

2.2.1 Dishwasher

NO HIGH LOOP

KITCHEN

What Opendoor did



A professional installed a high loop in the dishwasher drain line.

What the independent inspector noted:

There is no visible high loop observed at the dishwasher drain line. Current standards require the installation of an air gap. The high loop helps to prevent drainage from the sink and into the dishwasher or the creation of a vacuum from the waste lines. 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

and on our YouTube channel: https://youtu.be/qMz1R_-STsY

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

What Opendoor did



A professional installed an anti-tip bracket.

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>

2.3.2 Oven Condition

OVEN LIGHT INOPERABLE.



What Opendoor did

A professional installed a new bulb for the oven light.

What the independent inspector noted:

The oven light does not come on. Recommend repair.

3.2.3 Walls & Ceilings

SUSPECTED MOLD GROWTH

EXTERIOR WATER HEATER CLOSET

Hire a pro

 Not Resolved

This issue is in a shared space where Opendoor was unable to perform work. We recommend that the next owner consult with the HOA on how to get this remedied.

What the independent inspector noted:

Opendoor standards issue

There are some indications of suspected mold growth found. This is made evident by the stains found on the surface. Recommend testing and proper cleaning or removal if needed.

3.2.7 Walls & Ceilings

DRYWALL - EXTENSIVE DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

 Resolved

A professional patched this area.

What the independent inspector noted:

Opendoor standards issue

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

3.2.9 Walls & Ceilings

TRIM MISSING/DAMAGED

KITCHEN CLOSET

 Resolved

What Opendoor did

A professional repaired this trim before painting the interior of the home.

What the independent inspector noted:

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

3.3.1 Windows

WINDOW DOES NOT LATCH

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced this latch and made sure that it worked properly.



What the independent inspector noted:

Opendoor standards issue

The window does not latch. Recommend repair.

3.3.2 Windows

ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional added caulking where needed in these areas..



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 this area and painted it to give it a fresh look.

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.

3.4.5 Counters/Cabinets

SEAL THE PLUMBING PENETRATION

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repositioned the trim rings to conceal these penetrations.



What the independent inspector noted:

Recommend sealing areas where the plumbing penetrates wall or cabinets.

3.5.1 Doors and Closets

DOOR MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional reinstalled the closet door.



What the independent inspector noted:

The door is not installed.

3.6.2 Flooring Material

DAMAGED/MISSING GROUT

SEE PHOTOS FOR LOCATIONS



Hire a pro

We recommend that the next owner hire a handyman to apply a color-matched grout in the noted locations.

What the independent inspector noted:

There is damaged or missing grout observed. Recommend repair.

3.8.2 Stairs & Handrail

HANDRAIL - LOOSE

STAIRWAY

What Opendoor did

A professional tightened the handrail.



What the independent inspector noted:

Opendoor standards issue

The handrail/guardrail for the stairs is loose. Recommend repair.

3.9.1 Smoke Alarms

NO SMOKE ALARMS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed new smoke alarms where needed and replaced the batteries in the existing alarms.



What the independent inspector noted:

Opendoor standards issue

During the inspection, it was noticed that certain locations were missing smoke alarms. Smoke alarms can save lives in the event of a fire. It is strongly recommended that smoke alarms are installed.

For more information, please see this article by the CPSC: <https://www.cpsc.gov/s3fs-public/SmokeAlarmWhyWhereandWhichCPSCPub559RevisedJuly2016PostReview%282%29.pdf>

4.2.1 Exterior Door

DOOR FRAME IS DAMAGED/SPLIT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired and painted the door jamb.

What the independent inspector noted:

The door frame is damaged or split. Recommend repair.

5.2.1 Water Heater Inspection

LEAKING/CORRODED AT THE TANK

 Not Resolved

Hire a pro

We recommend that next owner consult with a qualified plumber to assess this water heater and repair or replace as needed.

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.

5.2.2 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED

 Not Resolved

Hire a pro

When/if the next owner decides to replace their water heater, we recommend that they have a qualified plumber install a catch pan underneath during the install process.

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.

6.2.1 Sinks, Fixtures, Faucets, and Valves

ANGLE VALVE FROZEN/CORRODED

 Resolved

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced these angle stops.

What the independent inspector noted:

Opendoor standards issue

The angle valves are found to be frozen in a fixed position and/or corroded. Recommend repair.

6.2.2 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.

6.2.3 Sinks, Fixtures, Faucets, and Valves

HOT/COLD SWITCHED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional corrected the supply lines to the faucet.

What the independent inspector noted:

Opendoor standards issue

The hot and cold supply lines are reversed. Recommend repair.

6.3.1 Shower and Tub Plumbing

SHOWER DIVERTER WORKING IMPROPERLY

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the tub diverter and confirmed the shower is operating as it should.

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.

6.3.2 Shower and Tub Plumbing

TUB SPOUT CAULKING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped and re-caulked the new diverter.



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.

6.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped 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.

6.4.3 Shower Walls, Base & Enclosure

SCREW HOLE IN THE SHOWER WALL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired these holes.

What the independent inspector noted:

Opendoor standards issue

There are screws or holes in the surface of the shower wall. Recommend removing the screws and sealing the area to help prevent moisture intrusion.

6.5.1 Bath Tubs

DRAIN STOPPER MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed a new drain stopper.



What the independent inspector noted:

The drain stopper is missing.

7.4.1 Branch Circuit Wiring Condition

NO ANTI OXIDATION PASTE ON ALUMINUM WIRES

SEE PHOTOS FOR LOCATIONS

Hire a pro

The next owner may wish, for the safety of their electrical system, to have a qualified electrician assess and apply the correct type of anti-oxidation paste at the panel where necessary. This helps keep exposed aluminum from reacting with oxygen in the air.



What the independent inspector noted:

Opendoor standards issue

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

7.4.2 Branch Circuit Wiring Condition

EXTENSION CORD WIRING

KITCHEN



Hire a pro

We recommend that the next owner contact a qualified electrician and have this wiring traced and see if more appropriate long term solution can be installed.

What the independent inspector noted:

There is some extension cord type electrical wiring observed. Recommend wiring be removed or corrected.

7.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional installed GFCI's in these areas.

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.

7.7.1 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional installed light covers on these fixtures.

What the independent inspector noted:

Opendoor standards issue

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

7.8.1 Receptacles Condition

OUTLET INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this outlet.

What the independent inspector noted:

Opendoor standards issue

There is an outlet that is inoperable when tested. Recommend further evaluation of the outlets in this location and repair as needed.

7.8.2 Receptacles Condition

BROKEN OUTLET

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced this outlet.



What the independent inspector noted:

Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

7.8.3 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened all loose outlets, switches and cover plates throughout the home.



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, Loose



What Opendoor did

A professional installed outlet covers in this undersink location and tightened the noted living room one.

What the independent inspector noted:

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

Hire a pro

 Not Resolved

We recommend that the next owner contact a qualified electrician to create the bond to the gas line in an appropriate location at this home. They may need to consult with the HOA if the bond needs to be in a common space.

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

Hire a pro

 Not Resolved

We recommend that the next owner contact a qualified electrician to create the bond on the water line in an appropriate location at this home. They may need to consult with the HOA if the bond needs to be in a common space.

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

 Not Resolved

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.

8.2.3 HVAC Inspection

COOLING - REPAIR THE DRAIN LINE

ROOF

Hire a pro

 Not Resolved

We recommend that the next owner hire a qualified HVAC company to make the repair to this drain line.

What the independent inspector noted:

Opendoor standards issue

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

8.3.1 Heat Distribution System Condition

LOOSE AIR GRILL OBSERVED

SEE PHOTOS FOR LOCATIONS

Hire a pro

 Not Resolved

This might be an easy DIY repair for a confident homeowner, however we recommend that the next owner considers hiring a handyman to help tighten this vent cover to the wall with the appropriate fasteners for the wall material.

What the independent inspector noted:

Opendoor standards issue

There is a loose air grill. Recommend repair.

8.4.1 Filters

AIR FILTERS ARE DIRTY

UPSTAIRS HALLWAY

 Resolved

What Opendoor did

A professional installed new 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.

9.3.1 Flat roof

PONDING OBSERVED

 Not Resolved

Hire a pro

This issue occurs in a shared space and Opendoor wasn't able to make these repairs. We recommend that the next owner consults with the HOA about who and how can make these flat roof repairs.

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.