

## 1.1.1 Property Notes and Limitations

**BIRDS**

FRONT SIDE OF THE HOUSE

**What Opendoor did**

A professional humanely removed the bird/nest before repairing the eaves and soffits.

**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.

## 1.1.2 Property Notes and Limitations

**SIGNS OF TERMITE DAMAGE/PRESENCE**

BACK SIDE OF THE HOUSE

**What Opendoor did**

A professional treated the home for termites.

**What the independent inspector noted:****Opendoor standards issue**

There are indications of wood destroying organisms. Unable to determine the condition of the underlying material. Consult your termite inspection report (if applicable) and recommend further evaluation to determine the extent of the damage and/or if treatment is required.

## 1.1.3 Property Notes and Limitations

**HIDDEN AREA - DENSE VEGETATION**

BACK SIDE OF THE HOUSE



### What Opendoor did

A professional trimmed back all of the overgrown foliage around the home perimeter.

### What the independent inspector noted:

Some structural defects may be hidden behind dense foliage, vines, stored items, debris, or finishes and cannot be included with this inspection.

#### 2.7.1 Refrigerator

### PLUMBING FEATURES NOT CONNECTED

KITCHEN

### What Opendoor did



A professional will be visiting the home soon to install the appropriate fitting so that this fridge's water and ice will work for the next owner.

### 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.

#### 3.3.1 Windows

### EXTERIOR MOISTURE AT THE WINDOW

SEE PHOTOS FOR LOCATIONS

### What Opendoor did



A professional patched and caulked these areas before painting the interior of the home.

### 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 installation and correction as needed.

#### 3.3.4 Windows

### ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional removed the wiring, patched and caulked these areas before painting the interior of the home.

### What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

#### 3.4.1 Counters/Cabinets

### CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional repaired these areas before painting all of the kitchen cabinets.

### 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.

#### 3.10.1 Smoke Alarms

### NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed new batteries in the smoke alarms throughout the home and tested.

### 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.

#### 3.11.1 Door Bell

### DOOR BELL NOT FUNCTIONAL

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced the doorbell with a new one.

### What the independent inspector noted:

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

#### 5.4.1 Eaves/Facia/Soffit

### MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional prepped and painted the fascia, eaves and soffit where needed.

### 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

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional trimmed the vegetation around the structure and spruced up the rest of the landscape while they were at it.

### 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.

#### Water Heater Inspection

### NEW WATER HEATER!

### What Opendoor did

We had a new water heater installed to replace the old unit, which had developed some leaks.





#### 6.2.1 Water Heater Inspection

### NO CATCH PAN/DRAIN LINE INSTALLED

SEE PHOTOS FOR LOCATIONS

#### 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.

#### 7.3.1 Shower and Tub Plumbing

### FIXTURE LOOSE

SEE PHOTOS FOR LOCATIONS

#### What Opendoor did



A professional tightened this fixture.

#### What the independent inspector noted:

#### Opendoor standards issue

The shower fixtures are loose. Recommend repair.

## ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional cleaned, prepped and re-caulked this area

### 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



### What Opendoor did

A professional installed a new drain stopper in this bath tub.

### What the independent inspector noted:

The drain stopper is missing.

## VISIBLE CORROSION

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced these valves with new.

### 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.

## COVER DOES NOT CLOSE CORRECTLY/HARDWARE LOOSE

SIDE OF THE HOUSE



### What Opendoor did

A professional repaired this and ensured that it operated as it should.

### What the independent inspector noted:

#### Opendoor standards issue

The electrical panel cover does not close, the hardware is loose, or there are gaps at the edges. Recommend sealing to help prevent accidental contact with electrical components.

### 8.7.1 Lights and Switches Condition

#### **LIGHT BULB AND/OR FIXTURE INOPERABLE**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced the 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.

### 8.7.2 Lights and Switches Condition

#### **LIGHT FIXTURE MISSING COVER**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed covers on these fixtures.

### What the independent inspector noted:

#### Opendoor standards issue

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

### 8.8.1 Receptacles Condition

#### **WEATHER RATED OUTLET COVER**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed a new weather proof cover on this outlet.

### 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.

### 8.8.2 Receptacles Condition

#### REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Missing



### What Opendoor did

A professional cleaned up this mess of wiring and secured it behind a new cover plate in the hallway closet.

### 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

Hire a pro



We recommend that the next owner hire a qualified HVAC company to come provide a basic servicing of their HVAC units, and plan for annual servicing to keep things running efficiently.

### 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.

### 9.4.1 Filters

#### AIR FILTERS ARE DIRTY





### What Opendoor did

A professional replaced 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.

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9.6.1 Vents/Flues/Combustion Air Condition

## COMBUSTION AIR VENT



### What Opendoor did

A professional secured this vent.

### What the independent inspector noted:

Loose combustion air vent. Recommend repair.

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10.2.2 Tile roof

## CRACKED/CHIPPED/DAMAGED TILES



ROOF

### What Opendoor did

A professional repaired/replaced these tile.

### What the independent inspector noted:

#### Opendoor standards issue

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

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10.2.3 Tile roof

## MORTAR CAP DAMAGE



ROOF

### What Opendoor did

A professional prepped and replaced this mortar cap with new fortified cement.

### What the independent inspector noted:

#### Opendoor standards issue

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

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10.2.4 Tile roof

## LOOSE TILES

ROOF



### What Opendoor did

A professional repositioned and secured these tiles.

### What the independent inspector noted:

#### Opendoor standards issue

Loose tiles are observed. Recommend having the tiles replaced and secured to properly protect the underlayment beneath.

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11.1.1 Foundation & Floor Condition

## SPALLING/DETERIORATION AT STEMWALL



### Hire a pro

We recommend that the next owner hire a qualified foundational specialist to assess this spalling, apply the appropriate patching compound to seal the exposed rebar, and make any other repairs they deem important.

### What the independent inspector noted:

#### Opendoor standards issue

There is concrete spalling and/or deterioration of the stemwall observed. Recommend having the area evaluated further by a qualified party and repaired as needed.

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11.4.2 Roof Structure

## OUTSIDE LIGHT VISIBLE IN THE ATTIC

ATTIC



### What Opendoor did

A professional repaired this opening while replacing/repairing the roof tile.

### What the independent inspector noted:

#### Opendoor standards issue

There is outside light visible. Any openings in the roof should be repaired by a qualified contractor to avoid leaks and/or vermin activity.

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## SOFFIT VENTS ARE BLOCKED

FRONT SIDE OF THE HOUSE



### What Opendoor did

A professional removed the foam from the soffit vents to ensure that they work as they should.

### What the independent inspector noted:

The soffit vents are blocked. This does not allow for proper ventilation. Recommend repair.

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## LINT BUILDUP AT DRYER VENT



### What Opendoor did

A professional cleaned out the dryer vent.

### What the independent inspector noted:

#### Opendoor standards issue

Lint buildup is observed at the exterior dryer vent exhaust. This can create a fire hazard. Having the vent flue professionally cleaned and/or repaired is recommended.

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