independent inspector noted:

Loose or damaged drawers are observed. Recommend repair.

3.4.8 Counters/Cabinets

COUNTERTOP - LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the countertops in the kitchen with new granite.

What the independent inspector noted:

The countertops are loose on the cabinet. Recommend repair.

SEAL THE PLUMBING PENETRATION

SEE PHOTOS FOR LOCATIONS



[Hire a pro](#)

We recommend that the next owner consider hiring a handyman if they desire to see these penetrations plugged, however because they are on interior walls, there is less likelihood of pest intrusion or drafts which is the main reason to seal issues like this.

What the independent inspector noted:

Recommend sealing areas where the plumbing penetrates wall or cabinets.

DRAWERS - MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS



[What Opendoor did](#)

A professional replaced all of the kitchen cabinets with new.

What the independent inspector noted:

One or more drawers are missing hardware. Recommend servicing.

DOOR DOES NOT CLOSE/LATCH PROPERLY

SEE PHOTOS FOR LOCATIONS



[What Opendoor did](#)

A professional re-hung and adjusted the doors so that they operate properly. The doors on the dining room bar have been removed to give more of an open concept.

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.

REPLACE/ADD DOOR STOPPERS

ALL LOCATIONS



What Opendoor did

A professional installed door stops where needed throughout the home.

What the independent inspector noted:

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



3.5.4 Doors and Closets

CLOSET DOOR OFF TRACK

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional re-hung these doors and they're operating as designed.



What the independent inspector noted:

The closet door has fallen out of square and drags on the floor or the door hardware will not remain on the track. Recommend repair or replacing the door or hardware as needed.

3.5.5 Doors and Closets

CLOSET SHELVES BROKEN

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired these shelves.



What the independent inspector noted:

The closet shelves are broken. Recommend replacing the shelving.

3.5.6 Doors and Closets

LOOSE HARDWARE ON DOOR

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional installed new door handles and hardware throughout the home.

What the independent inspector noted:

Opendoor standards issue

There is loose hardware observed on the door.

What Opendoor did

NEW CARPET!

What Opendoor did



A professional crew removed all old, worn carpets, pad, and flooring and replaced with new carpet for a fresh feeling underfoot.



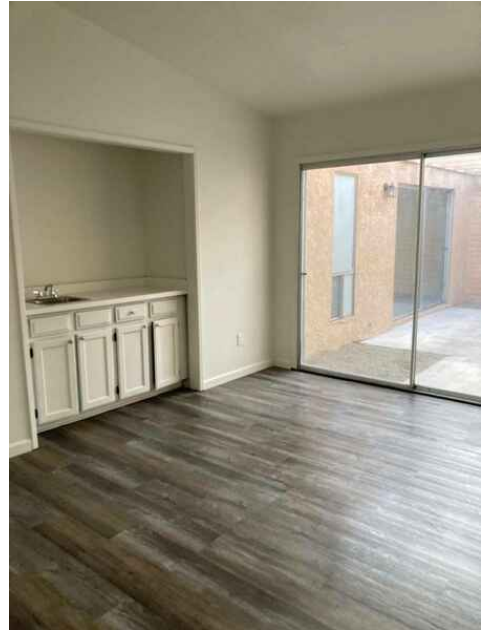
What Opendoor did

NEW VINYL PLANK FLOORING!



What Opendoor did

A professional covered the worn and dated tile floors with a new, durable and attractive vinyl plank floor.



3.9.1 Smoke Alarms

NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

SEVERAL LOCATIONS

What Opendoor did

A professional installed smoke alarms throughout the home.



What the independent inspector noted:

Opendoor standards issue

There are not smoke alarms found in all the current recommended areas or the alarms are inoperable in some locations. Recommend adding additional smoke alarms per the current standards.

3.10.1 Ceiling Fans

DAMAGED BLADES

BEDROOM 3

What Opendoor did

A professional replaced these fans with new.



What the independent inspector noted:

The ceiling fan has damaged blades. Recommend repair or replace.



3.11.1 Door Bell

DOOR BELL NOT FUNCTIONAL

FRONT DOOR

What Opendoor did



A professional installed a new door bell.

What the independent inspector noted:

The door bell did not operate when tested. Recommend repair.



3.12.1 Fireplace

ASH ACCUMULATION - NOT FULLY VISIBLE

LIVING ROOM



What Opendoor did

A professional cleaned out chimney flue and fire box.

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.

4.3.1 Fire Separation

NO SELF-CLOSURE SYSTEM INSTALLED

GARAGE



What Opendoor did

A professional installed self closing hinges and ensured they operated as intended.

What the independent inspector noted:

Opendoor standards issue

There is no self-closing device on the door from the house leading to the garage. It is recommended that one be installed in order to protect the residence against garage originated fires.

5.2.1 Exterior Door

IMPROVE WEATHER STRIPPING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed these doors and installed new slabs with new weather stripping and sweeps.

What the independent inspector noted:

The weather stripping is damaged or missing around the door or there is a gap present and the door does not seal properly. Recommend repair.

5.2.2 Exterior Door

SLIDING DOOR DIFFICULT

SEVERAL LOCATIONS



What Opendoor did

A professional repaired the door rollers, cleaned and lubricated the tracks so that these doors will operate smoother.

What the independent inspector noted:

The sliding door is difficult to operate. Repairs to the wheels or tracks may be required. Recommend maintenance.

5.2.3 Exterior Door

SCREEN DOOR DAMAGED

SEVERAL LOCATIONS

What Opendoor did

A professional removed and disposed of the damaged screen doors throughout the home.



What the independent inspector noted:

The screen door is damaged or inoperable. Recommend repair.

5.2.4 Exterior Door

DOOR DOES NOT CLOSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired the door rollers, cleaned and lubricated the tracks so that this door will operate as it should.



What the independent inspector noted:

The door does not align or latch properly. Recommend adjusting the hardware or hinges or repairing the door.

5.2.5 Exterior Door

DOOR LOCK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced and painted the door as well as installed a new lock set.

What the independent inspector noted:

The door lock hardware is missing or inoperable.

5.2.6 Exterior Door

DAMAGED DOORS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the front door slabs, hardware and weather stripping with new. The garage door leading to the outside was also replaced with new. The slider in the back bedroom was also repaired and is in good working condition again.

What the independent inspector noted:

The door is damaged. Recommend repair.

5.2.8 Exterior Door

MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the old and unwelcoming metal security doors on this home.

What the independent inspector noted:

The door is missing hardware. Recommend repair.

5.2.9 Exterior Door

DIFFICULT SECURITY DOOR

FRONT SIDE OF THE HOUSE



What Opendoor did

A professional removed the old and unwelcoming metal security doors on this home.

What the independent inspector noted:

The security door sticks and is hard to open/close.

5.4.1 Eaves/Facia/Soffit

EAVES/FASCIA DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional scraped, caulked and repainted the eaves with matching exterior paint to help seal it against further damage.

What the independent inspector noted:

The eaves and fascia board are damaged and in need of repair.

5.4.2 Eaves/Facia/Soffit

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned and prepped this area prior to repainting to help seal it against further damage. The roof repairs noted later in this report should help prevent any further water damage to this area.

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.

5.4.3 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional touched up the paint on this noted area of the eaves.

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.

MOISTURE DAMAGE OR WOOD ROT

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional checked these area, treated where necessary, and applied a fresh coating of exterior paint to help seal against any further damage.

What the independent inspector noted:

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

SIDING/TRIM LOOSE OR DAMAGED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired and repainted the trim between the garage and the patio when they replaced this door with a new slab.

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.

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional landscaping crew came out and treated this entire property, trimming back vegetation that was too close to the home, spraying for weeds, and general debris removal and tidying. The patio vegetation was also removed to give the next owner a clean start in these areas that are so full of amazing potential.

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.

5.10.1 Porch, Patio, Balcony, and Decks

DETERIORATED WOOD OBSERVED



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional removed any wood that was deemed to be unsuitable in these patio areas. Those that were still good were patched and repainted to help seal them.

What the independent inspector noted:

There is deteriorated or damaged material observed. Recommend repair.

5.10.2 Porch, Patio, Balcony, and Decks

MOISTURE DAMAGE OR WOOD ROT



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional removed all the rotted wood structure from back patio, so the next owner has a safe and clean start in this area.

What the independent inspector noted:

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

5.10.3 Porch, Patio, Balcony, and Decks

HANGERS MISSING NAILS



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional will be returning to the home and adding hanger nails in the missing places on the garage patio.

What the independent inspector noted:

The hangers are missing nails. Recommend repair.

6.2.1 Water Heater Inspection

LEAKING/CORRODED AT THE TANK



GARAGE

What Opendoor did

A professional replaced the corroded supply line on the water heater.

What the independent inspector noted:

Opendoor standards issue

The water valve or connection at the tank is leaking or corroded. Recommend repairing or replacing the affected area.

6.2.2 Water Heater Inspection

WATER SHUT OFF VALVE IS INOPERABLE

GARAGE

What Opendoor did

A professional replaced this older, gate style valve with a new ball valve on the water heater supply line.



What the independent inspector noted:

Opendoor standards issue

The water shut off valve is inoperable. Recommend repair.

6.3.1 Automatic Safety Control Condition

TPR MISSING

GARAGE

What Opendoor did

A professional installed a new Temperature Pressure Relief drain line to the water heater and it runs down the back of the unit so you can't see it in this picture.



What the independent inspector noted:

The TPR drain line is missing. Recommend repair.

7.2.1 Sinks, Fixtures, Faucets, and Valves

DRAIN STOPPER MISSING/INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional will make sure these sinks have functioning drain stoppers prior to the home selling.

What the independent inspector noted:

Opendoor standards issue

The drain stopper is missing/inoperable.

7.2.2 Sinks, Fixtures, Faucets, and Valves

SLOW DRAIN

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional will make sure this sinks drains appropriately prior to the home selling.

What the independent inspector noted:

There is a slow drain. Recommend clearing.

7.2.3 Sinks, Fixtures, Faucets, and Valves

RESTRICTED WATER FLOW

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the old faucet on the bar sink with a new unit.

What the independent inspector noted:

There is restricted water flow observed at the sink. Recommend repair and/or replace.

7.2.4 Sinks, Fixtures, Faucets, and Valves

CAULK MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the kitchen sink and installed a new undermount stainless bowl on the granite. The dining room bar sink was caulked, as advised.

What the independent inspector noted:

There is caulk missing between the sink and the countertop. Recommend resealing to prevent water intrusion.

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional caulked all showers and tubs in this home prior to them receiving a deep cleaning from a cleaning crew.

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.

7.5.1 Bath Tubs

DRAIN STOPPER MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional will make sure that both tubs have working drain plugs prior to the home selling.

What the independent inspector noted:

The drain stopper is missing.

7.5.2 Bath Tubs

GROUT/CAULK REPAIR

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional applied a fresh bead of caulk around the tub where noted.

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.

7.6.1 Toilets

TOILET RUNNING

PRIMARY BATHROOM & BATHROOM 2



What Opendoor did

A professional fixed the flushing mechanism in the primary bathroom and completely replaced the one in the other bath.

What the independent inspector noted:

The toilet continues to run after flushing. Recommend repair or replace the interior tank components.

7.6.2 Toilets

TOILET NOT FLUSHING PROPERLY

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the toilet in this bathroom with a new model.

What the independent inspector noted:

The toilet is not flushing properly. Recommend repair or replace the interior tank components.

7.10.1 Drain and Vent Plumbing

IMPROPERLY SLOPED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional re-piped under this bar sink and made sure it now has the appropriate slope for good drainage.

What the independent inspector noted:

Opendoor standards issue

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

7.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional will be returning to the home to reinsulating the two patio supply lines as well as the exterior front yard line.

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

FEDERAL PACIFIC

SEE PHOTOS FOR LOCATIONS

Hire a pro

 Not Resolved

The next owner of this home may wish to consult with a qualified electrician about the condition of this panel and whether any upgrades are warranted.

What the independent inspector noted:

Opendoor standards issue

This house is equipped with a Federal Pacific labeled main and/or sub-electrical panel. There is significant information that suggests that panels and circuit breakers of this manufacturer have a high rate of failure. The failures are not readily visible or apparent without dismantling the panel box which is beyond the scope of inspection. Recommend Federal Pacific manufactured panel boxes be evaluated by a qualified electrician. <https://homeinspectioninsider.com/federal-pacific-breaker-panels-safe-dangers-cost-replace/>

8.4.1 Branch Circuit Wiring Condition

NO ANTI OXIDATION PASTE ON ALUMINUM WIRES

What Opendoor did

 Resolved

A professional applied antioxidant paste to the aluminum wire where noted in the panel.

What the independent inspector noted:

Opendoor standards issue

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

8.4.2 Branch Circuit Wiring Condition

MISSING CONDUIT

SEE PHOTOS FOR LOCATIONS

 Not Resolved

Hire a pro

A professional removed this unprotected wiring and outlet from the garage wall. The next owner should consider consulting a qualified electrician to evaluate the wiring on the ceiling of the garage and determine if it should be replaced.

What the independent inspector noted:

Opendoor standards issue

Unprotected electrical cable is observed. Any electrical conductors that are accessible are required to be protected by conduit. Recommend repair for safety.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed GFCI outlets in the noted 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.

8.6.2 Ground Fault Circuit Interrupters

GFCI DOES NOT TRIP

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A new working GFCI outlet was installed in this location and trips appropriately during testing.



What the independent inspector noted:

Opendoor standards issue

There are GFCI electrical outlets do not trip when tested. Recommend repair.

8.7.1 Lights and Switches Condition

LIGHT IS LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened up the noted loose fixtures.

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 all damaged/inoperable light fixtures and replaced with new. Where working, lightbulbs were replaced.

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

REPLACE MISSING COVER PLATES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced any and all missing cover plates throughout the

What the independent inspector noted:

Opendoor standards issue

Replace the missing cover plates to cover exposed wires.

8.7.4 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced lights with missing covers on the interior of the home. The garage lights were not covered in anticipation that the next owner will want to have their wiring assessed and consider replacing.

What the independent inspector noted:

Opendoor standards issue

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

8.7.5 Lights and Switches Condition

DAMAGED COVER PLATE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced all damaged cover plates found throughout the house.

What the independent inspector noted:

One or more switch cover plates are damaged. Recommend replacing.

8.8.1 Receptacles Condition

OUTLET TESTING IMPROPER

SEE PHOTOS FOR LOCATIONS

Open Ground

Hire a pro



We recommend that the next owner consider hiring a qualified electrician to assess the electrical system in this home and check on the status of these noted outlets and the open ground found there.

What the independent inspector noted:

Opendoor standards issue

The outlet tested improperly. Recommend electrician evaluate and correct.

8.8.2 Receptacles Condition

BROKEN OUTLET

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the noted broken outlets and replaced any that needed it.

What the independent inspector noted:

Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

8.8.3 Receptacles Condition

LOOSE OUTLETS

MOST LOCATIONS



What Opendoor did

A professional tightened all the noted loose outlets throughout the home.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

8.8.4 Receptacles Condition

WEATHER RATED OUTLET COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed weather rated covers on the two outlets that were exposed to the elements.

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.

8.8.5 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Missing, Broken



What Opendoor did

A professional replaced all missing or broken 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 has been scheduled to come provide a basic servicing of the heating and cooling system on this home and will complete that work in the coming days.

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 - REPAIR THE DRAIN LINE



ROOF

What Opendoor did

A professional HVAC company has been scheduled to come provide a servicing of the heating and cooling system on this home and will check and reconnect the condensate drain line as part of that work.

What the independent inspector noted:

Opendoor standards issue

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

10.2.2 Tile roof

CRACKED/CHIPPED/DAMAGED TILES



ROOF

What Opendoor did

A professional will make sure all cracked and chipped tiles are repaired or replaced on this roof prior to sale.

What the independent inspector noted:

Opendoor standards issue

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

10.5.1 Flashings Condition

SEALANT NEEDED AT FLASHING

MOST LOCATIONS

What Opendoor did

A professional roofing crew added new sealant around this flashing and applied a elastomeric roof coating across the entire flat roof of this home.



What the independent inspector noted:

Opendoor standards issue

Potential water entry points are observed at the roof flashing. Recommend applying sealant to prevent water entry.

10.6.1 Chimney

FLASHING OF AT THE BASE NEEDS MAINTENENCE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired and sealed the flashing at the base of the chimney and it was covered along with the rest of the roof with a elastomeric coating.



What the independent inspector noted:

Opendoor standards issue

There are indications that the flashing at base of chimney is damaged. Recommend repair.

10.7.1 Spark Arrestor/Rain Cap

NO CHIMNEY CAP OBSERVED



What Opendoor did

A professional installed a chimney cap on this home to help keep out rain and pests.

What the independent inspector noted:

There is no chimney rain cap or spark arrestor. Recommend installing a chimney rain cap/spark arrestor to prevent the entrance of the elements, preserve the life of the chimney, and minimize maintenance. Additionally, this acts to prevent sparks from escaping and to prevent animals from entering the chimney.

12.3.1 Bathroom Ventilation

COVER NOT INSTALLED

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional installed a cover on this bathroom vent.

What the independent inspector noted:

Opendoor standards issue

The bath fan cover is not installed. Recommend replacement.

12.4.1 Kitchen Ventilation

KITCHEN VENTING TO EXTERIOR & INTERIOR

KITCHEN

What Opendoor did



The new microwave that was installed has a recirculating vent, and so the old duct was sealed up and is no longer in use.

What the independent inspector noted:

The kitchen vent is configured to exhaust to the exterior, but ventilation to the interior was detected as well. Recommend having the vent adjusted by a qualified person to ensure complete exhaust to the exterior.

12.5.1 Laundry Ventilation

NOT VENTED EXTERIOR



What Opendoor did

A professional made sure that the next owner's dryer can vent to the outside, as intended.

What the independent inspector noted:

Opendoor standards issue

The dryer is not properly vented. Current standards require that dryer vents are exhausted to the exterior. Recommend repair.

