

1.1.1 Property Notes and Limitations

VERMIN/PEST ACTIVITY OBSERVED IN THE HOUSE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional pest control contractor treated for termites and other invasive pests at the house. The next owner may want to plan for recurring treatments if necessary.

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.

Hood and stove replacement
NEW STOVE AND HOOD



What Opendoor did

A new stove and range hood have been installed in this house to provide years of service, and great meals.



2.2.1 Dishwasher

NO HIGH LOOP

KITCHEN

What Opendoor did



Our construction team has properly installed a brand new dishwasher in this home with an appropriate high loop.

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 NOT OPERATING NORMALLY

KITCHEN

What Opendoor did



Our construction team has properly installed a brand new dishwasher in this home.

Original Findings:

Opendoor standards issue

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

2.6.1 Garbage Disposal

INOPERABLE



KITCHEN

What Opendoor did

The construction team found an inoperable switch, which has been replaced so the disposal now functions as intended.

What the independent inspector noted: 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.

2.8.1 Washer/Dryer

DRYER - UNIT NOT FUNCTIONING



LAUNDRY ROOM

Do it yourself

The broken washer and dryer have been removed from the premises, so this laundry room is ready for the next owner to install their own.

What the independent inspector noted:

Opendoor standards issue

The dryer is not functioning correctly. Recommend further evaluation and repair or replace.

Walls & Ceilings

DRYWALL REPAIR



What Opendoor did

A number of drywall repairs were made prior to painting the home so that all surfaces have a uniform appearance.



Before



Before



After

3.2.6 Walls & Ceilings

SMOKE ALARM MISSING

Do it yourself

Not Resolved

Inoperable smoke detectors were removed for the new paint job. The next owner should purchase and installed new detectors for each room.

What the independent inspector noted:

One or more smoke alarms are missing or have been removed. Recommend servicing.

3.4.6 Counters/Cabinets

SEAL THE PLUMBING PENETRATION

SEE PHOTOS FOR LOCATIONS

Do it yourself

Not Resolved

These penetrations can be easily closed with caulking or sealant from a home store, if desired.

What the independent inspector noted:

Recommend sealing areas where the plumbing penetrates wall or cabinets.

Door repair

BEDROOM DOOR REPAIR

Resolved

What Opendoor did

We noticed a delaminating door to the bedroom, so the construction team put it back together so it looks, and operates, as intended.



3.5.4 Doors and Closets

LOOSE HARDWARE ON DOOR

SEE PHOTOS FOR LOCATIONS

What Opendoor did

All loose hardware was tightened and functions as intended.



What the independent inspector noted:

Opendoor standards issue

There is loose hardware observed on the door.

New interior paint

INTERIOR REPAINT

What Opendoor did

Our construction team performed a full interior repaint to ensure the home is bright and fresh for its new owners.





3.9.1 Ceiling Fans

FAN WOBBLING

SEE PHOTOS FOR LOCATIONS

What Opendoor did



The fan was found to be damaged, and has been replaced with a standard surface light due to its location in the dining room.

What the independent inspector noted:

The ceiling fan is functional at the time of inspection but some wobbling is noticed. Recommend balancing or repair/replacing if needed.

SLIDING DOOR DIFFICULT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

The construction team added new wheels to the bottom of the sliding door.

What the independent inspector noted:

The sliding door is difficult to operate. Repairs to the wheels or tracks may be required. Recommend maintenance.

PERGOLA REPAIR



What Opendoor did

We observed some damage to the pergola, which was pulling away and badly in need of paint. Our construction crew refastened the fascia where needed and gave it a matching coat of paint.

What the independent inspector noted:



TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A full landscape cleanup was completed at the house. A future owner may want to trim more vegetation over time, but a professional gave the yard a refresher.

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.

4.10.1 Porch, Patio, Balcony, and Decks

WATER STAIN/DAMAGE



What Opendoor did

The construction team checked to be sure there are not active leaks, and repaired any water damage that was present.

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.

4.10.2 Porch, Patio, Balcony, and Decks

MOISTURE DAMAGE OR WOOD ROT



SEE PHOTOS FOR LOCATIONS

Do it yourself

A professional painter removed wood rot in several locations and provided a fresh coat of paint to protect the exterior wood. We recommend the next owner monitors the exterior wood for future attention that may become necessary.

What the independent inspector noted:

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

5.2.1 Water Heater Inspection

WATER HEATER IS LEAKING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

The leaking fitting on the water heater was tightened and is no longer leaking.

What the independent inspector noted:

Opendoor standards issue

The water heater is leaking. Recommend repair or replace.

5.2.2 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED

HALLWAY

Hire a pro

 Not Resolved

If a drain line is desired to direct any leakage to a specific location, a handyman or plumber should be consulted to complete the work.

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.

6.2.2 Sinks, Fixtures, Faucets, and Valves

SLOW DRAIN

What Opendoor did

 Resolved

The construction team was able to clear this drain so that it now works as intended.

What the independent inspector noted:

There is a slow drain. Recommend clearing.

6.3.1 Shower and Tub Plumbing

HOT/COLD REVERSED

SEE PHOTOS FOR LOCATIONS

Hire a pro

 Not Resolved

A plumber should be consulted if you wish to return the hot and cold water supplies to the correct side.

What the independent inspector noted:

The hot and cold supply is reversed. Recommend repair.

6.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

These joints have be re-caulked by the construction team.

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.

6.5.1 Bath Tubs

GROUT/CAULK REPAIR



What Opendoor did

All tub caulking has been replaced.

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.

6.6.1 Toilets

TOILET LOOSE AT THE TANK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

The construction team tightened the toilet tank.

What the independent inspector noted:

The toilet is loose at the tank and should to be properly attached to the base to prevent possible leaking.

6.7.1 Main Water Meter & Valve

GATE/STOP VALVE PRESENT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repiped the main leading to this home and replaced this aged gate spigot.

What the independent inspector noted:

There is a gate or stop valve observed on the property. This type of material is known to be problematic with age. Due to a high potential of failure, this has not been tested. Recommend the seller verify function and/or have it replaced.

6.8.1 Water Pressure

WATER PRESSURE HIGH - NO PRESSURE REGULATOR

 Not Resolved

Hire a pro

The house has operated at this water pressure for some time, but if it is a concern, a plumber can provide a suitable pressure reducing valve.

What the independent inspector noted:

The water pressure was measured above the recommended range of 40 - 80 PSI. Recommend having a water pressure regulator installed to allow for acceptable levels of water pressure. This may help to prevent damage to the pipe material and appliances. Recommend a licensed plumber evaluate and repair.

6.9.2 Supply Plumbing

VISIBLE LEAKING

FRONT SIDE OF THE HOUSE

 Resolved

What Opendoor did

A professional repiped the main leading to this home and replaced the leaking spigot.

What the independent inspector noted:

Opendoor standards issue

Visible leaking is observed. Recommend a licensed plumber evaluate and repair.

6.9.3 Supply Plumbing

VISIBLE CORROSION

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional repiped the main leading to this home and replaced the corroded piping.

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.

6.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS

Do it yourself

A home store will carry typical pipe insulation that is cheap and simple to install. This can also be done by the plumber who replaced the hose spigot.

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.

Exterior lighting

NEW FRONT PORCH LIGHT

What Opendoor did

The construction team noticed that there was no front porch light present. That can be a safety issue, and is certainly a nuisance. A new light has now been installed.

 Not Resolved

 Resolved



7.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)

 Not Resolved

An electrician should be contacted to replace the laundry outlets with properly rated GFCI outlets if desired.

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.

7.7.1 Lights and Switches Condition

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS

[What Opendoor did](#)

 Resolved

Light bulbs throughout the home were replaced as part of our standard readiness package.

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.

LIGHT FIXTURE MISSING COVER



SEE PHOTOS FOR LOCATIONS

What Opendoor did

The bare bulbs in these closets have received new covers.

What the independent inspector noted:

Opendoor standards issue

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

LOOSE OUTLETS



SEE PHOTOS FOR LOCATIONS

What Opendoor did

All loose outlets have been properly secured.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

REPLACE OUTLET COVER PLATE



SEE PHOTOS FOR LOCATIONS

Missing, Broken

What Opendoor did

All broken or missing cover plates have been replaced by the construction team.

What the independent inspector noted:

Opendoor standards issue

The inspector recommends to replace the outlet cover to avoid contact with electrical components.

NO VISIBLE GAS BOND



Hire a pro

An electrician should be used to install proper bonding to the gas system.

What the independent inspector noted:

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

7.9.2 Service Grounding and Bonding Condition

NO VISIBLE PLUMBING BOND

 Not Resolved

Hire a pro

An electrician should be contacted to perform proper bonding to the plumbing system.

What the independent inspector noted:

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

8.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

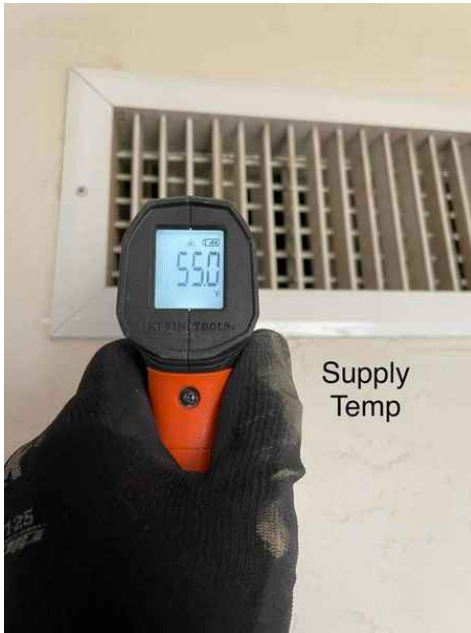
 Resolved

What Opendoor did

A professional service was performed on the entire HVAC system, and it has been given a clean bill of health. In addition, a new thermostat has been installed.

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.



8.3.1 Heat Distribution System Condition

LOOSE AIR GRILL OBSERVED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

This register was tightened as part of the HVAC service technicians work.

What the independent inspector noted:

Opendoor standards issue

There is a loose air grill. Recommend repair.

Resolved

9.2.5 Flat roof

ROOF PENETRATION NOT SEALED

Not Resolved

Hire a pro

A handyman or roofing contractor should be contacted to properly repair the roofing mastic in this location.

What the independent inspector noted:

Opendoor standards issue

There are roof penetrations that are not properly sealed. No condition can be made about the underlying material. Recommend sealing to prevent leaking.

11.4.1 Kitchen Ventilation

DUCTING CRUSHED

KITCHEN

What Opendoor did



This failed ducting has been removed as part of the new hood installation.

What the independent inspector noted:

Opendoor standards issue

The ducting of the vent pipe is collapsed and/or crushed. Recommend repair or replace.

11.4.2 Kitchen Ventilation

OPENINGS IN VENT

KITCHEN

What Opendoor did



This failed ducting has been removed as part of the new hood installation.

Original Findings:

Opendoor standards issue

The kitchen exhaust vent has openings in the flue. It is ideal to ensure all ventilation is exhausting to the exterior as intended. Recommend properly sealing/attaching the vent pipe.

12.5.1 Skimmers and Drains Condition

DRAINS ARE FULL OF DEBRIS

BACK SIDE OF THE HOUSE



What Opendoor did

A professional pool service fully cleaned the pool and filters, and ensured that everything is in good working order

What the independent inspector noted:

Opendoor standards issue

The drains are full of debris and should be cleaned for proper water flow.

12.16.1 Child Safety Barriers Condition

GATE DOES NOT SELF CLOSE



What Opendoor did

The hardware needed has been added by the construction team.

What the independent inspector noted:

Opendoor standards issue

The self-closure function of the gate is inoperable or not installed. Recommend repair.

12.16.2 Child Safety Barriers Condition

GATE OPENS TOWARDS THE POOL



Hire a pro

The swing direction on the gate has not been reversed. Contact a fencing contractor if a change in operation is desired.

What the independent inspector noted:

The gate opens towards the pool. Current standards require that the gate opens away from the pool.