

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

KITCHEN

What Opendoor did



A professional installed an anti-tip bracket on this range for safety.

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>

2.8.1 Washer/Dryer

ACTIVE LEAK AT SUPPLY

LAUNDRY ROOM

What Opendoor did



A professional repair the leak at these valves by removing the hammer arrestors.

What the independent inspector noted:

There is an active leak at the washer supply line, even with the valve close. Recommend servicing.

3.2.2 Walls & Ceilings

DRYWALL - MINOR DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired all the damage to the drywall, and textured to match the rest of the walls before a fresh coat of paint was applied to the entire interior.

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.

3.2.3 Walls & Ceilings

TRIM MISSING/DAMAGED

LIVING ROOM



What Opendoor did

A professional replaced the missing trim with matching new trim, then caulked and painted to finish.

What the independent inspector noted:

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

3.2.4 Walls & Ceilings

UNPROFESSIONAL INSTALLATION

SEE PHOTOS FOR LOCATIONS



Hire a pro

We recommend that the next owner, if interested, contact a professional tiler to see if this installed sheet tile can either be matched and patched to complete the install in a more professional manner.

What the independent inspector noted:

Indications of unprofessional installation of wall covering material is observed. Recommend servicing.

3.3.1 Windows

WINDOW DOES NOT LATCH

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the latch on this window.

What the independent inspector noted:

Opendoor standards issue

The window does not latch. Recommend repair.

3.3.2 Windows

ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional recaulked all the windows called out by the inspector as needed sealing.



What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.3.4 Windows

WINDOW WILL NOT STAY OPEN

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired the noted windows that wouldn't stay open and they are working 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 replaced the cabinet floor in the kitchen, and cleaned and painted the bathroom one to help seal it.

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

MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the knob on this pantry door.

What the independent inspector noted:

Opendoor standards issue

The door is missing hardware. Recommend repair.

3.5.3 Doors and Closets

DOOR FRAMING DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the jam so that everything latches securely.

What the independent inspector noted:

The door frame is cracked or damaged. Recommend repair.

3.5.4 Doors and Closets

CLOSET SHELVING MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a new shelf and closet rod in this bedroom.

What the independent inspector noted:

The closet shelving is missing.

3.6.1 Flooring Material

POOR INSTALLATION

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the installation of this flooring material using leftover pieces from the prior owner.

What the independent inspector noted:

The flooring material is showing signs of poor installation giving a less than appealing appearance and likely lowering the serviceable life of the flooring. Recommend repair.

3.6.2 Flooring Material

WORN FLOORING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

We had all the carpet and pad replaced in this house for a fresh feeling underfoot. We also replaced the carpet and flooring in the primary bathroom with new vinyl plank, giving it an attractive and water resistant finish.

What the independent inspector noted:

The flooring material is showing signs of wear, giving a less than appealing appearance and likely lowering the serviceable life of the flooring. Recommend repair.

3.6.3 Flooring Material

DAMAGED FLOORING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

We had all the carpet and pad replaced replaced the carpet and flooring in the laundry room.

What the independent inspector noted:

The flooring material is damaged, giving a less than appealing appearance and likely lowering the serviceable life of the flooring. Recommend repair.

3.6.6 Flooring Material

DAMAGED FLOORING MATERIAL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the flooring in this area with new materials.

What the independent inspector noted:

There is damaged flooring material observed. Recommend repair.

3.8.1 Stairs & Handrail

HANDRAIL - LOOSE

STAIRWAY



What Opendoor did

A professional resecured this handrail to the wall to make it sturdy.

What the independent inspector noted:

Opendoor standards issue

The handrail/guardrail for the stairs is loose. Recommend repair.

4.3.1 Fire Separation

SELF-CLOSURE NOT FUNCTIONING

GARAGE



What Opendoor did

A professional replaced the self-closing hinges on the garage door so it closes properly again on its own to seal off the house from the garage.

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.

5.2.1 Exterior Door

IMPROVE WEATHER STRIPPING

FRONT DOOR

What Opendoor did

A professional installed new weatherstripping around the front door so it makes a good seal and keeps out pests and the elements.



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.

5.2.3 Exterior Door

SLIDING DOOR FRAME LOOSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this sliding door's frame.



What the independent inspector noted:

The sliding door's frame is loose. Recommend servicing.

5.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE



What Opendoor did

A professional landscaping crew trimmed all the plants that were coming into contact with the siding and gave the entire property a trimming, tidying, and weed treatment.

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.

Water Heater Inspection

NEW WATER HEATER!

What Opendoor did



A professional installed a brand new water heater and this home for a reliable source of hot water for the next owner.



New water heater installed on drain pan



Vent stack

6.2.1 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED

GARAGE



What Opendoor did

A professional installed a catch pan on the new water heater.

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

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a new drain stopper on this sink in the primary bathroom.

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 cleaned and applied a fresh bead of caulking to the sinks noted to keep things dry and sealed.

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

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional took care of these bathroom floors when the new vinyl plank was installed, and they also added caulk to the shower surrounds where necessary.

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.

7.9.1 Supply Plumbing

HOSE BIB LEAKING

FRONT SIDE OF THE HOUSE



What Opendoor did

A professional replaced this leaking hose bib with a new one.

What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

7.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

FRONT SIDE OF THE HOUSE



What Opendoor did

A professional reapplied insulating tape to these 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.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a GFCI in this location 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

A professional replaced all light bulbs that had burned out and removed the broken backyard solar-powered flood light.

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.

8.7.2 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the light fixture here that had been missing its cover.

What the independent inspector noted:

Opendoor standards issue

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

8.8.1 Receptacles Condition

OUTLET TESTING IMPROPER

SEE PHOTOS FOR LOCATIONS

Open Neutral



What Opendoor did

A professional repaired this living room outlet and it's testing properly again.

What the independent inspector noted:

Opendoor standards issue

The outlet tested improperly. Recommend electrician evaluate and correct.

8.8.2 Receptacles Condition

BROKEN OUTLET

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the broken

What the independent inspector noted:

Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

8.8.3 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Broken



What Opendoor did

A professional replaced this broken outlet cover.

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 HVAC specialist cleaned and serviced this furnace and air conditioner and made sure it's in good operating condition.

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

BACK SIDE OF THE HOUSE

 Resolved

What Opendoor did

A HVAC professional reinsulated these AC lines to help shield them from physical damage and UV rays.

What the independent inspector noted:

Do it yourself

An engaged and confident next owner should be able to easily replace the insulation on these exterior AC lines in a matter of minutes by purchasing some self-sealing foam pipe insulation ([example](#)) and good quality tape ([example](#)). This helps shield these from physical damage and UV rays.

What the independent inspector noted:

Opendoor standards issue

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

9.3.1 Heat Distribution System Condition

RETURN REGISTER CANNOT BE OPENED.

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired the ceiling register cover so it can be opened again.

What the independent inspector noted:

One of the mechanisms keeping the return air register cannot be opened. Recommend servicing.

12.3.1 Bathroom Ventilation

FAN IS LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional resecured this ceiling exhaust bathroom fan and ensured it is working properly.

What the independent inspector noted:

The ceiling exhaust fan is loose. Recommend servicing.
