

2.2.1 Dishwasher

**NO HIGH LOOP**

KITCHEN

**What Opendoor did**



A professional installed a high loop on 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](https://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](https://youtu.be/qMz1R_STsY)

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2.2.3 Dishwasher

**DISHWASHER NOT TESTED - WATER SERVICE OFF**

KITCHEN

**What Opendoor did**



Our team ran the dishwasher through a test cycle with no issues.

**What the independent inspector noted:**

The water service is off at time of the inspection. Unable to determine the condition of the system and/or the function of plumbing fixtures. The unit has not been tested.

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2.5.1 Microwave

**ARCHED WHEN TESTED**

KITCHEN



### What Opendoor did

A professional installed a brand-new microwave in this kitchen.

### What the independent inspector noted:

#### Opendoor standards issue

The microwave unit arched when tested or there are burn marks observed. Recommend contacting a qualified appliance repair technician to evaluate/repair.

#### 2.5.2 Microwave

### SUPERFICIAL DAMAGE

KITCHEN

### What Opendoor did

A professional replaced this damaged microwave with a brand-new unit.



### What the independent inspector noted:

There is superficial damage to the microwave. This may include a broken handle or cracked material. Recommend further evaluation and repair as needed.

#### 3.2.1 Walls & Ceilings

### WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional cleaned this area and made any necessary repairs prior to sealing with a fresh application of caulking.



### What the independent inspector noted:

There is a water stain or indications of water damage observed. This is indicated by staining, bubbling paint, or damaged drywall. The area is dry at the time of inspection. Unable to determine if the leaking is active and the condition of the underlying material. Recommend consulting the owner for repair records or further evaluation.

#### 3.3.1 Windows

### ADD CAULKING AT WINDOW FRAMING

MOST LOCATIONS



### What Opendoor did

A professional addressed these window sills as part of the full interior paint.

### What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

#### 3.4.1 Counters/Cabinets

### CABINETS - SIGNIFICANT MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional removed the old, damaged kitchen cabinet base and replaced with new and sealed it to help prevent future moisture damage.

### What the independent inspector noted:

#### Opendoor standards issue

There is significant damage observed in the cabinetry that is consistent with material storage or a previous plumbing leaking. Unable to determine the condition of the underlying material. Recommend further evaluation and repair.

#### 3.4.2 Counters/Cabinets

### CABINETS - SUSPECTED MOLD GROWTH

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional removed all of this old material where growth had occurred and replaced with new and installed a water resistant layer atop.

### What the independent inspector noted:

#### Opendoor standards issue

There are indications of mold on the interior of the cabinets. This is made evident from the stains found on the surface of that material. Recommend further testing and proper cleaning/removal.

#### 3.4.3 Counters/Cabinets

### CABINETS - LOOSE/DAMAGED

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional secure this countertop to the cabinet base.

### What the independent inspector noted:

The cabinets are loose or damaged. Recommend repair.

#### 3.4.5 Counters/Cabinets

### COUNTERTOP - LOOSE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional secured any and all loose countertops in the kitchen to the cabinet base.

### What the independent inspector noted:

The countertops are loose on the cabinet. Recommend repair.

#### 3.4.6 Counters/Cabinets

### COUNTERTOP - CAULKING/SEAL

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional applied fresh caulking to the noted areas in the kitchen and bath to help seal them.

### What the independent inspector noted:

Improve the caulking/seal on the countertop to help prevent moisture intrusion.

#### 3.5.1 Doors and Closets

### MISSING HARDWARE



### What Opendoor did

A professional installed the missing hardware from this closet door.

### What the independent inspector noted:

Opendoor standards issue

The door is missing hardware. Recommend repair.

### 3.5.2 Doors and Closets

#### **DOOR MISSING**



SEE PHOTOS FOR LOCATIONS

##### **What Opendoor did**

A professional properly installed the closet doors in this bedroom and made sure they operate smoothly.

##### **What the independent inspector noted:**

The door is not installed.

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### 3.5.3 Doors and Closets

#### **DAMAGED DOORS**



SEE PHOTOS FOR LOCATIONS

##### **What Opendoor did**

A professional repaired these doors prior to repainting.

##### **What the independent inspector noted:**

The door is damaged. Recommend repair.

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### 3.5.4 Doors and Closets

#### **REPLACE/ADD DOOR STOPPERS**



SEE PHOTOS FOR LOCATIONS

##### **What Opendoor did**

Door stoppers were added in the appropriate, noted places to help prevent any damage.

##### **What the independent inspector noted:**

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

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### 4.3.1 Fire Separation

#### **SELF-CLOSURE NOT FUNCTIONING**



### What Opendoor did

A professional installed self closing hinges and ensured they operated as intended.

### 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.

(Door drags on ground)

#### 5.2.1 Exterior Door

### IMPROVE WEATHER STRIPPING

FRONT DOOR

### What Opendoor did

Installed new weather stripping on these door jambs.



### What the independent inspector noted:

The weather stripping is damaged or missing around the door or there is a gap present and the door does not seal properly. Recommend repair.

#### 5.8.1 Vegetation Observations

### TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional trimmed the tree on the front side of the house that was overhanging the structure.



### 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.

#### 5.9.4 Gates, Fencing, and Walls

### LOOSE TOP BLOCKS

BACK SIDE OF THE HOUSE



## Do it yourself

An engaged and confident next owner should be able to make this simple repair themselves with 10 minutes of time and a simple [caulking gun](#). Home improvement stores will carry tubes of adhesive specific to landscaping blocks ([example](#)). Following the manufacturer's directions, just clean the cap blocks of any loose debris, squeeze a healthy bead of adhesive along on the block wall where the cap sits, and set into place and allow to cure.

### What the independent inspector noted:

There are loose top blocks at the fence. Recommend repair.

#### 6.2.1 Water Heater Inspection

### NO CATCH PAN/DRAIN LINE INSTALLED

SEE PHOTOS FOR LOCATIONS

#### What Opendoor did



A Professional installed a water heater catch pan.

### 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.

#### 7.2.1 Sinks, Fixtures, Faucets, and Valves

### DRAIN STOPPER MISSING/INOPERABLE

#### What Opendoor did



A professional installed new drain stoppers in the noted locations.

### What the independent inspector noted:

#### Opendoor standards issue

The drain stopper is missing/inoperable.

#### 7.2.2 Sinks, Fixtures, Faucets, and Valves

### CAULK MISSING

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional applied a bead of sealant around the kitchen sink to help make a good seal.

### 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 SPOUT CAULKING

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional will be returning to the house and will make sure this tub spout is properly caulked to prevent water intrusion into 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.

#### 7.4.1 Shower Walls, Base & Enclosure

### ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional will be returning to the home to make sure that the noted areas are caulked to create a good seal.

### 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.

#### 7.4.2 Shower Walls, Base & Enclosure

### SUSPECTED MOLD GROWTH





### What Opendoor did

A professional cleaned and sealed this part of the primary bath's shower.

### What the independent inspector noted:

There is suspected mold growth at the shower. Recommend servicing.

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#### 7.5.1 Bath Tubs

### GROUT/CAULK REPAIR

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional will be returning to the home to make sure that the bath tub is properly sealed with fresh caulking.



### 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.

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#### 7.6.1 Toilets

### LOOSE TOILET AT THE BASE

BATHROOM 3

### What Opendoor did

A professional reseated this toilet with a new wax ring and made sure it's well affixed to the floor.



### What the independent inspector noted:

#### Opendoor standards issue

The toilet is loose at the base and should be properly attached to the floor. Recommend repair.



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#### 7.13.1 Main Gas Valve & Fuel Plumbing

### **CAP THE GAS LINE**

SEE PHOTOS FOR LOCATIONS

#### **What Opendoor did**

 Resolved

A professional properly capped this gas line to seal it.

#### **What the independent inspector noted:**

##### **Opendoor standards issue**

Gas lines not in use should be properly capped. Recommend repair.

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#### 7.14.1 Supports and Insulation

### **UNINSULATED SUPPLY LINES**

SEE PHOTOS FOR LOCATIONS

#### **What Opendoor did**

 Resolved

A professional insulated these exposed supply lines.

#### **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.

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#### 8.5.1 Overcurrent Protection Devices Condition

### **BREAKER TRIPPED DURING TEST**

SEE PHOTOS FOR LOCATIONS

 Not Resolved

## Keep an eye on it

An Opendoor professional took a look at this and wasn't sure as to why this had tripped. There was/is not a dryer hooked up to this circuit during the time that we've owned the home. The next owner may just want to keep an eye on it, especially after they install their own washer and dryer, and contact a qualified electrician if this dryer circuit trips again or give them problems.

### What the independent inspector noted:

#### Opendoor standards issue

The breaker is tripping during testing. Recommend further evaluation of the breaker and associated wiring and repair as needed.

#### 8.6.1 Ground Fault Circuit Interrupters

### NO GFCI

SEE PHOTOS FOR LOCATIONS



#### What Opendoor did

A professional installed a GFCI in this location.

### 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 light bulbs and ensured the fixtures were all working correctly. Existing ceiling fans were removed due to poor condition and capped.

### 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 secured this loose living room outlet to its box.

### What the independent inspector noted:

#### Opendoor standards issue

There are loose outlets observed. Recommend repair.

### 8.8.2 Receptacles Condition

#### WEATHER RATED OUTLET COVER

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional will make sure all of the noted exterior outlets are protected from the elements with a protect housing prior to the home selling.

### What the independent inspector noted:

#### Opendoor standards issue

The exterior outlet is not protected from the elements. The inspector recommends replacement with a weather rated cover that covers the outlet, even when it is in use.

### 8.8.3 Receptacles Condition

#### REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Broken



### What Opendoor did

A professional replaced any and all broken outlet covers in the home.

### What the independent inspector noted:

#### Opendoor standards issue

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

### 8.8.4 Receptacles Condition

#### OUTLETS PAINTED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced all the outlets and cover plates that had been painted over.

What the independent inspector noted:

Several receptacles/outlets have been directly painted. This can impact the ability of the outlet to function safely and properly and also makes it more difficult for items to be plugged in. Recommend repair.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED


Resolved

What Opendoor did

A professional HVAC company fully serviced this unit and made sure it is operating properly and adequately cooling and heating this home.

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.



**True Mechanical**  
P.O. Box 65676  
Tucson, Arizona 85728  
Ph: (520) 887-5852  
ROC 319963

**Invoice**

DATE	INVOICE NO.
11/21/2022	28994

**BILL TO:**  
OPENDOOR LABS INC  
6360 E THOMAS RD, STE 200  
SCOTTSDALE, ARIZONA 85251

DATE	TERMS	PO NO.	PROJECT
12/8/2022	NET 15		28994 11/22

SERVICE DATE	QTY	DESCRIPTION	RATE	AMOUNT
10/19/2022		REFERENCE NO.: 79B1YQYKQD83-1679nb478 744 N HIGHLANDS GROVE LN SAHUARITA, ARIZONA RE: SERVICE A/C AND INSPECTION GOODMAN SPLIT SYSTEM - 15-YRS CONDENSING UNIT - MN: GSC140601AE - SN: 812050054 FURNACE - MN: QH86995CJ830 - SN: 9810190456 CHECKED MOTORS, ELECTRICAL AND CONNECTIONS. CHECKED PRESSURES, AMPERAGES AND REFRIGERANT. CHECKED COILS, AIR FILTER AND THERMOSTAT. FOUND CONDENSER AND EVAPORATIVE COILS CLEAN. FOUND AIR FILTER DIRTY. RECOMMEND REPLACEMENT. FOUND THERMOSTAT PROGRAMMED INCORRECTLY. REPROGRAMMED THERMOSTAT AND TESTED. SYSTEM WORKING UP TO CAPACITY AT TIME OF SERVICE WITH 20" SPLIT. ALL COMPONENTS WORKING UP TO MANUFACTURERS SPECIFICATIONS AT TIME OF SERVICE.		389.00
10/19/2022		INSULATED LINE-SET PER CUSTOMER REQUEST.		
10/19/2022	1	HOURS LABOR	95.00	95.00
	1	PIPE INSULATION	25.00	25.00
	0	TRIP CHARGE - TECH ONSITE	35.00	0.00
		SALES TAX INCLUDED IN PRICE	0.00%	0.00
<b>TOTAL</b>				<b>\$509.00</b>

PAST DUE ACCOUNTS SUBJECT TO A 2.5% PER MONTH (30% PER ANNUM) SERVICE CHARGE. CUSTOMER AGREES TO PAY ALL ATTORNEY'S FEES IF IT BECOMES NECESSARY TO ENFORCE COLLECTION.





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### 9.2.2 HVAC Inspection

## REFRIGERANT LINE SET - MISSING/DETERIORATED INSULATION



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional installed fresh insulation on the HVAC lines to protect them from the elements.

### What the independent inspector noted:

#### Opendoor standards issue

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

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### 9.2.3 HVAC Inspection

## AIR HANDLER/FURNACE - AIR LOSS DETECTED



### Hire a pro

We recommend that the next owner, when they have this system serviced again in the future (a good idea to do annually), ask the technician to check if this issue persists. When Opendoor had the unit serviced, the HVAC specialist we hired didn't note this problem when they were up in the attic servicing the unit.

### What the independent inspector noted:

There is air loss felt at the air handler. Recommend licensed HVAC technician evaluate and repair to improve efficiency.

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9.4.1 Filters

## AIR FILTERS ARE DIRTY



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional installed fresh, new 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.

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9.4.2 Filters

## NO AC FILTER INSTALLED



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional installed air filters in all the appropriate locations in this home.

### What the independent inspector noted:

#### Opendoor standards issue

There is no filter installed. Recommend verifying the size of the filter and installing. Unable to determine how long the unit has been running without a filter. Recommend checking the unit for cleanliness.

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9.4.3 Filters

## IMPROPER FILTER INSTALLED



### What Opendoor did

A professional installed the correct filters in this home.

### What the independent inspector noted:

#### Opendoor standards issue

The filter for the HVAC system is most likely the incorrect size. Recommend consulting manufacture specifications and repair as needed.

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10.2.2 Tile roof

## MORTAR CAP DAMAGE



ROOF

### What Opendoor did

A professional repaired or applied new mortar caps where needed on the roof.

### What the independent inspector noted:

#### Opendoor standards issue

There are mortar ridge caps that are cracked. Recommend repair.

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10.3.2 Flat roof

## REMOVE EXISTING DEBRIS

ROOF



### What Opendoor did

A professional cleared all the debris off the flat roof over the patio.

### What the independent inspector noted:

#### Opendoor standards issue

Recommend removing debris from the surface of the roofing to improve drainage, reduce the risk of leaks, and early roof wear.

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