

2.2.1 Dishwasher

DISHWASHER NOT TESTED**What Opendoor did**

A professional connected all of the necessary lines and tested the dishwasher to ensure it functions properly for the next owner.

What the independent inspector noted:

The dishwasher waste drain was not attached and the power was disconnected.

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET**What Opendoor did**

A professional installed an anti-tip device to secure the oven.

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>

3.1.1 General

DOOR BELL BROKEN

What Opendoor did

A professional installed a new door bell button.

What the independent inspector noted:

The door bell is broken. Recommend repair.

3.3.1 Windows

ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS A FEW LOCATIONS



What Opendoor did

A professional prepped and re-caulked these areas before they repainted the entire interior of the home.

What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.3.3 Windows

WINDOW WILL NOT STAY OPEN

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired this window so it operates properly now.

What the independent inspector noted:

The window will not stay open. Recommend repair.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned the cabinet base in the bathroom and cleaned and painted the kitchen cabinet base.

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.

3.5.1 Doors and Closets

DOOR DOES NOT CLOSE/LATCH PROPERLY

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced this door & hardware so now it functions properly.



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.

3.5.4 Doors and Closets

CLOSET DOOR OFF TRACK

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional placed this door back on the track.



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

LOOSE HARDWARE ON DOOR

BEDROOM 3



What Opendoor did

A professional resecured this hardware to the floor to help the doors stay on track.

What the independent inspector noted:

Opendoor standards issue

There is loose hardware observed on the door.

3.8.1 Stairs & Handrail

HANDRAIL - LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional secured 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

NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed new smoke alarms where they were missing and new batteries in the existing alarms.

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.

5.2.1 Exterior Door

MOISTURE DAMAGE OR WOOD ROT

GARAGE



What Opendoor did

A professional couldn't determine how the moisture staining appeared but confirmed that there was not an active leak.

What the independent inspector noted:

Opendoor standards issue

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

5.2.2 Exterior Door

DAMAGED DOORS

Hire a pro

 Not Resolved

This door is functional and does lock properly and securely. However the next owner may want to contact a handyman to install a door sleeve ([example](#)) to cover up the cosmetic damage.

What the independent inspector noted:

The door is damaged. Recommend repair.

5.2.3 Exterior Door

DOOR FRAME IS DAMAGED/SPLIT

What Opendoor did

 Resolved

A professional repaired and painted the garage door trim.

What the independent inspector noted: The door frame is damaged or split. Recommend repair.

5.4.1 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

 Resolved

A professional scraped, primed and painted these areas.

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.

DRAIN STOPPER MISSING/INOPERABLE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional made sure that this drain stopper was working well.

What the independent inspector noted:

Opendoor standards issue

The drain stopper is missing/inoperable.

TUB/SHOWER SPOUT LEAKING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the leaking shower head/neck with new.

What the independent inspector noted:

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

TUB SPOUT CAULKING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped this area and applied a new bead of silicone.

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.

ADD CAULK OR GROUT



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped and applied a new bead of silicone on this joint.

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

GROUT/CAULK REPAIR

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional prepped these areas and applied a new bead of silicone.



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 LOOSE AT THE TANK

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened the tank on this toilet.



What the independent inspector noted:

The toilet is loose at the tank and should to be properly attached to the base to prevent possible leaking.

7.9.1 Supply Plumbing

VISIBLE CORROSION



What Opendoor did

A professional replaced this supply line with a new one.

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.

7.9.2 Supply Plumbing

HOSE BIB LEAKING

BACK SIDE OF THE HOUSE

What Opendoor did

A professional repaired this hose bib.



What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

7.9.3 Supply Plumbing

HOSE STUCK ON HOSE BIB

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional removed this hose.



What the independent inspector noted:

Opendoor standards issue

The hose was not able to be removed from the hose bib. The inspector recommends removal or replacement of the hose bib.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed GFCI's in these 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.

8.7.1 Lights and Switches Condition

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the light bulbs in these fixtures 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.

8.8.1 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

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



What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

8.8.2 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Missing



What Opendoor did

A professional installed the appropriate sized outlet cover behind the range in the kitchen.

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 serviced the HVAC units and ensured that they were working well.

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

REFRIGERANT LINE SET - MISSING/DETERIORATED INSULATION



What Opendoor did

A professional installed new line insulation.

What the independent inspector noted:

Opendoor standards issue

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

9.4.1 Filters

AIR FILTERS ARE DIRTY



What Opendoor did

A professional new filters were installed 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.

10.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED



What Opendoor did

A professional serviced the HVAC units and ensured that they were working well.

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.



10.2.2 HVAC Inspection

REFRIGERANT LINE SET - MISSING/DETERIORATED INSULATION

 Resolved

What Opendoor did

A professional installed new insulation on these lines.

What the independent inspector noted:

Opendoor standards issue

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

10.3.1 Heat Distribution System Condition

LOOSE AIR GRILL OBSERVED

 Resolved

UPSTAIRS LOFT

What Opendoor did

A professional tightened this air grill.

What the independent inspector noted:

Opendoor standards issue

There is a loose air grill. Recommend repair.

10.4.1 Filters

AIR FILTERS ARE DIRTY

 Resolved

What Opendoor did

A professional replaced 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.

12.1.1 Foundation & Floor Condition

COMMON SPALLING/DETERIORATION AT STEMWALL

SEE PHOTOS FOR LOCATIONS

Hire a pro

 Not Resolved

We recommend that the next owner contact a handyman or foundation specialist to take a look at this common stemwall issue and likely apply some patching compound to seal.

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.

12.1.2 Foundation & Floor Condition

CRACKING - SETTLING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

 Resolved

A professional patched these cracks.

What the independent inspector noted:

What the independent inspector noted:

There is some minor settling cracking observed. Recommend monitoring and consultation with qualified contractor should condition worsen.

12.4.1 Roof Structure

MOISTURE STAINS IN ATTIC

 Resolved

What Opendoor did

A professional assessed this area and could not find any active leaks.

What the independent inspector noted:

There are some indications of past or present water leaks in the attic. This is usually determined by water stains on the sheathing, roof framing, or insulation. Unable to determine if the leaking is past or present. The areas are dry at time of the inspection. Recommend consulting the seller for repair history and/or have roofing contractor evaluate and repair as needed.

13.4.1 Kitchen Ventilation

OPENABLE WINDOW ONLY

KITCHEN

[Hire a pro](#)

 Not Resolved

We recommend that the next owner consider hiring a general contractor to assess and convert this setup to vent to the exterior of the home as any open flame can be a source of pollutants that impact air quality. Keeping the noted window open in this area when actively cooking can help in the interim.

What the independent inspector noted:

An openable window is the only form of exhaust for the gas cooktop/range. While a mechanical vent that exhausts to the exterior is preferred, a window is acceptable, and you should be sure to utilize the window while cooking to ensure proper ventilation.