

1.1.1 Property Notes and Limitations

WATER SERVICE - OFF



What Opendoor did

Our teams were able to check the home and all water fixtures and lines to confirm they are working properly once the water was turned back on again.

What the independent inspector noted:

The water service is off at the time of the inspection. All items associated with the water service have not been inspected or tested. Unable to test drain lines, supply lines, or any system associated with water. Recommend having the water service turned on and testing the system.

2.2.1 Dishwasher

DISHWASHER NOT TESTED - WATER SERVICE OFF



What Opendoor did

We team independently tested the dishwasher to confirm it was working properly by running a test cycle and checking for proper drainage.

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.

3.2.2 Walls & Ceilings

DRYWALL - MINOR DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired all the damaged drywall where marked and a fresh, clean coat of neutral color paint was sprayed throughout the whole house.

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.

4.1.1 Garage Door 1

DAMAGED CONTROL



What Opendoor did

A professional replaced the damaged garage door controls with a new button mechanism.

What the independent inspector noted:

The garage door controls are damaged. Recommend repair.

4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING



GARAGE

What Opendoor did

A professional reaffixed this trim to the garage siding and caulked it to seal out moisture.

What the independent inspector noted:

Opendoor standards issue

The garage door weatherstripping or trim is missing or damaged. Recommend repair or replacement.

4.3.1 Fire Separation

SELF-CLOSURE NOT FUNCTIONING



What Opendoor did

A professional installed new self-closing hinges on this door so it operates properly and closes the door.

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.

5.4.1 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional touched up the fascia, eaves and soffits with matching exterior grade paint.



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.

5.6.1 Flashings

FLASHING PULLING AWAY

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired the flashing in this area so it creates a nice seal against the home again.



What the independent inspector noted:

Opendoor standards issue

The flashing has pulled away from the structure. Recommend repair to help prevent water penetration.

5.12.1 Sidewalks

LOOSE PAVER

BACK SIDE OF THE HOUSE



What Opendoor did

A professional removed these loose/unsecured pavers in this location to mitigate the trip hazard.

What the independent inspector noted:

There are loose pavers observed. Recommend repair.

8.4.1 Branch Circuit Wiring Condition

EXTENSION CORD WIRING

ATTIC



What Opendoor did

A professional removed the electrical cord wiring from the attic that the prior owner had used on a timer with some exterior lights.

What the independent inspector noted:

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

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

LAUNDRY ROOM



What Opendoor did

A professional installed a GFCI outlet in this laundry room area 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.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED



Hire a pro

The inspector noted that this home's AC and heater were operating properly and within specified ranges. However we do recommend that the next owner set up an annual servicing with a reputable HVAC company in the area to keep things running 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.



9.4.1 Filters

AIR FILTERS ARE DIRTY

HALLWAY

What Opendoor did

A professional replaced the air filters in this home with new.



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.

10.2.2 Tile roof

CRACKED/CHIPPED/DAMAGED TILES

ROOF



What Opendoor did

A professional replaced all the noted cracked roof tiles and reseating them properly.

What the independent inspector noted:

Opendoor standards issue

There are tiles that are cracked, damaged, or broken. Recommend a roofer evaluate and repair.
