

1.1.4 Property Notes and Limitations

BIRDS



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional humanely removed the bird nest under the patio.

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.

2.8.1 Washer/Dryer

DRYER - UNIT NOT FUNCTIONING



LAUNDRY ROOM

What Opendoor did

A professional installed the proper outlet and hooked up the dryer and confirmed it is now working properly.

What the independent inspector noted:

Opendoor standards issue

The dryer is not functioning correctly. It is not plugged in, and the electrical line for it is missing. Recommend further evaluation and repair or replace.

2.8.2 Washer/Dryer

DRYER - VENT NOT ATTACHED



LAUNDRY ROOM

What Opendoor did

A professional attached the dryer vent properly so it exhausts as designed.

What the independent inspector noted:

Opendoor standards issue

The vent connection for the dryer is not connected. As a result, the dryer was not tested for operation.

What Opendoor did

NEW CARPET!



What Opendoor did

A professional carpet demo removed all the old carpet and pad, and replaced with new, throughout the house, for a fresh feeling underfoot.



What Opendoor did

FRESH PAINT, INSIDE AND OUT!



What Opendoor did

A professional painting crew painted this home, both inside and out, for a fresh start for the next owner.





3.2.5 Walls & Ceilings

TRIM MISSING/DAMAGED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the missing trim in the noted locations.

Resolved

What the independent inspector noted:

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

3.3.1 Windows

BROKEN GLASS

SEE PHOTOS FOR LOCATIONS

Resolved

What Opendoor did

A professional replaced the broken pane of glass in the primary bathroom's window.

What the independent inspector noted:

There are broken or cracked window panes. Recommend repair.

3.3.2 Windows

ADD CAULKING AT WINDOW FRAMING

A FEW LOCATIONS

What Opendoor did

A professional applied caulking at the noted window locations to help seal out air and pests.



What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.5.1 Doors and Closets

DOOR DOES NOT CLOSE/LATCH PROPERLY

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this latch and the hallway closet door closes properly again.



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.

3.5.2 Doors and Closets

DAMAGED DOORS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired these doors prior to the interior repainting.



What the independent inspector noted:

The door is damaged. Recommend repair.

3.5.3 Doors and Closets

REPLACE/ADD DOOR STOPPERS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced door stoppers in the noted locations to help prevent accidental wall damage.

What the independent inspector noted:

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

3.9.1 Smoke Alarms

POWER IS OFF



What Opendoor did

A professional replaced all the smoke detectors in the home, including fresh batteries, for safety.

What the independent inspector noted:

Power to the home is off. All of the smoke detectors test fine, however several of them are no beeping intermittently, which may indicate that their backup batteries are low. Recommend servicing.

3.10.1 Ceiling Fans

FAN NOT WORKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the broken fan fixture from the back patio and capped off the box so it's ready for the next owner to install a new fan, if desired.

What the independent inspector noted:

Opendoor standards issue

The ceiling fan did not operate when tested. Recommend repair.

3.13.4 Fireplace

ASH ACCUMULATION - NOT FULLY VISIBLE



What Opendoor did

A professional cleaned the exterior fireplace of all ash and debris.

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.

3.13.5 Fireplace

CRACKED MATERIAL IN THE FIREBOX



What Opendoor did

A professional repaired this fireplace with the appropriate mortar.

What the independent inspector noted:

There is some cracked material observed in the firebox. Recommend further evaluation and repair prior to use.

3.13.7 Fireplace

MORTAR FAILING/GAPS PRESENT AT THE FIREBOX



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired all gaps and crumbling mortar.

What the independent inspector noted:

There is some of the mortar around the firebox is failing and/or there are gaps present. Recommend further evaluation and repair to avoid possible safety issue.

3.13.8 Fireplace

WOOD BURNED IN THE GAS FIREPLACE



SEE PHOTOS FOR LOCATIONS

Do it yourself

A professional cleaned out all ash from this fireplace, and the next owner should consult with a fireplace expert to confirm if it is safe or not to use this fireplace with wood.

What the independent inspector noted:

There are indications that wood has been burned in the gas fireplace. Recommend referring to manufacture specifications to verify if this allowable and/or consult a fireplace specialist to evaluate and correct as needed.

3.13.1 Fireplace

DAMPER MISSING (EXTERIOR FIREPLACE)

SEE PHOTOS FOR LOCATIONS

What Opendoor did



Outdoor fireplaces like this don't require a damper, but they can be helpful in terms of keeping the chimney and firebox dry when it rains. If so inclined, the next owner could consult with a fireplace professional about installing a chimney cap or seeing if a damper unit could be installed.

What the independent inspector noted:

The damper is missing from the fireplace. Recommend replacement.

3.13.2 Fireplace

SOOT BUILD UP - GAS FIREPLACE

Do it yourself



The next owner should learn about proper fire making and maintenance to ensure proper burning. This soot build up is not a cause for concern going forward, and could be cleaned with a bristle brush and wet rag if desired.

What the independent inspector noted:

There is soot accumulation in the gas fireplace. This can indicate an improper air to fuel ratio, out of position fire logs, or clogged burner ports. Recommend further evaluation and repair as needed.

4.3.2 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired this garage door trim prior to the repainting.

What the independent inspector noted:

Opendoor standards issue

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

4.4.1 Fire Separation

SELF-CLOSURE NOT FUNCTIONING



What Opendoor did

A professional installed self-closing hinges on this door so that it properly closes on it own to separate the home from the garage and reduce the risk of fire spreading.

What the independent inspector noted:

Opendoor standards issue

The self-closure door system does not close the door. Recommend adjusting the hinges or installing new hardware.

5.2.1 Exterior Door

DOOR FRAME IS DAMAGED/SPLIT



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired the door frame leading to the back patio.

What the independent inspector noted:

The door frame is damaged or split. Recommend repair.

5.4.1 Eaves/Facia/Soffit

EVIDENCE OF REPAIRS OBSERVED



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional checked these prior repairs and confirmed they were adequate. We also applied a fresh coat of paint to help seal and protect the eaves.

What the independent inspector noted:

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

5.4.2 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repainted the eaves as part of the exterior painting to help protect them from the elements.

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.

5.5.2 Siding

DAMAGED STUCCO



What Opendoor did

A professional repaired the damaged stucco on the front side of the home.

What the independent inspector noted:

There is damaged stucco finish observed. Recommend repair.

5.5.3 Siding

SIDING/TRIM LOOSE OR DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the trim around this door prior to the repainting of the exterior of this home.

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.

5.6.1 Flashings

FLASHING PULLING AWAY



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired the flashing at the base of this post.

What the independent inspector noted:

Opendoor standards issue

The flashing has pulled away from the structure. Recommend repair to help prevent water penetration.

5.7.2 Exterior Paint

DETERIORATED AROUND THE TRIM - TOUCH UPS



What Opendoor did

A professional patched up the exterior paint in the noted areas to help protect the stucco siding.

What the independent inspector noted:

The exterior paint has deteriorated around the trim and siding in some areas. The house is in need of painting touch ups.

5.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional landscaping crew removed or trimmed the noted vegetation as well as treated the entire property for weeds.

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.

6.2.1 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED



GARAGE

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.

6.3.1 Automatic Safety Control Condition

FLOWS UPHILL



What Opendoor did

A professional fixed the Temperature Pressure Relief drain line so it has the proper slope not to aid with drainage.

What the independent inspector noted:

The TPR drain line flows uphill. Recommend repair

7.2.1 Sinks, Fixtures, Faucets, and Valves

FAUCET LEAKING



What Opendoor did

A professional repaired this leaking faucet in the primary bath.

What the independent inspector noted:

Opendoor standards issue

The faucet is leaking. Recommend repair.

7.3.1 Shower and Tub Plumbing

TUB/SHOWER SPOUT LEAKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the leaking shower head with a new, basic model.

What the independent inspector noted:

The tub/shower spout is leaking at the time of inspection. Recommend plumber evaluate and repair.

7.3.2 Shower and Tub Plumbing

SHOWER DIVERTER WORKING IMPROPERLY

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the shower/tub diverter so it properly sends water to the shower head or tub spout as desired.

What the independent inspector noted:

Opendoor standards issue

The shower diverter is not properly transferring water between the water fixtures in the shower/tub. This will result in a loss of water flow to the shower head. Recommend repair.

7.3.3 Shower and Tub Plumbing

TUB SPOUT CAULKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened the tub spout to the wall and applied a fresh bead of sealant to keep water out.

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.

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned and applied fresh caulking to all of the noted areas to help seal them.

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.

7.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional insulated these water supply lines with an appropriate tape to protect them from the elements.

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 outlet in the laundry room for safety.

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 all missing or burned out lightbulbs in this 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 serviced this air conditioner to ensure it is working properly. It was cleaned and checked for proper electrical and intake/output operation. Additional refrigerant was needed and recharge.

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.



A&M HEATING AND COOLING LLC

Opendoor
589 W Chatfield St
Val, AZ 85641

☎ (480) 371-0656
✉ propertyinvoices@opendoor.com

INVOICE	#548
DUE	Upon receipt
AMOUNT DUE	\$1,325.00

CONTACT US
2980 S Cottonwood Ln
Tucson, AZ 85713

☎ (520) 399-5423
✉ alexm.amho@gmail.com

INVOICE

Services	amount
Complete System Cleaning Clean both sets of coils, remove and clean blower housing, clean condensate drain pan, check for proper mechanical operation	\$389.00
Leak test/ repair Perform leak test with pressurized nitrogen, not guaranteed to locate. Price does not include any refrigerant. Repaired leak at suction shradar valve	
Refrigerant R-410a Recharge using appropriate methods	\$936.00
Subtotal	\$1,325.00
Total Tax	\$0.00
Az (5.91%)	\$0.00
Total	\$1,325.00

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9.2.2 HVAC Inspection

REFRIGERANT LINE SET - MISSING/DETERIORATED INSULATION



What Opendoor did

A professional added additional insulation on this line to cover the gap in the existing material.

What the independent inspector noted:

Opendoor standards issue

The air conditioning line set has missing or damaged insulation. Recommend repair.

10.2.2 Tile roof

CRACKED/CHIPPED/DAMAGED TILES

ROOF



What Opendoor did

A professional was able to repair the noted, cracked tile.

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

LOOSE TILES

ROOF



What Opendoor did

A professional roofer reset all loose 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.
