

1.1.1 Property Notes and Limitations

TERMITE ACTIVITY OBSERVED IN THE HOUSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional pest control company treated this home for termites along the noted areas and their work comes with a 1 year warranty.

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

There are indications of vermin or pest activity observed in the house. Vermin or pests can damage insulation & electrical wiring. Recommend consulting the seller for treatment history and/or have a professional pest contractor evaluate for treatment.

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

KITCHEN

What Opendoor did

A professional installed an anti-tip bracket for the brand new stove in this home.

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>

2.3.3 Oven Condition

OVEN LIGHT DOES NOT WORK

KITCHEN



What Opendoor did

A professional replaced the old, broken over with a brand new unit for the next owner to enjoy.

What the independent inspector noted:

The oven light does not turn on. Recommend servicing.

2.4.1 Range Condition

RANGE LIGHT DAMAGED

KITCHEN



What Opendoor did

A professional installed a new hood over this new range.

What the independent inspector noted:

The range light's cover is damaged. Recommend servicing, if desired.

2.8.1 Washer/Dryer

WASHING MACHINE - DRAIN BOX DAMAGED

HALLWAY CLOSET



What Opendoor did

A professional replaced the damaged drain and supply box in the hallway laundry closet with a new unit.

What the independent inspector noted:

Opendoor standards issue

The washing machine drain box is damaged. Recommend repair or replace.

3.2.3 Walls & Ceilings

SUSPECTED MOLD GROWTH

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional checked this area in the hallway closet, and thoroughly cleaned and disinfected it.

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

TRIM MISSING/DAMAGED

SEE PHOTOS FOR LOCATIONS

Hire a pro

 Not Resolved

These small areas where the trim has gone missing around the front door are something that the next owner may want to hire a qualified handyman to find matching replacement pieces for.

What the independent inspector noted:

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

3.3.2 Windows

ADD CAULKING AT WINDOW FRAMING

SEVERAL LOCATIONS

What Opendoor did

 Resolved

A professional crew applied fresh caulking to the interior and exterior of the noted windows, prior to the interior repainting, to help create a good seal.

What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.3.3 Windows

EGRESS - KEYED LOCKS OR BARS

ALL LOCATIONS

 Not Resolved

Hire a pro

For safety reasons, for instance in the case of a fire, the next owner may want to have these keyed window bars removed or replaced with ones that can be unlocked from the inside.

What the independent inspector noted:

Opendoor standards issue

There are keyed locks or security bars at one or more windows. This may present an egress concern in the event of an emergency. Recommend removing obstacles for egress.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

All new cabinets were installed in this home's kitchen.



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.

3.4.4 Counters/Cabinets

CABINETS - LOOSE/DAMAGED

A FEW LOCATIONS

What Opendoor did

All new cabinets were installed in this home's kitchen and the primary bath's worn medicine cabinet was replaced with a new mirror.



What the independent inspector noted:

The cabinets are loose or damaged. Recommend repair.

3.4.5 Counters/Cabinets

CABINETS - HARDWARE/HINGES NEED ADJUSTMENT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

All new cabinets were installed in this home's kitchen.

What the independent inspector noted:

There are cabinet hardware/hinges that are in need of adjustment. Recommend repair.

3.4.6 Counters/Cabinets

CABINETS - SUPERFICIAL DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

All new cabinets were installed in this home's kitchen.

What the independent inspector noted:

There is a superficial damage observed that the cabinets. Recommend further evaluation and repair as needed.

3.4.8 Counters/Cabinets

DRAWERS - DAMAGED/LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

All new cabinets were installed in this home's kitchen.

What the independent inspector noted:

Loose or damaged drawers are observed. Recommend repair.

3.4.12 Counters/Cabinets

SEAL THE PLUMBING PENETRATION

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional sealed under the sinks where the plumbing penetrated the cabinets and wall.

What the independent inspector noted:

Recommend sealing areas where the plumbing penetrates wall or cabinets.

3.5.1 Doors and Closets

MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced any and all missing cabinet hardware.

What the independent inspector noted:

Opendoor standards issue

The door is missing hardware. Recommend repair.

3.5.2 Doors and Closets

DAMAGED DOORS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the noted damage on the doors prior to repainting.

What the independent inspector noted:

The door is damaged. Recommend repair.

3.5.3 Doors and Closets

CLOSET DOOR OFF TRACK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired these closet doors and made sure they're now sliding properly.

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.

3.5.4 Doors and Closets

LOOSE HARDWARE ON DOOR

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened all the door hardware noted by the inspector.

What the independent inspector noted:

Opendoor standards issue

There is loose hardware observed on the door.

3.7.2 Mirrors

MEDICINE CABINET MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a new mirror in this hallway bathroom in place of the old, missing medicine cabinet.

What the independent inspector noted:

The medicine cabinet is missing. Recommend replacing.

4.2.2 Exterior Door

KEYED EGRESS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the keyed lockset on the back door with a new one that has a standard deadbolt on the inside for safe egress from the home.

What the independent inspector noted:

Opendoor standards issue

The exterior egress doors use keyed deadbolt locks on the inside. This can obstruct or impede escape out of the home in case of an emergency. Recommend replacing with the levered style lock.

4.4.1 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional Repaired and touched up the paint in these areas.

What the independent inspector noted:

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

4.4.2 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional touched up the paint in 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.

4.5.1 Siding

DAMAGE TO THE SIDING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the damaged siding and painted to match.

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.

4.5.3 Siding

MOISTURE DAMAGE OR WOOD ROT

A FEW LOCATIONS



What Opendoor did

A professional repaired these areas and touched up the paint.

What the independent inspector noted:

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

4.5.4 Siding

SIDING/TRIM LOOSE OR DAMAGED

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)

 Not Resolved

We recommend that the next owner consider hiring a handyman or carpenter to assess and repair/replace this loose trim as needed.

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.

5.2.1 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)

 Not Resolved

So the water heater in question is accessible from an exterior door and any leaks from failure would in all likelihood run outside and not put the home structure at risk. That said, the next owner may want to speak with a qualified plumber and have a catch pan installed if they desire.

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.

6.2.2 Sinks, Fixtures, Faucets, and Valves

ANGLE VALVE FROZEN/CORRODED

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional replaced the frozen angle stop under the kitchen sink.

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.

6.2.3 Sinks, Fixtures, Faucets, and Valves

SINK DAMAGED/CRACKED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the damaged sink drain in the primary bathroom.

What the independent inspector noted:

The sink is damaged or cracked. Recommend repair or replacement.

6.2.4 Sinks, Fixtures, Faucets, and Valves

FLEX PLUMBING

SEE PHOTOS FOR LOCATIONS



Hire a pro

Flex plumbing pipe is generally frowned upon because the ridges in it are likely traps for debris and can cause leaks and odors. The next owner should consider hiring a qualified plumber to replace with straight-walled drain pipe under the primary bathroom sink.

What the independent inspector noted:

Opendoor standards issue

There is flex plumbing observed. This material is subject to frequent clogging. Recommend replacing.

6.3.1 Shower and Tub Plumbing

TUB SPOUT CAULKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional applied a fresh bead of caulking around the bathtub spout to help keep moisture out of the wall cavity.

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 added new caulking or silicone sealant to the noted 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.

6.4.2 Shower Walls, Base & Enclosure

SHOWER DOORS HARD TO SLIDE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional removed the aged and worn shower doors in the primary bath, allowing the next owner to install a curtain or consider installing new doors.



What the independent inspector noted:

There is worn hardware on the shower door. The door and enclosure is difficult to slide or will not remain on the track. Recommend repair.

6.4.4 Shower Walls, Base & Enclosure

RUST



What Opendoor did

A professional removed these doors and the rusted track.

What the independent inspector noted:

Shower doors and track have started to rust. Recommend repair.

6.4.5 Shower Walls, Base & Enclosure

SUSPECTED MOLD

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional deep cleaned all the noted areas and new caulking was applied to seal the tub and tile.

What the independent inspector noted:

There are indications showing that mold may be present. Recommend further evaluation and servicing.

6.5.1 Bath Tubs

DRAIN STOPPER MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a new drain stopper in the bathroom tub.

What the independent inspector noted:

The drain stopper is missing.

6.6.1 Toilets

TOILET RUNNING

PRIMARY BATHROOM



What Opendoor did

A professional replaced the flushing mechanism on the primary bathroom's toilet and it is filling and stopping properly again.

What the independent inspector noted:

The toilet continues to run after flushing. Recommend repair or replace the interior tank components.

6.9.1 Supply Plumbing

HOSE BIB LEAKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the noted hose bibs on the exterior and ensured there are no active leaks now.

What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

6.10.1 Drain and Vent Plumbing

LEAK OBSERVED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional adjusted this drain line and has the leak stopped.

What the independent inspector noted:

Opendoor standards issue

There is an active leak observed. Recommend review and repair by a qualified plumber.

6.10.2 Drain and Vent Plumbing

IMPROPERLY SLOPED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional fixed the slope on the drain pipe under the kitchen sink.

What the independent inspector noted:

Opendoor standards issue

The drain line is improperly sloped. Recommend review by a licensed plumber and repaired as needed.

7.3.1 Main and Distribution Panels Condition

MISSING PANEL SCREWS

SIDE OF THE HOUSE



Hire a pro

The next owner may want to hire a qualified electrician to add cover screws to this electrical panel.

What the independent inspector noted:

Opendoor standards issue

There are missing panel cover screws. Recommend repair.

7.4.1 Branch Circuit Wiring Condition

CONNECTIONS OUTSIDE OF JUNCTION BOX

ATTIC

What Opendoor did

Pardon the poor quality photo, but a professional did enter the attic and secured these loose wires inside of a junction box.



What the independent inspector noted:

Opendoor standards issue

There are electrical connections found outside of a junction box. This is a potential shock or electrocution hazard. This may be an indication of unprofessional wiring. Recommend further evaluation and repair.

7.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed GFCI outlets in all the noted locations 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.

7.7.1 Lights and Switches Condition

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS



Hire a pro

It's Opendoor's policy to replace all burned out lightbulbs throughout the home. If the next owner finds that this fixture is not working, we recommend that they consult with a qualified electrician or handyman and possibly install a new, different fixture in this location.

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.

7.7.2 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the light fixture in the hallway that was missing its cover.



What the independent inspector noted:

Opendoor standards issue

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

7.8.1 Receptacles Condition

BROKEN OUTLET

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced both of the noted broken outlets and ensured they were working properly.



What the independent inspector noted:

Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

7.8.2 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced both of the noted outlets and made sure they were secured properly to their boxes.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

7.8.3 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Broken



What Opendoor did

A professional replaced all the damaged outlet covers throughout the house.

What the independent inspector noted:

Opendoor standards issue

The inspector recommends to replace the outlet cover to avoid contact with electrical components.

8.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

Hire a pro



While this HVAC system showed good temperatures splits when the original inspection took place, we recommend that the next owner consider hiring a qualified HVAC specialist to service and assess this air conditioner and furnace to keep it running properly and 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.

8.4.1 Filters

AIR FILTERS ARE DIRTY

HALLWAY



What Opendoor did

A professional replaced the air filters in this 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.

9.2.4 Shingle roof

UPLIFTED SHINGLES REPAIR

ROOF



What Opendoor did

A professional roofing company installed all new shingles, flashing and barriers on this roof.

What the independent inspector noted:

Opendoor standards issue

There are uplifted shingles on the roof. Recommend a licensed roofer repair all uplifted shingles to help prevent moisture penetration and/or damage.

9.2.5 Shingle roof

FACE NAILING ON THE SHINGLES

ROOF



What Opendoor did

A professional roofing company installed the new roof properly to create a good seal, avoiding face nailing.

What the independent inspector noted:

Opendoor standards issue

There are exposed nails on some of the shingles. This promotes leaks at the nails. Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.

9.2.6 Shingle roof

ROOF PENETRATION NOT SEALED

ROOF



What Opendoor did

A professional roofing company sealed all penetrations properly when installing the new roof.

What the independent inspector noted:

Opendoor standards issue

There are roof penetrations that are not properly sealed. No condition can be made about the underlying material. Recommend sealing to prevent leaking.

10.4.1 Roof Structure

MOISTURE STAINS IN ATTIC

ATTIC

What Opendoor did



The new roof that was installed, replacing the old poorly installed one, should help prevent the kind of water intrusion in the attic that is evident from this staining.

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.

11.3.1 Bathroom Ventilation

LOUD BATH FAN

BATHROOM 2

What Opendoor did



A professional checked, cleaned, and lubricated both bath fans for good measure. We recommend that the next owner keep these vents clean and clear of dust to keep them operating well.

What the independent inspector noted:

The exhaust fan is noisy. This may require repair or replacing to correct.

11.5.1 Laundry Ventilation

LOUD EXHAUST FAN

HALLWAY CLOSET



Hire a pro

If bothersome, the next owner may wish to have this fan replaced by a qualified electrician or handyman.

What the independent inspector noted:

The exhaust fan is noisy. This may require repair or replacing to correct.
