

1.1.1 Property Notes and Limitations

NO ACCESS

BACK SIDE OF THE HOUSE

What Opendoor did



A professional was able to adjust this door and get it working properly.

What the independent inspector noted:

There is no access. Unable to determine the condition of the underlying material. No statement can be made about the indicated area. Recommend obtaining access and re-inspecting.

2.3.1 Oven Condition

IMPROPER ANTI-TIP

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional made sure that the anti-tip bracket was installed securely.

What the independent inspector noted:

The anti-tip device is secure to a baseboard, and not the wall or floor. The baseboard itself is loose, and does not appear to be able to hold an anti-tip device. Recommend servicing.

2.3.2 Oven Condition

OVEN LIGHT DOES NOT WORK

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional installed a new oven light.

What the independent inspector noted:

The oven light is broken and/or inoperable. Recommend servicing.

3.2.2 Walls & Ceilings

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired these areas prior to the interior of the home being painted.

What the independent inspector noted:

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

3.2.3 Walls & Ceilings

DAMAGE NEAR FURNACE

HALLWAY CLOSET



What Opendoor did

A professional looked over this area and confirmed that this is just an old, not so great patch.

What the independent inspector noted:

There is patching, repair, or damage observed near the furnace. This is most likely a result of a previously failed appliance. Unable to determine the condition of the underlying material. Recommend repair.

3.2.6 Walls & Ceilings

DRYWALL - EXTENSIVE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional sealed this area up after completing a plumbing drain repair.

What the independent inspector noted:

Opendoor standards issue

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

3.2.7 Walls & Ceilings

TRIM MISSING/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repair this before painting the interior of the home.

What the independent inspector noted:

There is a section of trim that is missing. Recommend repair or replacement.

3.3.1 Windows

ADD CAULKING AT WINDOW FRAMING

MOST LOCATIONS

What Opendoor did

A professional prepped and caulked around the windows before painting the 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

What Opendoor did

A professional completely replaced the base of this cabinet after repairing the plumbing leak that caused the 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 - SIGNIFICANT MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional completely replaced the base of this cabinet after repairing the plumbing leak that caused the damage.

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

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional completely replaced the base of this cabinet after repairing the plumbing leak that caused the damage.

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.

3.4.4 Counters/Cabinets

CABINETS - LOOSE/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional completely replaced the base of this cabinet after repairing the plumbing leak that caused the damage.

What the independent inspector noted:

The cabinets are loose or damaged. Recommend repair.

3.4.5 Counters/Cabinets

DRAWERS - DAMAGED/LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired this drawer.

What the independent inspector noted:

Loose or damaged drawers are observed. Recommend repair.

3.4.6 Counters/Cabinets

COUNTERTOP - CAULKING/SEAL

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional prepped and caulked these areas.

What the independent inspector noted:

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

3.4.7 Counters/Cabinets

SEAL THE PLUMBING PENETRATION

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional sealed the penetrations after completing some plumbing repairs within the wall.

What the independent inspector noted:

Recommend sealing areas where the plumbing penetrates wall or cabinets.

3.5.1 Doors and Closets

DOOR DOES NOT CLOSE/LATCH PROPERLY

BEDROOM 3



What Opendoor did

A professional adjusted this door so that it operates properly.

What the independent inspector noted:

Opendoor standards issue

The door does not align or latch properly. Recommend adjusting the hardware or hinges or repairing the door.

REPLACE/ADD DOOR STOPPERS

ALL LOCATIONS



What Opendoor did

A professional installed door stops throughout the home.

What the independent inspector noted:

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



DOOR FRAMING DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired these areas before painting.

What the independent inspector noted:

The door frame is cracked or damaged. Recommend repair.

CLOSET DOOR OFF TRACK

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional re-installed the hardware back on the track.

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.

3.5.5 Doors and Closets

LOOSE HARDWARE ON DOOR

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional tightened this hardware.

What the independent inspector noted:

Opendoor standards issue

There is loose hardware observed on the door.

3.9.1 Smoke Alarms

NOT FUNCTIONAL OR FOUND IN RECOMMEND LOCATIONS

SEVERAL LOCATIONS



What Opendoor did

A professional installed operational smoke alarms in 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.

4.2.1 Exterior Door

IMPROVE WEATHER STRIPPING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed new 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.

4.4.1 Eaves/Facia/Soffit

EAVES/FASCIA DAMAGED

SEVERAL LOCATIONS



What Opendoor did

A professional repaired these areas before applying a fresh coat of paint.

What the independent inspector noted:

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

4.4.2 Eaves/Facia/Soffit

WATER STAIN/DAMAGE

SEVERAL LOCATIONS



What Opendoor did

A professional prepped this area and applied a fresh coat of paint to help protect it from the elements.

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.

4.4.3 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT

SEVERAL 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 eaves. Recommend further evaluation to determine the cause and repair.

4.4.4 Eaves/Facia/Soffit

MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional touched up the paint on the exterior fascia, eaves and soffits.

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.

4.5.1 Siding

DAMAGE TO THE SIDING

SEVERAL LOCATIONS



What Opendoor did

A professional repaired these areas of the siding and touched up the paint on the patched areas.

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.

4.5.2 Siding

STUCCO CRACKS - TYPICAL

SEVERAL LOCATIONS



Hire a pro

We recommend that the next owner consider hiring a qualified handyman or stucco professional to patch these very common stucco cracks and paint to match.

What the independent inspector noted:

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

4.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional trimmed back the vegetation and cleaned up the rest of the landscape too.



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.

5.3.1 Automatic Safety Control Condition

TPR DISCHARGE TOO HIGH

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed a proper TPR on this water heater.



What the independent inspector noted:

Opendoor standards issue

The TPR extension should discharge no more than six inches from ground. Recommend repair so that the flow of hot water is controlled in the event of a temperature or pressure issue.

6.2.1 Sinks, Fixtures, Faucets, and Valves

FLEX PLUMBING

SEE PHOTOS FOR LOCATIONS



Hire a pro

We recommend that the next owner consider hiring a qualified handyman or plumber to replace this flex piping with rigid, straight walled pipe to help prevent clogs in this primary bathroom drain.

What the independent inspector noted:

Opendoor standards issue

There is flex plumbing observed. This material is subject to frequent clogging. Recommend replacing.

6.2.2 Sinks, Fixtures, Faucets, and Valves

UNPROFESSIONAL INSTALL/REPAIR IN PLUMBING MATERIAL

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced the drain lines in the kitchen, laundry and primary bathroom.



What the independent inspector noted:

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

6.2.3 Sinks, Fixtures, Faucets, and Valves

FAUCET INOPERABLE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this faucet so that it operates properly.



What the independent inspector noted:

Opendoor standards issue

The faucet is inoperable (no hot water). Unable to test the supply and drain plumbing. Recommend repair and verification of operation.

6.2.4 Sinks, Fixtures, Faucets, and Valves

CAULK MISSING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional sealed around this sink.

What the independent inspector noted:

There is caulk missing between the sink and the countertop. Recommend resealing to prevent water intrusion.

6.3.1 Shower and Tub Plumbing

TUB SPOUT LOOSE

BATHROOM 2



What Opendoor did

A professional secured this fixture and sealed around the perimeter with silicone.

What the independent inspector noted:

Opendoor standards issue

The tub spout is loose in the wall or the surface of the tub. Recommend repair and sealing to help prevent moisture intrusion.

6.3.2 Shower and Tub Plumbing

FIXTURE LOOSE

BATHROOM 2



What Opendoor did

A professional secured this fixture and sealed around the perimeter with silicone.

What the independent inspector noted:

Opendoor standards issue

The shower fixtures are loose. Recommend repair.

6.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional prepped and re-caulked these areas.

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

DRAIN STOPPER MISSING

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed a drain stop in this tub.



What the independent inspector noted:

The drain stopper is missing.

6.6.1 Toilets

LOOSE TOILET AT THE BASE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened the base of the toilet and sealed the perimeter with silicone.



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.

6.13.1 Main Gas Valve & Fuel Plumbing

MISSING SUPPORT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional added supports to this gas line.

What the independent inspector noted:

There is an unsupported gas line. Recommend repair.

6.14.1 Supports and Insulation

UNINSULATED SUPPLY LINES

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional installed insulation on the exterior supply lines.

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.

6.14.2 Supports and Insulation

NO SUPPORT FOR SUPPLY LINES

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional added supports for these lines

What the independent inspector noted:

There are supply lines that may lack the proper support or connections. Recommend further evaluation and add additional support as needed.

7.3.1 Main and Distribution Panels Condition

MISSING PANEL SCREWS

BEDROOM 3



What Opendoor did

A professional installed the proper screws in the panel cover.

What the independent inspector noted:

Opendoor standards issue

There are missing panel cover screws. Recommend repair.

7.3.2 Main and Distribution Panels Condition

SHARP SCREWS

BEDROOM 3



What Opendoor did

A professional installed the proper screws in the panel cover.

What the independent inspector noted:

Opendoor standards issue

There are sharp-pointed metal screws which hold the panel cover in place. These screws should be replaced with approved, flat-tipped screws to avoid puncturing a wire.

7.4.1 Branch Circuit Wiring Condition

NO ANTI OXIDATION PASTE ON ALUMINUM WIRES

BEDROOM 3



What Opendoor did

A professional applied anti-oxidation paste to these wires.

What the independent inspector noted:

Opendoor standards issue

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

7.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed a GFCI in this location.

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 IS LOOSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened these fixtures.



What the independent inspector noted:

Opendoor standards issue

A light fixture is loose. Recommend repair.

7.8.1 Receptacles Condition

OUTLET TESTING IMPROPER

SEVERAL LOCATIONS

Open Ground

Hire a pro

We recommend that the next owner hire a qualified electrician to diagnose this issue with the open ground outlets.



What the independent inspector noted:

Opendoor standards issue

The outlet tested improperly. Recommend electrician evaluate and correct.

7.8.2 Receptacles Condition

OBJECT STUCK IN OUTLET



What Opendoor did

A professional removed this outlet and installed a blank cover.

What the independent inspector noted:

Opendoor standards issue

There is a foreign object stuck in the outlet. Unable to test. Recommend removing or replace.

7.8.3 Receptacles Condition

REPLACE OUTLET COVER PLATE

SEE PHOTOS FOR LOCATIONS

Broken



What Opendoor did

A professional replaced all broken and missing electrical outlet cover plates throughout the home.

What the independent inspector noted:

Opendoor standards issue

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

8.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED



What Opendoor did

A professional performed a service repair on the furnace.

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.



8.6.1 Vents/Flues/Combustion Air Condition

VENT CAP IS NOT INSTALLED

 Resolved

What Opendoor did

A professional repaired this area.

What the independent inspector noted:

Opendoor standards issue

The vent cap is not installed. Recommend replacing the vent cap.

8.6.2 Vents/Flues/Combustion Air Condition

IMPROPER VENTING

 Resolved

What Opendoor did

A professional repaired the slope on the furnace.

What the independent inspector noted:

The furnace has improper slope in the venting. Recommend repair

8.6.3 Vents/Flues/Combustion Air Condition

UNSUPPORTED VENT

 Not Resolved

Hire a pro

We recommend that the next owner consider hiring a handyman to affix appropriate supports to this roof vent stack to keep it stable in the wind and prevent any damage.

What the independent inspector noted:

Unconventional height observed at the roof stack vent, recommend additional supports or braces to ensure proper strengthening and prevent unwanted movement.

11.1.1 Attic Ventilation

SOFFIT VENTS ARE BLOCKED



What Opendoor did

A professional ensured that there was sufficient venting in the soffit.

What the independent inspector noted:

The soffit vents are blocked. This does not allow for proper ventilation. Recommend repair.

11.3.1 Bathroom Ventilation

NO FAN OR WINDOW



BATHROOM 2

Hire a pro

We recommend that the next owner consider hiring a qualified HVAC specialist or handyman to assess and propose how to add ventilation to this bathroom. In the meantime, the door should be left open on this space to keep moisture levels in check.

What the independent inspector noted:

Current guidelines state that either an exhaust fan or openable window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present. Recommend improving the ventilation.