

Walls & Ceilings

NEW CARPET!

What Opendoor did



We installed new carpet and pad throughout the house, for a fresh feel underfoot.



Walls & Ceilings

NEW PAINT!

What Opendoor did



We had the interior walls and trim painted for a fresh new look for the next owner.



5.5.1 Siding

DAMAGE TO THE SIDING

SEE PHOTOS FOR LOCATIONS

Hire a pro

 Not Resolved

We recommend that the next owner has the two small areas noted by the inspector repaired by a qualified stucco siding specialist.

What the independent inspector noted:

There is deterioration or damage to the exterior siding. Unable to determine the condition of the underlying materials. Recommend repair to help prevent water penetration.

5.5.2 Siding

STUCCO CRACKS - TYPICAL

SEE PHOTOS FOR LOCATIONS

Hire a pro

 Not Resolved

As stated below, cracks like these are incredibly common in stucco and not usually evidence of underlying problems. That said, we recommend that the next owner contact a qualified stucco specialist when convenient to assess the siding as a whole, seal any cracks, and share tips on good upkeep habits for a home like this.

What the independent inspector noted:

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

5.5.3 Siding

GAP IN THE SIDING OR TRIM

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional repaired and repainted in this area, closing up the gap with an appropriate exterior-grade sealant.

What the independent inspector noted:

There is a gap in the siding or trim. The inspector is unable to determine the condition of the underlying material. Sealing is recommended to help prevent water penetration.

5.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional trimmed back the tree that was in contact with the home and cleaned up the rest of the yard 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.

7.2.1 Sinks, Fixtures, Faucets, and Valves

FAUCET IS LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened this faucet.

What the independent inspector noted:

Opendoor standards issue

The faucet is loose. Recommend repair.

7.2.2 Sinks, Fixtures, Faucets, and Valves

CAULK MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional caulked this area.

What the independent inspector noted:

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

7.3.1 Shower and Tub Plumbing

TUB/SHOWER SPOUT LEAKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the shower neck/head and ensured that it wasn't leaking.

What the independent inspector noted:

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

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional prepped and re-caulked the shower surround as needed.

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.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed GFCI's 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.

8.8.1 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened the outlets and cover plates.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

9.1.1 System 1

COOLING - UNIT NOT RESPONSIVE/FUNCTIONAL



What Opendoor did

A professional replaced the control board and thermostat in order to complete a successful test of the unit.

What the independent inspector noted:

Opendoor standards issue

The HVAC system is inoperable or the unit is not responsive to the controls. The function of all components associated with the HVAC system including the condenser, ducting, distribution of air, and function of the system cannot be verified. Recommend an HVAC specialist repair the unit and verify functional operation.



9.1.2 System 1

HEATING - FURNACE NOT FUNCTIONAL

 Resolved

What Opendoor did

A professional replaced the control board and thermostat in order to complete a successful test of the unit.

What the independent inspector noted:

Opendoor standards issue

The furnace is not functioning properly at the time of inspection. Recommend further evaluation and repair as needed.



NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED**What Opendoor did**

A professional serviced the HVAC units while onsite replacing the thermostat and control board.

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.



10.2.1 Tile roof

CRACKED/CHIPPED/DAMAGED TILES

ROOF

Hire a pro

We recommend that the next owner consult with a certified tile roofer to replace any chipped tiles with matching new ones.

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

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

10.2.2 Tile roof

LOOSE TILES

ROOF



Hire a pro

We recommend that the next owner consult with a certified tile roofer to reposition any slipped tiles and provide a quick assessment of the roof. While our inspection did not not any leaks or problems, an expert will be able to provide you with additional information about the condition of the roof and how to help maintain it.

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.

11.1.1 Foundation & Floor Condition

COMMON SPALLING/DETERIORATION AT STEMWALL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional prepped, patched and painted these areas.

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.