

1.1.1 Property Notes and Limitations

**SIGNS OF TERMITE DAMAGE/PRESENCE**

SIDE OF THE HOUSE

**What Opendoor did**



A professional treated this home for termites.

**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.

---

What Opendoor did

**NEW KITCHEN RANGE, HOOD, AND DISHERWASHER!**

**What Opendoor did**



We had professional install a new dishwasher, range, and hood in this home in an attractive stainless steel finish so the next owner can get cooking right when they move in.



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](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)

#### 2.2.2 Dishwasher

### DISHWASHER NOT OPERATING NORMALLY

KITCHEN



### What Opendoor did

A professional installed a new dishwasher.

### What the independent inspector noted:

#### Opendoor standards issue

The dishwasher did not operate normally when tested. Recommend repair.

#### 2.2.3 Dishwasher

### UNIT NOT PROPERLY FASTENED

KITCHEN



### What Opendoor did

A professional properly attached the new dishwasher when installing it..

### What the independent inspector noted:

#### Opendoor standards issue

The unit is not properly fastened. Recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.

#### 2.3.1 Oven Condition

### MISSING ANTI TIP BRACKET

KITCHEN



## What Opendoor did

A professional installed an anti-tip bracket when the put in a new 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](https://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>

## 2.6.1 Garbage Disposal

### INOPERABLE

KITCHEN



## What Opendoor did

A professional replaced this disposal with a new one.

## What the independent inspector noted:

### Opendoor standards issue

The garbage disposal is inoperable or unresponsive to the controls at time of inspection. Recommend further review for repair or replacement.

## What Opendoor did

### NEW CARPET!



## What Opendoor did

We had new carpet and pad installed throughout the home for a fresh feeling underfoot.



What Opendoor did

## NEW FLOORING IN KITCHEN AND BATH!



### What Opendoor did

We had attractive new vinyl plank flooring installed in the kitchen as well as one of the bathrooms for a stylish and water resistant fresh start.



What Opendoor did

## REFINISHED COUNTERTOPS!



### What Opendoor did

We had an attractive and durable epoxy coating applied to the existing countertops to brighten this space and make for a better work surface for the next owner.



3.2.3 Walls & Ceilings

## MOISTURE DAMAGE - TUB/SHOWER

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional cleaned these areas and re-caulked the shower door.

### What the independent inspector noted:

There is moisture damage at the baseboard or drywall wall consistent with water splash over from tub/shower use. Unable to determine the condition of the underlying material. Recommend repair.

#### 3.2.7 Walls & Ceilings

### DRYWALL - EXTENSIVE DAMAGE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional patched these areas and touched up the paint.

### What the independent inspector noted:

#### Opendoor standards issue

There is extensive damage observed in the drywall. Recommend repair.

#### 3.3.1 Windows

### EXTERIOR MOISTURE AT THE WINDOW

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional ensured that there was not a leak, cleaned, prepped and painted these areas as part of the whole home interior paint job.

### What the independent inspector noted:

#### Opendoor standards issue

There are indications of moisture entering from the exterior at the windows. This is indicated by water stains and/or damage on the window frame and/or wall. Recommend review of instalation and correction as needed.

#### 3.3.2 Windows

### DAMAGED WINDOW FRAME

SEE PHOTOS FOR LOCATIONS



### Hire a pro

We recommend that the next owner contact a window specialist about replacing this window as this kind of damage isn't something that is easily repairable.

#### What the independent inspector noted:

There is damage observed on the window frame or trim. Maintenance and/or repair is recommend.

#### 3.3.4 Windows

### FAILED WINDOW SEALS - RUBBER GASKET

SEE PHOTOS FOR LOCATIONS SEE PHOTOS FOR LOCATIONS

 Not Resolved

### Hire a pro

We recommend that the next owner contact a window specialist about replacing this window entirely as the gaskets and damage indicate this window is no longer creating a good seal.

#### What the independent inspector noted:

The rubber gasket of the window seal is failed or sagging. Recommend further evaluation of all windows and repair or replace as needed.

#### 3.3.5 Windows

### ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS

 Resolved

#### What Opendoor did

A professional resealed around the windows before painting the entire interior of the home.

#### What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

#### 3.4.1 Counters/Cabinets

### CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS

 Resolved

### What Opendoor did

A professional repaired the cabinet bases in the kitchen and bathroom.

### 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.

### 3.4.2 Counters/Cabinets

## CABINETS - SIGNIFICANT MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional repaired these cabinets.

### 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.

### 3.5.1 Doors and Closets

## MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed a new door handle.

### What the independent inspector noted:

#### Opendoor standards issue

The door is missing hardware. Recommend repair.

### 3.5.3 Doors and Closets

## CLOSET DOOR OFF TRACK

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional put the door back on the door guides.

### What the independent inspector noted:

The closet door has fallen out of square and drags on the floor or the door hardware will not remain on the track. Recommend repair or replacing the door or hardware as needed.

#### 3.8.1 Stairs & Handrail

### HANDRAIL - LOOSE

FAMILY ROOM



### What Opendoor did

A professional repaired this before it was coated with a fresh coated of paint.

### What the independent inspector noted:

#### Opendoor standards issue

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

#### 3.9.1 Smoke Alarms

### NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed new batteries in the smoke alarms throughout the home.

### What the independent inspector noted:

#### Opendoor standards issue

There are not smoke alarms found in all the current recommended areas or the alarms are inoperable in some locations. Recommend adding additional smoke alarms per the current standards.

#### 3.10.1 Ceiling Fans

### FAN NOT WORKING

SEE PHOTOS FOR LOCATIONS





### What Opendoor did

A professional removed the fan and installed a new light fixture.

### What the independent inspector noted:

#### Opendoor standards issue

The ceiling fan did not operate when tested. Recommend repair.

---

#### 3.11.2 Fireplace

### CREOSOTE BUILDUP

LIVING ROOM



### What Opendoor did

A professional cleaned/serviced the fireplace ducting.

### What the independent inspector noted:

Creosote buildup is observed within the fireplace. This is a flammable object and as regular maintenance, it is recommended to have the chimney swept periodically. Recommend contacting a chimney sweep specialist for maintenance.

---

#### 4.2.2 Garage Door Inspection

### WEATHERSTRIPPING/TRIM DAMAGED OR MISSING



### What Opendoor did

A professional repaired the weather stripping before painting the entire exterior of the home.

### What the independent inspector noted:

#### Opendoor standards issue

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

---

#### 4.2.3 Garage Door Inspection

### GARAGE DOOR NOT OPENING/CLOSING PROPERLY

GARAGE



### What Opendoor did

A professional repaired the opener and ensured it's proper function.

### What the independent inspector noted:

#### Opendoor standards issue

Using the automatic opener, the opener responded but the door would not open or close correctly. Recommend further evaluation and repair as needed.

What Opendoor did

### NEW EXTERIOR PAINT!

### What Opendoor did

 Resolved

This home had a tired exterior that has been refreshed in stylish new colors making it a standout in the neighborhood.



5.2.1 Exterior Door

### IMPROVE WEATHER STRIPPING

GARAGE

 Resolved

### What Opendoor did

A professional replaced the weather stripping on this door.

### 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.

5.2.2 Exterior Door

### MOISTURE DAMAGE OR WOOD ROT

SEE PHOTOS FOR LOCATIONS

 Resolved

### What Opendoor did

A professional repaired this trim before painting the entire exterior of the home.

### What the independent inspector noted:

#### Opendoor standards issue

There is moisture damage or wood rot observed at the door. Recommend further evaluation to determine the cause and repair.

---

#### 5.2.3 Exterior Door

### DOOR LOCK

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional repaired this lock and ensured that it worked properly.



### What the independent inspector noted:

The door lock hardware is missing or inoperable.

---

#### 5.4.1 Eaves/Facia/Soffit

### EAVES/FASCIA DAMAGED

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional repaired and painted these areas as part of the whole home exterior paint job.



### What the independent inspector noted:

The eaves and fascia board are damaged and in need of repair.

---

#### 5.4.2 Eaves/Facia/Soffit

### WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional assess this wood and found not rot, and it was painted over along with the rest of the exterior of the home to help seal it.

### What the independent inspector noted:

There is a water stain or indications of water damage observed. This is indicated by staining, peeling paint, or damaged material. 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.

#### 5.5.1 Siding

### DAMAGE TO THE SIDING

SEE PHOTOS FOR LOCATIONS

### What Opendoor did



A professional patched these areas with stucco patching compound prior to the exterior repainting.

### 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.

#### 5.5.2 Siding

### STUCCO CRACKS - TYPICAL

SEE PHOTOS FOR LOCATIONS

### What Opendoor did



These cracks were temporarily sealed by the repainting of the exterior. If they return, we recommend that the next owner consider contacting a stucco professional to patch and repair these cracks as needed.

### What the independent inspector noted:

There are cracks in the stucco. This is typical for this type of material. Repair as needed.

#### 5.5.3 Siding

### REPAIRS TO THE SIDING

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional assessed these repairs and they appeared to be in good shape and were painted over with the entire exterior paint job.

### What the independent inspector noted:

There are some indications of repairs observed in the siding. Unable to determine the cause or condition of the underlying material. Recommend consulting the owner for additional information and or further evaluation of the area.

#### 5.5.4 Siding

### DAMAGED PENETRATION

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional installed a new clean-out cover prior to the entire exterior repainting.



### What the independent inspector noted:

There is damaged penetration. Recommend repairs.

#### 5.8.1 Vegetation Observations

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

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional cleaned up the vegetation that was in contact with the home and spruced up the rest of the landscape while they were at it.



### 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

SEE PHOTOS FOR LOCATIONS SEVERAL LOCATIONS



### What Opendoor did

A professional repaired/secured these blocks with exterior adhesive.

### What the independent inspector noted:

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

---

#### 5.10.1 Porch, Patio, Balcony, and Decks

### SUPPORT POSTS ARE DAMAGED

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional repaired these posts before painting the exterior of the home.

### What the independent inspector noted:

The support posts are damaged. Recommend repair.

---

#### 5.10.2 Porch, Patio, Balcony, and Decks

### METAL SUPPORT RUSTED

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional repaired/secured these brackets to the posts.

### What the independent inspector noted:

The metal support that is attached to the support posts are rusted or damaged. Recommend repair.

---

#### 5.10.3 Porch, Patio, Balcony, and Decks

### DAMAGED PATIO CEILING

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional removed the damaged materials before painting the exterior of the home.

### What the independent inspector noted:

The rear patio ceiling is damaged. Recommend repairs.

---

What Opendoor did  
**NEW WATER HEATER!**

 Resolved

**What Opendoor did**

We installed a new water heater in this home for years of reliable service for the new owner.



6.3.1 Automatic Safety Control Condition

**IMPROPERLY SLOPED**

GARAGE

 Resolved

**What Opendoor did**

A professional repaired this so that it has the proper slope.

**What the independent inspector noted:**

The water heater TPR line is improperly sloped. Recommend repair.

7.2.1 Sinks, Fixtures, Faucets, and Valves

**ANGLE VALVE FROZEN/CORRODED**

SEE PHOTOS FOR LOCATIONS

 Resolved

### What Opendoor did

A professional repaired this angle stop.

### What the independent inspector noted:

#### Opendoor standards issue

The angle valves are found to be frozen in a fixed position and/or corroded. Recommend repair.

---

7.2.2 Sinks, Fixtures, Faucets, and Valves

### **DRAIN STOPPER MISSING/INOPERABLE**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed new drain stoppers where they were missing.

### What the independent inspector noted:

#### Opendoor standards issue

The drain stopper is missing/inoperable.

---

7.2.4 Sinks, Fixtures, Faucets, and Valves

### **SLOW DRAIN**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional cleared these drains.

### What the independent inspector noted:

There is a slow drain. Recommend clearing.

---

7.2.6 Sinks, Fixtures, Faucets, and Valves

### **UNPROFESSIONAL INSTALL/REPAIR IN PLUMBING MATERIAL**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced this angle stop with a new one.

### What the independent inspector noted:

There are indications of unprofessional repair or installation in the plumbing material. Recommend further evaluation and repair.



---

7.2.7 Sinks, Fixtures, Faucets, and Valves

### **HOT/COLD SWITCHED**

SEE PHOTOS FOR LOCATIONS



#### **What Opendoor did**

A professional reversed the hot & cold supplies on the kitchen faucet.

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

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

The hot and cold supply lines are reversed. Recommend repair.

---

7.2.8 Sinks, Fixtures, Faucets, and Valves

### **CORROSION AT SINK**

SEE PHOTOS FOR LOCATIONS



#### **What Opendoor did**

A professional removed the corrosion and confirmed that there was not an active leak.

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

Corrosion is observed on the underside of the sink. No active leakage was observed but this area should be monitored regularly and repaired as needed.

---

7.3.1 Shower and Tub Plumbing

### **TUB SPOUT CAULKING**

PRIMARY BATHROOM



#### **What Opendoor did**

A professional repaired and caulked the tub spout.

#### **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.

---

7.3.3 Shower and Tub Plumbing

### **CORROSION AT SHOWER PIPING**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced this shower head with a new one.

### What the independent inspector noted:

There is corrosion observed at the shower pipe. Recommend repair.

#### 7.4.1 Shower Walls, Base & Enclosure

### ADD CAULK OR GROUT

PRIMARY BATHROOM

### What Opendoor did

A professional prepped and re-caulked this area.



### 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

### CRACKS IN THE SURROUND

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional applied extra caulking to seal these cracks, as a temporary solution. The next owner may wish to contact a qualified tiler about repair of this area.



### What the independent inspector noted:

There are cracks observed in the shower surround. Recommend repair or replace in order to prevent moisture intrusion. Unable to determine the condition of the underlying material.

#### 7.4.3 Shower Walls, Base & Enclosure

### SUSPECTED MOLD GROWTH

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional thoroughly cleaned, prepped and re-caulked this area.

### What the independent inspector noted:

There are some indications of suspected mold growth in the shower enclosure.

---

#### 7.5.1 Bath Tubs

### GROUT/CAULK REPAIR

PRIMARY BATHROOM



### What Opendoor did

A professional prepped and re-caulked this area.

### 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.

---

#### 7.9.1 Supply Plumbing

### VISIBLE CORROSION

GARAGE



### What Opendoor did

A professional replaced the corroded valves with new.

### What the independent inspector noted:

There is corrosion visible on the supply plumbing. Corrosion can be indicative of past leaks and can leak in the future. Recommend further evaluation and repair as needed.

---

#### 7.9.2 Supply Plumbing

### HOSE BIB LEAKING

FRONT SIDE OF THE HOUSE



### What Opendoor did

A professional replaced this hose bib with a new one.

### What the independent inspector noted:

#### Opendoor standards issue

The hose bib is leaking. Recommend repair.

---

7.9.3 Supply Plumbing

### **HOSE STUCK ON HOSE BIB**

BACK SIDE OF THE HOUSE

#### **What Opendoor did**



A professional replaced this hose bib with a new one.

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

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

The hose was not able to be removed from the hose bib. The inspector recommends removal or replacement of the hose bib.

---

7.12.1 Functional Drainage

### **POOR DRAINAGE**

SEE PHOTOS FOR LOCATIONS

#### **What Opendoor did**



A professional cleared this drains

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

There is slow drainage observed. Recommend a plumber evaluate and correct as needed.

---

7.14.1 Supports and Insulation

### **UNINSULATED SUPPLY LINES**

SIDE OF THE HOUSE

#### **What Opendoor did**



A professional replaced the aged foam insulation on these exterior water pipes.

#### **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.

---

8.3.1 Main and Distribution Panels Condition

### **COVER DOES NOT CLOSE CORRECTLY/HARDWARE LOOSE**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional repaired this cover so that it closes.

### What the independent inspector noted:

#### Opendoor standards issue

The electrical panel cover does not close, the hardware is loose, or there are gaps at the edges. Recommend sealing to help prevent accidental contact with electrical components.

### 8.6.1 Ground Fault Circuit Interrupters

#### NO GFCI

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional installed a GFCI in the laundry room.



### 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.

### 8.6.2 Ground Fault Circuit Interrupters

#### GFCI DOES NOT TRIP

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional replaced this GFCI with a new one.



### What the independent inspector noted:

#### Opendoor standards issue

There are GFCI electrical outlets do not trip when tested. Recommend repair.

### 8.6.3 Ground Fault Circuit Interrupters

#### GFCI DOES NOT RESET OR IS TRIPPED

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced this GFCI with a new one.

### What the independent inspector noted:

#### Opendoor standards issue

The GFCI electrical outlet is found tripped and/or will not reset when tested. Recommend repair.

### 8.7.1 Lights and Switches Condition

#### LIGHT IS LOOSE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional tightened this fixture.

### What the independent inspector noted:

#### Opendoor standards issue

A light fixture is loose. Recommend repair.

### 8.7.2 Lights and Switches Condition

#### LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced bulbs throughout the home.

### 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.

### 8.7.3 Lights and Switches Condition

#### INOPERABLE/BROKEN SWITCH

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced any broken switches, outlets and cover plates.

### What the independent inspector noted:

#### Opendoor standards issue

There is an inoperable or broken switch present. Recommend repair/replace.

### 8.7.4 Lights and Switches Condition

#### **LIGHT FIXTURE MISSING COVER**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced these fixtures with new.

### What the independent inspector noted:

#### Opendoor standards issue

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

### 8.8.1 Receptacles Condition

#### **OUTLET INOPERABLE**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced this outlet with a new one and ensured that it worked properly.

### What the independent inspector noted:

#### Opendoor standards issue

There is an outlet that is inoperable when tested. Recommend further evaluation of the outlets in this location and repair as needed.

### 8.8.2 Receptacles Condition

#### **BROKEN OUTLET**

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced this outlet with a new one.

### What the independent inspector noted:

#### Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

#### 8.8.3 Receptacles Condition

### LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional tightened all loose outlets, switches and cover plates.

### What the independent inspector noted:

#### Opendoor standards issue

There are loose outlets observed. Recommend repair.

#### 8.8.4 Receptacles Condition

### WEATHER RATED OUTLET COVER

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional installed new weather rated covers in these areas.

### 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.

#### 8.8.5 Receptacles Condition

### REPLACE OUTLET COVER PLATE

Broken





### What Opendoor did

A professional replaced all the missing or damaged cover plates throughout the house.

### 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 local HVAC professional performed a service on this entire system in early Dec 2022. They cleaned, checked, and tested all components. The AC unit got a new service-disconnect fuse block to make future servicing easier and safer.

### 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



GARAGE

### What Opendoor did

A professional installed new air filters throughout the 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.

### 9.6.1 Vents/Flues/Combustion Air Condition

## DAMAGED COMBUSTION AIR VENT



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional repaired this vent and re-affixed it to the home.

### What the independent inspector noted:

The garage combustion air vent is damaged. Recommend repair.

10.2.2 Tile roof

### CRACKED/CHIPPED/DAMAGED TILES

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)

 Not Resolved

We recommend that the next owner hire a qualified roofer to replace any damaged tiles and make sure they're set in place properly.

### What the independent inspector noted:

Opendoor standards issue

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

12.4.1 Kitchen Ventilation

### EXHAUST FAN IS INOPERABLE

KITCHEN

[What Opendoor did](#)

 Resolved

A professional replaced this range hood along with the other kitchen appliances.

### What the independent inspector noted:

Opendoor standards issue

The exhaust fan is inoperable. Recommend further review for repair or replacing.

12.4.2 Kitchen Ventilation

### OPENABLE WINDOW ONLY

KITCHEN

 Not Resolved

## Hire a pro

We recommend that the next owner consider hiring a general contractor to assess and convert this setup to vent to the exterior of the home as any open flame can be a source of pollutants that impact air quality. Keeping the noted window open in this area when actively cooking can help in the interim.

### What the independent inspector noted:

An openable window is the only form of exhaust for the gas cooktop/range. While a mechanical vent that exhausts to the exterior is preferred, a window is acceptable, and you should be sure to utilize the window while cooking to ensure proper ventilation.

#### 12.5.1 Laundry Ventilation

### LINT BUILDUP AT DRYER VENT

LAUNDRY ROOM

#### Do it yourself

Prior to installing their own washer and dryer in this space, we recommend that the next owner simply wipe out the inside of this short vent pipe with a bristle brush, cloth, and vacuum.

 Not Resolved

### 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.