

1.1.1 Property Notes and Limitations

HIDDEN AREA - DENSE VEGETATION

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional landscaping crew tidied up this yard and removed the excess vegetation here at the side of the house.

What the independent inspector noted:

Some structural defects may be hidden behind dense foliage, vines, stored items, debris, or finishes and cannot be included with this inspection.

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed an anti-tip bracket, for safety for the next owner.

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>

3.2.2 Walls & Ceilings

MOISTURE DAMAGE - TUB/SHOWER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repair this small section of wall prior to the interior repaint.

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.

3.3.1 Windows

EXTERIOR MOISTURE AT THE WINDOW

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned and prepped these two windows (family room and guest bedroom) prior to repainting and found no issues with the window seals at present. The next owner should keep an eye on the windows in general and consider contacting a window specialist if they see evidence of moisture intrusion or fogging.

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

BROKEN GLASS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the broken window in the family room.

What the independent inspector noted:

There are broken or cracked window panes. Recommend repair.

3.3.3 Windows

ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional caulked and sealed all windows prior to the full interior repainting to create a good seal

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



What Opendoor did

A professional cleaned, repaired, and repainted the cabinet bases to help seal them from future water damage.

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 - LOOSE/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned, replaced, and secured the cabinet under the kitchen sink.

What the independent inspector noted:

The cabinets are loose or damaged. Recommend repair.

3.4.3 Counters/Cabinets

COUNTERTOP - CAULKING/SEAL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional caulking the kitchen countertops to help create a good seal.

What the independent inspector noted:

Improve the caulking/seal on the countertop to help prevent moisture intrusion.

3.5.1 Doors and Closets

MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS

[Hire a pro](#)



Not Resolved

We recommend that the next owner consider hiring a handyman to add door guides to the floor here that properly anchor into the slab.

What the independent inspector noted:

Opendoor standards issue

The door is missing hardware. Recommend repair.

3.5.2 Doors and Closets

REPLACE/ADD DOOR STOPPERS

ALL LOCATIONS

What Opendoor did

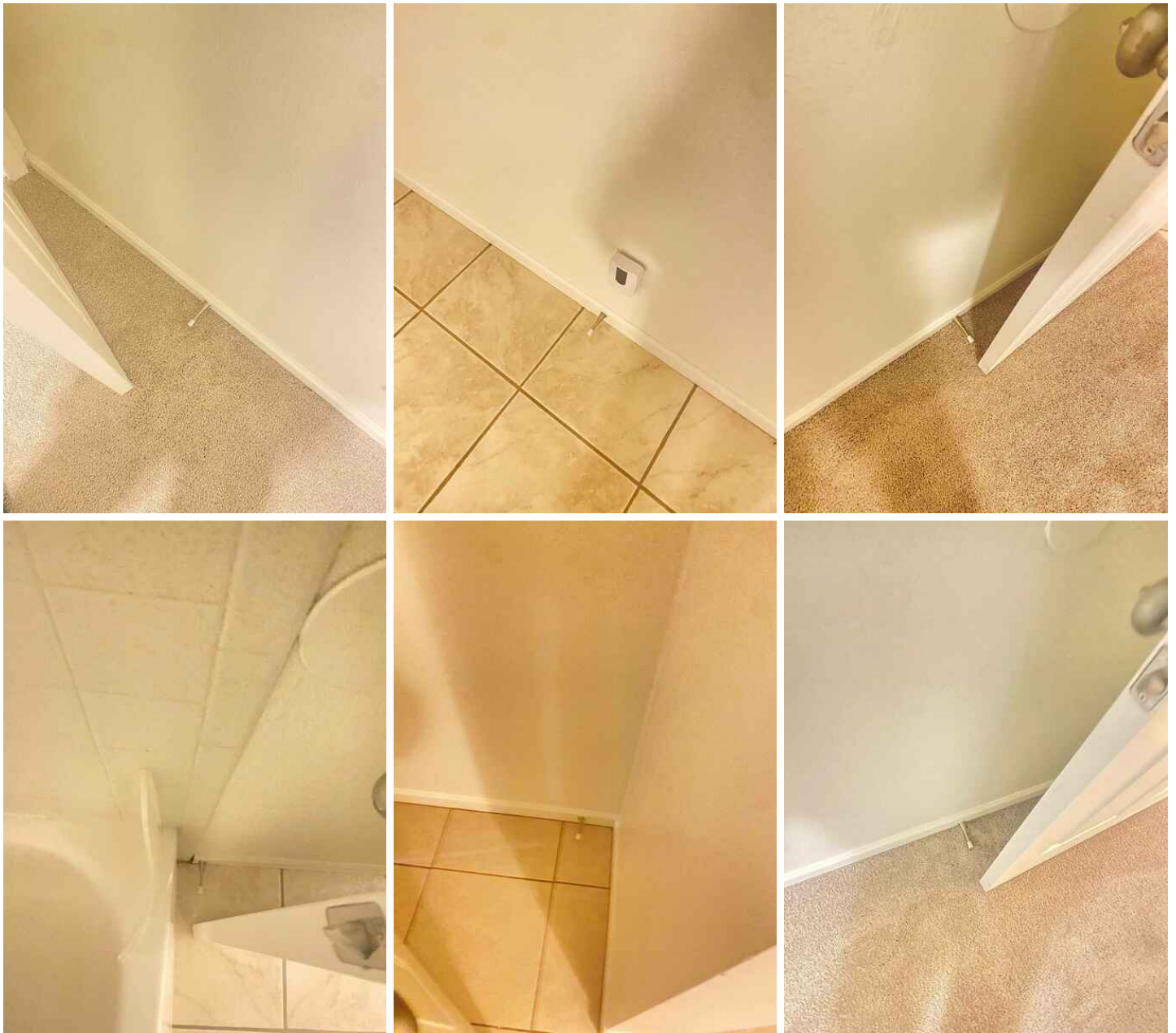


Resolved

A professional added door stoppers, as advised, to the relevant doors throughout the home.

What the independent inspector noted:

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



3.9.1 Smoke Alarms

NO SMOKE ALARMS

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional replaced all missing and aged smoke detectors in the relevant rooms for safety.

What the independent inspector noted:

Opendoor standards issue

During the inspection, it was noticed that certain locations were missing smoke alarms. Smoke alarms can save lives in the event of a fire. It is strongly recommended that smoke alarms are installed.

For more information, please see this article by the CPSC: <https://www.cpsc.gov/s3fs-public/SmokeAlarmWhyWhereandWhichCPSCPub559RevisedJuly2016PostReview%282%29.pdf>

3.10.1 Ceiling Fans

FAN NOT WORKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed this broken fan and capped off the outlet, leaving it in place in case the next owner wants to install a fan or light in this location again.

What the independent inspector noted:

Opendoor standards issue

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

3.11.1 Door Bell

DOOR BELL NOT FUNCTIONAL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the old doorbell with a new wireless unit and ensured it it working correctly.

What the independent inspector noted:

The door bell did not operate when tested. Recommend repair.

4.2.2 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

GARAGE



What Opendoor did

A professional replaced the damaged trim around the garage door prior to repainting.

What the independent inspector noted:

Opendoor standards issue

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

5.2.1 Exterior Door

IMPROVE WEATHER STRIPPING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed fresh weatherstripping on the front door to help create a better seal against 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.

5.4.1 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired or replaced any damaged wood prior to the exterior repainting, including in the eaves.

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.

5.4.2 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional scraped, prepped and repainted all of the wood exterior finishes on this home in an attractive natural hue.

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.

5.5.2 Siding

MOISTURE DAMAGE OR WOOD ROT

A FEW LOCATIONS



What Opendoor did

A professional repaired or replaced all damaged siding and trim on the exterior of the home prior to the repainting.

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.

5.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional landscaping crew tidied up this entire yard and trimmed back any vegetation that was touching the home.

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.

5.9.2 Gates, Fencing, and Walls

CRACK/DAMAGE IN THE WALL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional checked these cracks and resecured the top blocks on this wall. The next owner may want to contact a qualified wall specialist to assess the cracks on the other side and have it filled/repared in the appropriate manner.

What the independent inspector noted:

There are cracks and/or damage in the wall material. Recommend repair.

5.10.1 Porch, Patio, Balcony, and Decks

HANGERS MISSING NAILS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed new joist hanger nails where they were missing on this pergola.

What the independent inspector noted:

The hangers are missing nails. Recommend repair.

6.2.1 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED

HALLWAY CLOSET



What Opendoor did

A professional installed a catch pan under the water heater to help prevent against any damage from minor leaks.

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.

6.5.1 Gas Flue and Venting Condition

INSUFFICIENT AIR SUPPLY AT GAS WATER HEATER

HALLWAY CLOSET



What Opendoor did

A professional installed a vent on the water heater closet door to ensure appropriate airflow for combustion.

What the independent inspector noted:

There are no air vents or the air supply may be restricted for the gas water heater. Recommend further evaluation and repair as needed.



7.2.1 Sinks, Fixtures, Faucets, and Valves

DRAIN STOPPER MISSING/INOPERABLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional repaired the drain stopper in the bathroom sink and ensured it is working correctly again.

What the independent inspector noted:

Opendoor standards issue

The drain stopper is missing/inoperable.

7.2.2 Sinks, Fixtures, Faucets, and Valves

FAUCET INOPERABLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional removed this inoperable water dispenser when the removed the reverse osmosis water filter it was connected to.

What the independent inspector noted:

Opendoor standards issue

The faucet is inoperable. Unable to test the supply and drain plumbing. Recommend repair and verification of operation.

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional caulked all the baths and showers in this home to help create good seals against moisture intrusion.

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.

NO ANTI OXIDATION PASTE ON ALUMINUM WIRES

BACK SIDE OF THE HOUSE



Hire a pro

We recommend that the next owner consider hiring a qualified electrician to assess the condition of the panel and apply anti-oxident paste on any aluminum wires to help protect them from possible corrosion.

What the independent inspector noted:

Opendoor standards issue

There is no anti oxidation paste on the aluminum wires. Recommend electrician evaluate and correct.

NO GFCI

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a GFCI outlet in the laundry room 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.

LIGHT BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced all missing or burned out light bulbs in 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.

8.8.1 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened up any loose outlets they found throughout the house.



What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

8.8.2 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Missing, Broken

What Opendoor did

A professional installed outlet cover plates in any locations where they were missing or damaged.



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



Hire a pro

We recommend that the next owner consider hiring a qualified HVAC specialist to service their air conditioner and furnace on an annual basis. This unit was performing within normal parameters when the inspector checked it, so not immediate issues are present, but proper maintenance and servicing will help keep this HVAC system running efficiently.

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.

11.1.1 Foundation & Floor Condition

COMMON SPALLING/DETERIORATION AT STEMWALL

 Not Resolved

A FEW LOCATIONS

Hire a pro

We recommend that the next owner consider contacting a foundation specialist to assess the small instance of spalling and provide the necessary patching/repair they deem appropriate.

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.