

2.2.1 Dishwasher

NO HIGH LOOP

KITCHEN

What Opendoor did

We had a professional install a high loop on this dishwasher drain line per the inspector's findings. This should help keep the dishwasher draining properly and avoid water getting sucked back into the washer.

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

2.2.2 Dishwasher

DISHWASHER RACKS ARE RUSTING

KITCHEN

Do it yourself

We recommend that the next owner consider making this repair themselves to save money. A [paint made especially for this repair](#) can be ordered online and simply brushed on to seal the area where the original coating had flaked away. Alternatively, you can contact the manufacturer of the dishwasher to enquire about ordering replacement parts.

What the independent inspector noted:

The dishwasher racks are rusting. Recommend repair or replace.

2.7.1 Refrigerator

ICE MAKER NOT FUNCTIONAL



KITCHEN

What Opendoor did

A professional checked this issue, made the necessary repairs, and the ice maker is now operational and making and dispensing ice as designed.

What the independent inspector noted:

Opendoor standards issue

The ice maker is inoperable at the time of inspection (the activation arm is in the off position). Recommend further evaluation and repair or replace.

2.7.2 Refrigerator

ICEMAKER NOT DISPENSING



KITCHEN

What Opendoor did

A professional checked this issue, made the necessary repairs, and the ice maker is now operational and making and dispensing ice as designed.

What the independent inspector noted:

The icemaker responded to normal controls but did not dispense ice. Recommend repair.

Information from Opendoor

NEW CARPET!



What Opendoor did

We installed all new carpet and pad throughout the house, for a delightful new feeling underfoot. We hope the next owner enjoys them.



3.2.1 Walls & Ceilings

INDICATIONS OF REPAIRS

LIVING ROOM

What Opendoor did



A professional finished the drywall mudding on these repairs and applied a texture that matches the rest of the walls. A color matched paint was then applied for a uniform look.

What the independent inspector noted:

There are some indications of repairs observed in the drywall. Unable to determine the cause or condition of the underlying material. Recommend inquiring with the current owner/occupant to determine the history of the area.

3.2.2 Walls & Ceilings

DRYWALL - MINOR DAMAGE

HALLWAY

What Opendoor did



A professional filled in the chip on this corner with drywall compound, then textured and painted to match the rest of the wall.

What the independent inspector noted:

There is some typical damage in the drywall. This does not impact the livability of the home and can be repaired at your discretion.

3.3.1 Windows

DIFFICULT WINDOW

PRIMARY BEDROOM



What Opendoor did

A professional cleaned this window frame and lubricated the track and it is no longer difficult to open or operate.

What the independent inspector noted:

The window is difficult to open, close, or latch. Recommend repair.

3.3.2 Windows

ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned these areas and applied a fresh bead of caulk around the window frames to help seal them.

What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.3.3 Windows

DAMAGED/MISSING SCREENS

EXTERIOR



Hire a pro

Not every home that Opendoor acquires comes with all the window screens, and it is also our standard procedure to dispose of any broken, torn, or poor condition screens. Any that are in decent condition are stored in the garage during the sale of the home. The next owner may want to replace missing window screens, in which case we recommend that they hire a qualified window professional to measure and construct the appropriate screens for their windows.

What the independent inspector noted:

There are damaged and/or missing screens observed.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

We replaced the cabinet floors in these two locations, and caulked and painted to help seal them.

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.

3.4.2 Counters/Cabinets

COUNTERTOP - CAULKING/SEAL

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)

 Not Resolved

While applying caulk is something a confident DIYer can certainly do themselves, we recommend that for the best results, the next owner consider hiring a handyman to apply a bead of clear silicone caulking here to help seal the countertops.

What the independent inspector noted:

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

Information from Opendoor

PRESSURE WASHING

What Opendoor did

 Resolved

We pressure washed the exterior of the home, driveway, and garage floor to remove dirt and dust.



EROSION OBSERVED

BACK & SIDE OF THE HOUSE

[Hire a pro](#) Not Resolved

Opendoor added dirt to the areas of erosion around the patio pavers, per the recommendation of the inspector. However the recent rains caused much of that backfill to level out in the yard again. The next owner may want to consider hiring a professional to estimate the amount needed and spread "5/8" Minus " gravel in this area as part of the landscaping ambitions.

What the independent inspector noted:

There is erosion observed. Recommend eroded areas be back filled and erosion control measures be installed to prevent further erosion.

DAMAGE TO THE SIDING

EXTERIOR

[What Opendoor did](#) Resolved

A professional checked the stucco around the house and patched all notable cracks to help seal and secure it.

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.

SIDING/TRIM LOOSE OR DAMAGED

GARAGE

[What Opendoor did](#) Resolved

We repaired and sealed the garage door siding and painted to match.

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.

GATE IS RUSTED

EXTERIOR

 Not Resolved

What Opendoor did

A professional checked this gate and the noted rust doesn't present a structural issue at this time. We did however adjust the hinges and lubricate the latch mechanism to get it working smoothly again. The next owner may want to consult with a handyman to remove the rust before repainting the frame.

What the independent inspector noted:

The gate is rusted. Recommend repair or replace.

5.9.2 Gates, Fencing, and Walls

LOOSE TOP BLOCKS

SIDE OF THE HOUSE

What Opendoor did



A professional repaired this issue and reseated the block into the wall with a fresh mortar joint.

What the independent inspector noted:

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

5.9.3 Gates, Fencing, and Walls

CRACK/DAMAGE IN THE WALL

EXTERIOR

Hire a pro



A professional assessed this block wall and these kinds of cracks are normal for the age of this wall and don't necessarily mean the structural integrity is compromised. We recommend that the next owner consider consulting with a masonry contractor to evaluate and recommend if repairs are needed.

What the independent inspector noted:

There are cracks and/or damage in the wall material. Recommend repair.

5.12.1 Sidewalks

CRACKS/UNEVEN SURFACES

EXTERIOR



Hire a pro

We recommend that the next owner contact a landscaper to help assess this situation and provide guidance on the repair needed to level these decorative blocks along the driveway.

What the independent inspector noted:

There are cracks or uneven surfaces on the sidewalk that could present a trip concern. Recommend repair.

7.2.1 Sinks, Fixtures, Faucets, and Valves

DRAIN STOPPER MISSING/INOPERABLE

PRIMARY BATHROOM

What Opendoor did

 Resolved

A professional repaired this sink's stopper and also cleaned it as it was draining slowly.

What the independent inspector noted:

Opendoor standards issue

The left sink drain stopper in the primary bathroom does not seal completely.

7.2.2 Sinks, Fixtures, Faucets, and Valves

CAULK MISSING

KITCHEN

Hire a pro

 Not Resolved

While applying caulk is something a confident DIYer can certainly do themselves, we recommend that for the best results, the next owner consider hiring a handyman to apply a bead of clear silicone caulking here to help create a good, watertight seal between the sink and countertop.

What the independent inspector noted:

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

7.4.1 Shower Walls, Base & Enclosure

SUSPECTED MOLD GROWTH

PRIMARY BATHROOM

 Resolved

What Opendoor did

A professional cleaning crew addressed this shower as part of the whole house cleaning, and any mildew/mold is now gone with fresh caulk applied. We recommend that the next owner always showers with the fan on to help remove excess humidity and cleans their showers and tubs regularly to avoid issues like this.

What the independent inspector noted:

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

7.6.1 Toilets

LOOSE TOILET AT THE BASE

PRIMARY BATHROOM



What Opendoor did

A professional replaced this toilet entirely with a brand new unit, seating it to the floor with a new wax ring and caulked the base to seal.

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.

7.6.2 Toilets

TOILET CRACKED

PRIMARY BATHROOM



What Opendoor did

This entire toilet was replaced with new, so the only crack to worry about in this bathroom now is your own. 😊

What the independent inspector noted:

The toilet is cracked. Recommend replace.

Information from Opendoor

EXTERIOR OUTLET COVER



What Opendoor did

We replaced two broken exterior outlet covers for safety.



8.6.1 Ground Fault Circuit Interrupters

NO GFCI

LAUNDRY ROOM

What Opendoor did

A professional replaced this outlet with a GFCI protected one, 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.

8.7.1 Lights and Switches Condition

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

All missing or burned out light bulbs were replaced with new ones.

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.

9.1.1 System 1

COOLING - LOW TEMPERATURE DIFFERENTIAL (SPLITS) - SERVICE RECOMMENDED

Less than 10 degrees

What Opendoor did

We had a qualified HVAC specialist assess this situation, and their solution was to add an additional 2lbs of refrigerant to the system to help improve cooling performance.



What the independent inspector noted:

The typical temperature differential split between supply and return air in an air conditioner of this type is 18 to 22 degrees F. This system responded and achieved an inadequate differential temperature. Service is recommended.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

What Opendoor did

We had a qualified HVAC company come out and inspect and service the AC and heat units on 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.



9 amps while running (not on high)

Amp ranges from on to running on high

9.2.2 HVAC Inspection

REFRIGERANT LINE SET - MISSING/DETERIORATED INSULATION

What Opendoor did



A HVAC professional repaired the existing insulation on these lines to keep them protected.

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

SEE PHOTOS FOR LOCATIONS

What Opendoor did



All air filters were replaced with new ones.

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 Tile roof

CRACKED/CHIPPED/DAMAGED TILES



What Opendoor did

A roofing professional replaced all cracked or broken tiles.

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

MORTAR CAP DAMAGE



What Opendoor did

A roofing professional repaired the damaged mortar caps.

What the independent inspector noted:

Opendoor standards issue

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

11.1.1 Foundation & Floor Condition

CRACKING - SETTLING



SIDE OF THE HOUSE

Do it yourself

In their current state repair isn't necessary and we recommend that the next owner simply keep and eye on the minor cracks noted here and contact a foundation specialist if they appear to widen.

What the independent inspector noted:

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