

1.1.2 Property Notes and Limitations

VERMIN/PEST ACTIVITY OBSERVED IN THE HOUSE



What Opendoor did

A professional installed bait traps for the vermin and they will be checked as part of our maintenance upkeep while on the market.

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.

1.1.3 Property Notes and Limitations

SIGNS OF TERMITE DAMAGE/PRESENCE



What Opendoor did

A professional treated the home for termites. The damage on the wood shown is surface level and does not impact the integrity of this stud.

What the independent inspector noted:

Opendoor standards issue

There are indications of wood destroying organisms. Unable to determine the condition of the underlying material. Consult your termite inspection report (if applicable) and recommend further evaluation to determine the extent of the damage and/or if treatment is required.

2.2.1 Dishwasher

NO HIGH LOOP

KITCHEN



What Opendoor did

A professional installed a high loop on the dishwasher drain.

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

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

KITCHEN



What Opendoor did

A professional installed an anti-tip bracket on the range.

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>

What Opendoor did

REFINISHED KITCHEN CABINETS!



What Opendoor did

We refinished the kitchen cabinets in an attractive white to make things feel bright and new for the next owner.



After



Before

3.3.1 Windows

HARDWARE BROKEN

FRONT EXTERIOR

What Opendoor did



A professional repaired this latch and ensured that it is functioning properly.

What the independent inspector noted:

Opendoor standards issue

The hardware is missing and/or difficult to operate or broken. Recommend review and repair as needed.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

KITCHEN

What Opendoor did



A professional Repaired and painted the cabinet base.

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

TIGHT IN THE JAMB

FRONT HALLWAY



What Opendoor did

A professional adjusted this door so that it operates as it should.

What the independent inspector noted:

The door is tight in the jamb. Recommend repair or adjusting.

3.5.2 Doors and Closets

DAMAGED DOORS

BEDROOM 2



What Opendoor did

A professional replaced this door before painting the interior of the home.

What the independent inspector noted:

The door is damaged. Recommend repair.

4.2.1 Exterior Door

TIGHT IN THE JAMB

EXTERIOR CLOSET



What Opendoor did

A professional adjusted this door so that it operates properly.

What the independent inspector noted:

The door is tight in the jamb. Recommend repair or adjusting.

4.2.3 Exterior Door

EXTERIOR HINGES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed new hinges to make sure that the new owners belongings are safe and secure.

What the independent inspector noted:

The exterior door swings outward, leaving the hinges on the outside of the door. The door can easily be taken off by removing the pin in the hinges. For security purposes, it is recommended to replace the hinges with security hinges.

Please see the link for different types of exterior security hinges: <https://www.renovation-headquarters.com/hinges-security.html>

4.2.4 Exterior Door

THRESHOLD LOOSE/DAMAGED

FRONT HALLWAY

What Opendoor did

A professional repaired the threshold on this door.



What the independent inspector noted:

The threshold is loose or damaged. Recommend repair

4.2.5 Exterior Door

HARDWARE DIFFICULT/INOPERABLE

EXTERIOR CLOSET

What Opendoor did

A professional repaired the door hardware and ensured that it operated as it should.



What the independent inspector noted:

The door hardware is difficult or inoperable. Recommend repair.

4.4.1 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT

BACK EXTERIOR



What Opendoor did

A professional repaired and painted 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.

4.5.1 Siding

MOISTURE DAMAGE OR WOOD ROT

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this area 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.

4.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

FRONT EXTERIOR

What Opendoor did

A professional trimmed back the trees mitigate any damage that it could cause.



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.

5.2.1 Water Heater Inspection

LEAKING/CORRODED AT THE TANK



What Opendoor did

A professional checked both fittings and a full replacement of the right one was done as it had developed a leak.

What the independent inspector noted:

Opendoor standards issue

The water valve or connection at the tank is leaking or corroded. Recommend repairing or replacing the affected area.

5.2.2 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED



What Opendoor did

A professional installed a 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.

5.3.1 Automatic Safety Control Condition

TPR EXTENSION MATERIAL IMPROPER



What Opendoor did

A professional replaced the TPR with copper and made sure that it was sloped properly.

What the independent inspector noted:

The TPR valve drain line may be plumbed improperly. The inspector was unable to identify the TPR valve drain line material. The TPR drain should be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt. Determining the material of the discharge pipe would require the services of a qualified plumbing contractor.

5.5.1 Gas Flue and Venting Condition

INSUFFICIENT VENT CLEARANCE FOR DOUBLE-WALL



What Opendoor did

A professional installed a ducting collar on the vent pipe.

What the independent inspector noted:

The vent clearance from combustible materials may not meet the minimum standards. The minimum requirement for double-wall vent pipe clearance from combustible material is 1". Recommend further evaluation and repair as needed.

5.5.2 Gas Flue and Venting Condition

INDICATIONS OF BACK DRAFT



What Opendoor did

A professional ensured that the water heater was venting as it should by conducting a negative air flow test.

What the independent inspector noted:

Opendoor standards issue

There are indications of back draft observed. This is a potential carbon monoxide poisoning concern. Recommend a plumber verify proper operation.

6.3.1 Shower and Tub Plumbing

SHOWER DIVERTER WORKING IMPROPERLY

BATHROOM 2



What Opendoor did

A professional installed a new diverter to ensure that the shower functions properly.

What the independent inspector noted:

Opendoor standards issue

The shower diverter is not properly transferring water between the water fixtures in the shower/tub. This will result in a loss of water flow to the shower head. Recommend repair.

6.6.1 Toilets

LOOSE TOILET AT THE BASE

ALL LOCATIONS



What Opendoor did

A professional tightened the base of the toilet and added a new bead of silicone where it meets 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.



6.6.2 Toilets

TOILET RUNNING

PRIMARY BATHROOM

What Opendoor did

A professional installed a new flush kit in this toilet tank.



What the independent inspector noted:

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

7.7.1 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

FRONT HALLWAY



What Opendoor did

A professional repaired this fixture.

What the independent inspector noted:

Opendoor standards issue

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

7.9.1 Service Grounding and Bonding Condition

NO VISIBLE GAS BOND

 Not Resolved

Hire a pro

We recommend that the next owner consult with a qualified electrician to assess and install a bond on the gas line to mitigate the risk of electrical shock from contact with the gas line.

What the independent inspector noted:

There is no visible gas bond. Recommend consulting an electrician to evaluate and correct as needed.

8.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

 Resolved

What Opendoor did

A professional serviced this HVAC system to ensure that it is ready for use by the next owner.

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.



8.2.3 HVAC Inspection

CONDENSER/HEAT PUMP BREAKER/FUSE INCORRECT SIZE

 Resolved

What Opendoor did

A professional repaired this as part of the HVAC service.

What the independent inspector noted:

Opendoor standards issue

The breaker/fuse is oversized for the unit. Recommend further evaluation and repair as needed.

8.2.4 HVAC Inspection

COOLING - IMPROPER CONDENSATION TERMINATION

 Resolved

What Opendoor did

A professional removed a section of this line so that it discharges onto the roof rather than a plumbing vent.

What the independent inspector noted:

The condensation line from the HVAC system should not terminate into the drain vent. This can cause sewer gasses to make their way into the HVAC ducting. Recommend repair.

9.2.1 Tile roof

CRACKED/CHIPPED/DAMAGED TILES

 Not Resolved

Hire a pro

We recommend that the next owner consult with a certified tile roofer to replace any chipped tiles with matching new ones.

What the independent inspector noted:

Opendoor standards issue

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

9.3.3 Flat roof

REMOVE EXISTING DEBRIS



What Opendoor did

A professional cleaned the debris from the roof.

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.

9.4.1 Drainage Systems

GUTTERS - FULL OF DEBRIS



What Opendoor did

A professional cleaned out the gutters.

What the independent inspector noted:

Opendoor standards issue

The rain gutters are full of debris or water; recommend they are cleaned, checked for proper drainage, and checked for other repairs that may be needed at that time.

9.5.1 Flashings Condition

STORM COLLARS NOT INSTALLED



What Opendoor did

A professional installed storm collars and coated them to match the roof.

What the independent inspector noted:

Opendoor standards issue

There are storm collars not installed. Recommend repair to help prevent water penetration.

9.8.1 Sky Lights

EVIDENCE OF LEAKING



What Opendoor did

A professional sealed around the exterior of the skylight and repaired the interior finish.

What the independent inspector noted:

Opendoor standards issue

There is evidence of leaking at the skylights. Recommend further evaluation and repair as needed.

10.1.1 Foundation & Floor Condition

COMMON SPALLING/DETERIORATION AT STEMWALL



BACK EXTERIOR

What Opendoor did

A professional patched this area with a cement patching compound.

What the independent inspector noted:

Opendoor standards issue

There is concrete spalling and/or deterioration of the stemwall observed. Recommend having the area sealed to prevent further wear. The area should also be monitored for ponding water and addressed as needed.

11.5.1 Laundry Ventilation

LINT BUILDUP AT DRYER VENT



What Opendoor did

A professional thoroughly cleaned the dryer vent duct.

What the independent inspector noted:

Opendoor standards issue

Lint buildup is observed at the exterior dryer vent exhaust. This can create a fire hazard. Having the vent flue professionally cleaned and/or repaired is recommended.
