

2.2.1 Dishwasher

**NO HIGH LOOP**

KITCHEN

**What Opendoor did**



A professional installed a high loop in 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)

What Opendoor did

**NEW CARPET!**

**What Opendoor did**



We had all new carpet and pad installed in this home, for a fresh feeling underfoot.



What Opendoor did  
**FRESH PAINT AND WALL REPAIRS!**  
What Opendoor did



A professional crew repainted the interior walls of this house, giving the next owner a clean new start.



3.3.2 Windows  
**COUNTER BALANCE NOT ATTACHED**  
SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional properly attached the counter balances on these windows and ensured that they operated correctly.

### What the independent inspector noted:

The counter balance is not properly attached. This restricts the proper operation of the window. Recommend repair.

#### 3.4.1 Counters/Cabinets

### CABINETS - COMMON MOISTURE DAMAGE

KITCHEN



### What Opendoor did

A professional ensured that there was not an active leak and replaced 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.

#### 3.4.2 Counters/Cabinets

### CABINETS - SIGNIFICANT MOISTURE DAMAGE

PRIMARY BATHROOM



### What Opendoor did

A professional ensured that there was not an active leak, repaired and sealed this cabinet base.

### 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.

#### 3.4.3 Counters/Cabinets

### CABINETS - SUSPECTED MOLD GROWTH

PRIMARY BATHROOM



### What Opendoor did

A professional thoroughly cleaned and then sealed this cabinet base.

### What the independent inspector noted:

#### Opendoor standards issue

There are indications of mold on the interior of the cabinets. This is made evident from the stains found on the surface of that material. Recommend further testing and proper cleaning/removal.

### 3.4.5 Counters/Cabinets

#### COUNTERTOP - LOOSE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional applied a bead of adhesive where the countertops meet the cabinets to ensure they are secure.

### What the independent inspector noted:

The countertops are loose on the cabinet. Recommend repair.

### 3.5.1 Doors and Closets

#### REPLACE/ADD DOOR STOPPERS

SEVERAL LOCATIONS



### What Opendoor did

A professional replaced or added door stops as needed.

### What the independent inspector noted:

Replace or add missing door stoppers to prevent damage to the drywall.

### 3.5.2 Doors and Closets

#### HARDWARE DIFFICULT/INOPERABLE

KITCHEN



### What Opendoor did

A professional adjusted this hardware and ensured that it worked properly.

### What the independent inspector noted:

The door hardware is difficult or inoperable. Recommend repair.

#### 4.2.1 Garage Door Inspection

### EXTERIOR MOISTURE



### What Opendoor did

A professional looked over these areas, where the bottom of the garage door track meets the floor, and could not find any evidence of a leak or moisture penetration. We recommend that the next own keeps an eye on this area and cleans up any moisture that may accumulate here.

### What the independent inspector noted:

#### Opendoor standards issue

There are indications of moisture entering the structure from the exterior. This is made evident by the stains and damage found on the door, wall, and/or flooring material. Unable to determine the condition of the underlying material. Recommend further review of the installation of the door and the exterior systems and repair as directed.

#### 4.3.1 Fire Separation

### SELF-CLOSURE NOT FUNCTIONING



### What Opendoor did

A professional installed new self closing hinges to ensure this door meets the current standard.

### 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.

#### 5.2.4 Exterior Door

### DOOR FRAME IS DAMAGED/SPLIT



FRONT HALLWAY

### What Opendoor did

A professional repaired and painted this door jamb.

### What the independent inspector noted:

The door frame is damaged or split. Recommend repair.

#### 5.2.5 Exterior Door

### MISSING HARDWARE

FRONT HALLWAY

### What Opendoor did

A professional replaced this chain lock hardware with new.



### What the independent inspector noted:

The door is missing hardware. Recommend repair.

#### 5.2.6 Exterior Door

### LOOSE HARDWARE ON DOOR

DINING ROOM

### What Opendoor did

A professional tightened this hardware and ensured it operated as it should.



### What the independent inspector noted:

There is loose hardware observed on the door.

#### 5.2.7 Exterior Door

### HARDWARE DIFFICULT/INOPERABLE

FRONT HALLWAY

### What Opendoor did

A professional adjusted/lubricated this hardware and ensured it operated as it should.



### What the independent inspector noted:

The door hardware is difficult or inoperable. Recommend repair.

5.4.1 Eaves/Facia/Soffit

## MAINTENANCE NEEDED



SEVERAL LOCATIONS

### What Opendoor did

A professional prepped and touched up the exterior paint on the eaves and soffits around the perimeter of the home.

#### 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.

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5.9.2 Gates, Fencing, and Walls

## LOOSE TOP BLOCKS



SIDE OF THE HOUSE

### What Opendoor did

A professional secured this block with high impact mortar.

#### What the independent inspector noted:

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

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6.2.1 Water Heater Inspection

## NO CATCH PAN/DRAIN LINE INSTALLED



### What Opendoor did

A professional installed a catch pan under this 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.

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7.2.1 Sinks, Fixtures, Faucets, and Valves

## DRAIN STOPPER MISSING/INOPERABLE



PRIMARY BATHROOM

### What Opendoor did

A professional installed new drain stoppers and made sure that they functioned as they should.

### What the independent inspector noted:

#### Opendoor standards issue

The drain stopper is missing/inoperable.

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### 7.2.2 Sinks, Fixtures, Faucets, and Valves

#### FAUCET IS LOOSE

KITCHEN



### What Opendoor did

A professional secured the kitchen faucet.

### What the independent inspector noted:

#### Opendoor standards issue

The faucet is loose. Recommend repair.

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### 7.2.3 Sinks, Fixtures, Faucets, and Valves

#### OVERFLOW DRAIN BLOCKED

PRIMARY BATHROOM



### What Opendoor did

A professional cleared the overflow drain on this sink.

### What the independent inspector noted:

#### Opendoor standards issue

The overflow drain for the sink is blocked. Unable to determine the reason. Recommend clearing the blockage.

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### 7.3.1 Shower and Tub Plumbing

#### SHOWER DIVERter WORKING IMPROPERLY

BATHROOM 2





### What Opendoor did

A professional repaired the diverter.

### 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.

#### 7.3.2 Shower and Tub Plumbing

### TUB SPOUT CAULKING

ALL LOCATIONS

### What Opendoor did

A professional made sure that these fixtures were secure and sealed.

### 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.



#### 7.5.1 Bath Tubs

### DRAIN STOPPER INOPERABLE

BATHROOM 2

### What Opendoor did

A professional repaired this drain stop.

### What the independent inspector noted:

The drain stopper is inoperable or does not seal properly.



#### 7.5.2 Bath Tubs

### SLOW DRAIN

BATHROOM 2



### What Opendoor did

A professional cleared this drain.

### What the independent inspector noted:

The tub drains slow. Recommend repair.

#### 7.8.1 Water Pressure

### WATER PRESSURE HIGH - NO PRESSURE REGULATOR

 Not Resolved

#### Hire a pro

We recommend that the next owner consider hiring a qualified plumber to install a pressure regulator on the water coming into the house in order to dial in a more ideal pressure for all the fixtures and appliances.

### 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.

#### 8.7.1 Lights and Switches Condition

### LIGHT BULB AND/OR FIXTURE INOPERABLE

 Resolved

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional installed new bulbs where needed throughout the home as part of Opendoor's standard home treatment.

### 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.

#### 8.8.1 Receptacles Condition

### OUTLET INOPERABLE

 Resolved

SIDE OF THE HOUSE

### What Opendoor did

A professional installed a new outlet in this location.

### 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

## WEATHER RATED OUTLET COVER

A FEW LOCATIONS

### What Opendoor did

A professional installed weatherproof outlet covers in these locations.



### 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.

### 8.8.3 Receptacles Condition

## REPLACE OUTLET COVER PLATE

LIVING ROOM

Broken

### What Opendoor did

Though it doesn't take a professional to do so, we still had one replace this outlet cover with a new one.



### 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 professional serviced this HVAC system and replaced the condenser motor as well as noted that the unit is operating properly and all readings are within manufacture specs at this time. The unit is draining properly and shows no signs of leaks. Installing the new condenser motor helped with temperatures in laundry room and master bedroom closet, however, the way the systems ducts are designed, you will have less air flow in those particular areas.

## 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.



10:31 LTE

**Goodman**  
Air Conditioning & Heating

\* Homeowner last name must be entered and verified to display complete limited warranty coverage.

Model: GSX140371 Rev#: KC  
Model Desc.: 14 SEER AC, 3 TON  
Mfg Date: 3/22/2017

Standard Coverage	Term
All Parts	5 YEARS PARTS

\* Registered Standard Coverage

Last name must be entered to verify coverage

\* Extended Service Coverage

No coverage

\* The additional Limited Warranty coverage is available for as long as the owner owns the home in which the unit was originally installed. Online registration must be completed within 60 days of installation. Failure by California and Quebec residents to complete the product registration form does not diminish their warranty rights.

goodmanmfg.com



### 9.2.2 HVAC Inspection

## MISMATCHED MANUFACTURERS



### What Opendoor did

A professional serviced this HVAC system and replaced the condenser motor as well as noted that the unit is operating properly and all readings are within manufacture specs at this time. The unit is draining properly and shows no signs of leaks. Installing the new condenser motor helped with temperatures in laundry room and master bedroom closet, however, the way the systems ducts are designed, you will have less air flow in those particular areas.

### What the independent inspector noted:

The system has components from different manufactures. Typically, this is not recommend by manufactures specifications. Recommend a qualified HVAC technician evaluate and verify compatibility and/or correct as needed.

### 9.2.3 HVAC Inspection

## REFRIGERANT LINE SET - MISSING/DETERIORATED INSULATION



SIDE OF THE HOUSE

### What Opendoor did

A professional patched this insulated line while servicing the HVAC system.

### What the independent inspector noted:

#### Opendoor standards issue

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

## CONDENSER/HEAT PUMP UNIT IS RUSTED



### What Opendoor did

A professional replaced the condenser with a new one.

### What the independent inspector noted:

The AC condenser is rust/stained. Maintenance is recommended to help prevent additional deterioration.

## COOLING - DRY MOISTURE/CONDENSATION STAINS



GARAGE

### What Opendoor did

A professional ensured that the unit was draining as it should.

### What the independent inspector noted:

There are moisture stains found at the heater. Unable to find and evidence of current leaking and this may have been repaired previously. Recommend consulting the seller for repair records and/or have an HVAC specialist evaluate.

## IMPROVE THE BALANCE/POOR DISTRIBUTION



SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional looked this over as part of the service and noted that the ducts running to these areas were smaller creating less output.

### What the independent inspector noted:

The air duct system is not efficiently delivering air into areas of the house. Recommend have an HVAC specialist evaluate and make the necessary corrections and/or repairs to the ducting system.

## CRACKED/CHIPPED/DAMAGED TILES



### Hire a pro

We recommend that the next owner hire a qualified roofer to assess and replace the handful of damaged tiles on the roof 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.

#### 10.2.3 Tile roof

### MORTAR CAP DAMAGE

### Hire a pro

 Not Resolved

We recommend that the next owner hire a qualified roofer to patch and repair the mortar caps on the roof that have developed cracks.

#### What the independent inspector noted:

##### Opendoor standards issue

There are mortar ridge caps that are cracked. Recommend repair.

#### 10.2.4 Tile roof

### LOOSE TILES

### Hire a pro

 Not Resolved

We recommend that the next owner hire a qualified roofer to reset the handful of tiles that have become loose on this roof.

#### What the independent inspector noted:

##### Opendoor standards issue

Loose tiles are observed. Recommend having the tiles replaced and secured to properly protect the underlayment beneath.

#### 10.6.1 Spark Arrestor/Rain Cap

### NO CHIMNEY CAP OBSERVED

#### BACK EXTERIOR

 Not Resolved

## Hire a pro

We recommend that the next owner hire a qualified roofer to measure and install the proper sized chimney cap to keep things dry, pest free, and reduce the risk of fireplace sparks escaping.

### What the independent inspector noted:

There is no chimney rain cap or spark arrestor. Recommend installing a chimney rain cap/spark arrestor to prevent the entrance of the elements, preserve the life of the chimney, and minimize maintenance. Additionally, this acts to prevent sparks from escaping and to prevent animals from entering the chimney.

#### 12.5.1 Laundry Ventilation

### LINT BUILDUP AT DRYER VENT



#### What Opendoor did

A professional cleaned the dryer 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.

#### 13.1.1 General

### ZONE VALVES LEAKING



SIDE OF THE HOUSE

#### What Opendoor did

A professional repaired the leak and confirmed that the system was operating as it should.

### What the independent inspector noted:

There are zone valves that are leaking. Recommend repair.

#### 13.1.2 General

### SYSTEM NOT FUNCTIONAL



#### What Opendoor did

A professional repaired the leak in the system and confirmed that it operated as it should.

### What the independent inspector noted:

The sprinkler system is inoperable or no longer functional at the time of inspection. Recommend further evaluation of the system by a landscaper and repair as needed.





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13.1.3 General

**COVER BROKEN**

SIDE OF THE HOUSE

**What Opendoor did**



A professional replaced this cover with a new one.

**What the independent inspector noted:**

The cover to the irrigation system is broken. Recommend replacement.

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