

2.2.2 Dishwasher

DISHWASHER NOT TESTED - WATER SERVICE OFF

KITCHEN

What Opendoor did



A professional installed a new dishwasher in this house.

What the independent inspector noted:

The water service is off at time of the inspection. Unable to determine the condition of the system and/or the function of plumbing fixtures. The unit has not been tested.



2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

KITCHEN



What Opendoor did

A professional installed a new range in this home and used an anti-tip bracket for safety.

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>

2.5.1 Microwave

MICROWAVE IS INOPERABLE

KITCHEN

What Opendoor did

A professional installed a brand new microwave in this home.



What the independent inspector noted:

Opendoor standards issue

The microwave is inoperable at the time of inspection or not functioning properly. Recommend repair.



2.6.1 Garbage Disposal

INOPERABLE

KITCHEN



What Opendoor did

A professional installed a brand new garbage disposal under the kitchen sink!

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.

2.7.1 Refrigerator

ICE MAKER NOT FUNCTIONAL

KITCHEN

Do it yourself

 Not Resolved

A professional removed the broken refrigerator from this home and cleaned and prepped the area so the next owner can purchase and have installed the fridge of their choice.

What the independent inspector noted:

Opendoor standards issue

The ice maker is inoperable at the time of inspection (water shut off to house). Recommend further evaluation and repair or replace.

2.7.2 Refrigerator

PLUMBING FEATURES INOPERABLE

KITCHEN

Do it yourself

 Not Resolved

A professional removed the broken refrigerator from this home and checked the water valve and it is ready to be hooked up to the next owner's fridge of choice when they purchase it.

What the independent inspector noted:

The plumbing features of the refrigerator are inoperable or not responsive when tested (water shut off to house). Recommend repair.



2.8.1 Washer/Dryer

WASHING MACHINE - DRAIN BOX DAMAGED

LAUNDRY ROOM

What Opendoor did



A professional replaced this drain box repaired the surrounding drywall.

What the independent inspector noted:

Opendoor standards issue

The washing machine drain box is damaged. Recommend repair or replace.

2.8.2 Washer/Dryer

WASHING MACHINE - HOSE FITTINGS ARE CORRODED

LAUNDRY ROOM

What Opendoor did



A professional installed new valves with hose fittings and it's ready for the next owner to purchase and install the washer/dryer of their choice.

What the independent inspector noted:

Opendoor standards issue

The supply hose fittings are corroded. Recommend replace.

What Opendoor did

NEW CARPET!



What Opendoor did

We had all new carpet and pad installed throughout this home for a bright look and fresh feel for the next owner. Enjoy!



3.2.2 Walls & Ceilings

WATER STAIN/DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional repaired all the noted areas where water damage had occurred and made sure there were no longer any active leaks.

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

LEAKING - ACTIVE VISIBLE EVIDENCE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional repaired this washing machine box and valves and replaced all the damaged drywall and flooring

What the independent inspector noted:

Opendoor standards issue

There is active, visible, leaking observed. Unable to determine the condition of the underlying material. Recommend contacting a qualified contractor to evaluate the area for a potential source and repair as necessary.

MOISTURE DAMAGE - TUB/SHOWER



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired the baseboard and wallboard near the tub and shower in both bathrooms.

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.

SUSPECTED MOLD GROWTH



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional thoroughly cleaned these areas and removed wall and ceiling material that had any sign of growth. These areas have been primed with a mold resistant primer and freshly painted.

What the independent inspector noted:

Opendoor standards issue

There are some indications of suspected mold growth found. This is made evident by the stains found on the surface. Recommend testing and proper cleaning or removal if needed.

DRYWALL - MINOR DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

All holes, chip and nicks in the drywall we patched and filled prior to the whole-house interior painting.

What the independent inspector noted:

There is some typical damage in the drywall. This does not impact the livability of the home and can be repaired at your discretion.

DRYWALL - EXTENSIVE DAMAGE



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired all the major damage to the drywall—patching and sealing and matching texture—prior to the whole-interior repainting.

What the independent inspector noted:

Opendoor standards issue

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

3.2.10 Walls & Ceilings

TRIM MISSING/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

All missing and broken trim was replaced with new.

What the independent inspector noted:

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

3.3.1 Windows

EXTERIOR MOISTURE AT THE WINDOW

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional cleaned these windows and resealed as needed prior to repainting.

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 installation and correction as needed.

3.3.2 Windows

ADD CAULKING AT WINDOW FRAMING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional applied caulking around the windows on the interior to help seal them and prevent moisture or pest intrusion. The exterior lines seen in the original report are cracks that common cold joints between the stucco and the window flashing.

What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

3.3.5 Windows

WINDOW WILL NOT STAY OPEN

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional repaired this window.

What the independent inspector noted:

The window will not stay open. Recommend repair.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional replaced at the cabinets and cupboards in this kitchen with brand new.

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 replaced at the cabinets and cupboards in the kitchen and bathrooms with brand new.

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 - LOOSE/DAMAGED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced at the cabinets and cupboards in this kitchen with brand new.



What the independent inspector noted:

The cabinets are loose or damaged. Recommend repair.

3.4.4 Counters/Cabinets

CABINETS - HARDWARE/HINGES NEED ADJUSTMENT

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced at the cabinets and cupboards in this kitchen with brand new.



What the independent inspector noted:

There are cabinet hardware/hinges that are in need of adjustment. Recommend repair.

3.4.5 Counters/Cabinets

DRAWERS - DAMAGED/LOOSE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced at the cabinets in the kitchen and bathrooms with brand new ones.

What the independent inspector noted:

Loose or damaged drawers are observed. Recommend repair.

3.4.6 Counters/Cabinets

COUNTERTOP - WORN/DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the old and damaged countertops in the kitchen, hallway, and baths.

What the independent inspector noted:

The countertops are worn/damaged. Recommend further evaluation and repair as needed.

3.4.9 Counters/Cabinets

SEAL THE PLUMBING PENETRATION

SEE PHOTOS FOR LOCATIONS



Hire a pro

We recommend that the next owner hire a plumber to install the appropriate covers on these wall openings and seal if needed.

What the independent inspector noted:

Recommend sealing areas where the plumbing penetrates wall or cabinets.

3.5.1 Doors and Closets

MISSING HARDWARE

SEE PHOTOS FOR LOCATIONS



Hire a pro

We recommend that the next owner hire a handyman to install floor guides here to help keep these sliding doors on track ([example](#)).

What the independent inspector noted:

Opendoor standards issue

The door is missing hardware. Recommend repair.

3.5.2 Doors and Closets

DOOR DOES NOT CLOSE/LATCH PROPERLY

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional repaired this latch and the door works properly again.

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.

3.5.5 Doors and Closets

DOOR DRAGS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced these laundry doors and the carpet was replaced too, so no more dragging.!

What the independent inspector noted: >

The door drags on the ground/carpet. Recommend repair.

3.5.7 Doors and Closets

CLOSET DOOR OFF TRACK

SEE PHOTOS FOR LOCATIONS



Original Findings:

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.

3.5.8 Doors and Closets

LOOSE HARDWARE ON DOOR

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional crew replaced all the interior doors in this home with new, 6 panel ones. They also installed new hardware and made sure they're all properly secured.

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

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced all existing smoke alarms in this home, as well as added some where they had been missing.

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 WOBBLING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this wobbling ceiling fan with a stylish new one.

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.

3.10.2 Ceiling Fans

STRANGE NOISE IN THE FAN

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced this aged ceiling fan that was making the funny noise with a brand new one.

What the independent inspector noted:

The ceiling fan makes an irregular noise. Recommend repair or replace.

3.11.1 Fireplace

CREOSOTE BUILDUP

LIVING ROOM



What Opendoor did

A professional cleaned the chimney of the noted build up.

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.

4.2.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

GARAGE



What Opendoor did

A professional repaired the damaged weatherstripping on this garage door.

What the independent inspector noted:

Opendoor standards issue

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

4.2.2 Garage Door Inspection

GARAGE DOOR NOT TESTED



What Opendoor did

A professional installed a new motor with new optical sensors, new tracks, and replaced two panels on the door that had been damaged. The entire system was then tuned and tested and is operating well.

What the independent inspector noted:

The garage door is not tested at the time of inspection due to the current condition. Unable to test the door, functionality of the motor, and safety mechanism. Recommend remedying the condition and repair as directed.



4.3.1 Fire Separation

SELF-CLOSURE NOT FUNCTIONING

GARAGE

What Opendoor did



A professional replaced the self-closing hinges on this door and it now properly closes automatically to seal off the garage from the house.

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.

5.2.3 Exterior Door

DOOR FRAME IS DAMAGED/SPLIT

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional repaired and painted this area.

What the independent inspector noted: The door frame is damaged or split. Recommend repair.

5.4.1 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the roof tile, replaced the sheathing and other rotted wood and reinstalled the roof tile.

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.

5.5.1 Siding

STUCCO CRACKS - TYPICAL

MOST LOCATIONS

Hire a pro



We recommend that the next owner consider hiring a stucco specialist to assess the noted cracks and patch with compound where necessary.

What the independent inspector noted:

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

5.5.2 Siding

DAMAGED STUCCO

SEE PHOTOS FOR LOCATIONS

Hire a pro



We recommend that the next owner consider hiring a stucco specialist to assess the noted damage and repair as appropriate where needed.

What the independent inspector noted:

There is damaged stucco finish observed. Recommend repair.

5.5.3 Siding

REPAIRS TO THE SIDING

SEE PHOTOS FOR LOCATIONS



Hire a pro

Opendoor doesn't have any specific knowledge of any repairs that took place prior to when we acquired the home. The repairs look serviceable, however the next owner may want to consider hiring a stucco specialist to take a look and provide recommendations.

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.

5.8.1 Vegetation Observations

TRIM VEGETATION THAT COMES INTO CONTACT WITH THE HOUSE



SEE PHOTOS FOR LOCATIONS SEVERAL LOCATIONS

What Opendoor did

A professional trimmed back the vegetation 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.

6.2.1 Water Heater Inspection

NO CATCH PAN/DRAIN LINE INSTALLED



GARAGE

What Opendoor did

A professional installed a catch an 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.

6.3.1 Automatic Safety Control Condition

TFR IMPROPERLY SLOPED



GARAGE

What Opendoor did

A professional installed the correct TPR line on this water heater.

What the independent inspector noted: The TPR is improperly sloped. Recommend repair.

7.2.1 Sinks, Fixtures, Faucets, and Valves

DRAIN STOPPER MISSING/INOPERABLE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced all the bathroom sinks in this home, and all came with working drain stoppers.

What the independent inspector noted: Opendoor standards issue

The drain stopper is missing/inoperable.

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional recaulked the fiberglass surround on the shower in the primary bath.

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 fully remodeled this bathroom with new tile in the tub/shower surround.

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

SHOWER SURROUND IS DAMAGED

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional removed the old tub and surround and replaced it with a new tub and tile surround.

What the independent inspector noted: The shower surround is damaged. Unable to determine the condition of the underlying material. Recommend repair and sealing and/or replace to prevent water penetration.

7.9.2 Supply Plumbing

VISIBLE LEAKING

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional plumber repiped these areas in the laundry room wall cavity and new drywall was installed over them.

What the independent inspector noted: Opendoor standards issue

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

7.10.1 Drain and Vent Plumbing

DAMAGED/LEAKING DRAIN LINE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced all the bathroom sinks and vanities and made sure that the both the supply and drainage plumbing is all secure and operating well.

What the independent inspector noted:

Opendoor standards issue

There is a damaged/leaking drain line noted at time of inspection. Recommend review and repair by a qualified plumber.

7.10.2 Drain and Vent Plumbing

IMPROPERLY SLOPED

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repiped the entire kitchen plumbing, including creating the correct slope on the drain line.



What the independent inspector noted:

Opendoor standards issue

The drain line is improperly sloped. Recommend review by a licensed plumber and repaired as needed.

8.3.1 Main and Distribution Panels Condition

SHARP SCREWS

SIDE OF THE HOUSE

What Opendoor did

A professional replaced the screws on the panel with ones that don't have a sharp point that could puncture a wire.



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.

8.3.2 Main and Distribution Panels Condition

COVER MISSING

SIDE OF THE HOUSE



What Opendoor did

A professional installed a new cover on this electrical panel.

What the independent inspector noted:

Opendoor standards issue

The panel cover missing. This exposes live electrical wires to contact. Recommend replace.

8.3.3 Main and Distribution Panels Condition

PANEL IS NOT LABELED

SIDE OF THE HOUSE

Hire a pro

 Not Resolved

We recommend that the next owner hire a qualified electrician to help determine which breakers are assigned to what and label appropriately.

What the independent inspector noted:

There are breakers in the electrical panel that are not labeled.

8.4.1 Branch Circuit Wiring Condition

UNPROFESSIONAL WIRING

DINING ROOM

What Opendoor did

 Resolved

A professional repaired this wiring to make it safe again.

What the independent inspector noted:

Opendoor standards issue

There are indications of unprofessional wiring. Recommend licensed electrician evaluate and repair.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

SEE PHOTOS FOR LOCATIONS

 Resolved

What Opendoor did

A professional installed GFCI outlets into these two areas 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.

8.7.1 Lights and Switches Condition

LIGHT IS LOOSE

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional tightened this exterior light to the wall and repaired the ceiling can.



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 installed all new light fixtures where broken, and replaced bulbs in all others.



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

REPLACE MISSING COVER PLATES

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the missing cover plates.

What the independent inspector noted:

Opendoor standards issue

Replace the missing cover plates to cover exposed wires.

8.7.4 Lights and Switches Condition

LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional installed all new lights in the locations where covers had been missing.

What the independent inspector noted:

Opendoor standards issue

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

8.8.1 Receptacles Condition

BROKEN OUTLET

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced a majority of the outlets in this home and affixed new cover plates as needed.

What the independent inspector noted:

Opendoor standards issue

The outlet is broken or damaged. Recommend repair.

8.8.2 Receptacles Condition

LOOSE OUTLETS

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced a majority of the outlets in this home and affixed new cover as needed.

What the independent inspector noted:

Opendoor standards issue

There are loose outlets observed. Recommend repair.

8.8.3 Receptacles Condition

WEATHER RATED OUTLET COVER

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced the covers on these exterior outlets with new, well-sealing outdoor rated ones.

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.

8.8.4 Receptacles Condition

REPLACE OUTLET COVER PLATE

Missing



What Opendoor did

A professional replaced all missing cover plates.

What the independent inspector noted:

Opendoor standards issue

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

9.1.1 System 1

HEATING - FURNACE NOT FUNCTIONAL

GARAGE



What Opendoor did

A professional repaired this furnace and it is working properly again and heats the home.

What the independent inspector noted:

Opendoor standards issue

The furnace is not functioning properly at the time of inspection. Recommend further evaluation and repair as needed.

9.2.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED

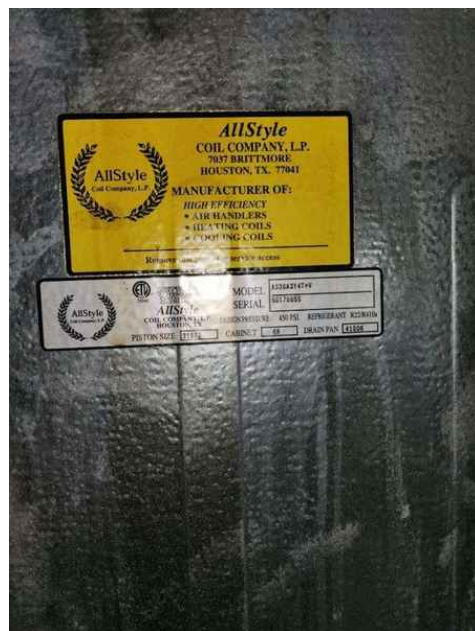


What Opendoor did

In addition to repairing the furnace, an HVAC professional serviced the whole system, including all the air conditioner components.

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.





9.2.2 HVAC Inspection

REFRIGERANT LINE SET - MISSING/DETERIORATED INSULATION

 Not Resolved

SIDE OF THE HOUSE

Do it yourself

An engaged and confident next owner should be able to easily replace the insulation on these exterior AC lines in a matter of minutes by purchasing some self-sealing foam pipe insulation ([example](#)) and good quality tape ([example](#)). This helps shield these from physical damage and UV rays.

What the independent inspector noted:

Opendoor standards issue

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

10.2.2 Tile roof

CRACKED/CHIPPED/DAMAGED TILES

 Resolved

ROOF ROOF

What Opendoor did

A professional replaced all cracked, chipped or damaged tiles with new.

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



What Opendoor did

A professional repaired all the mortar caps on this home's roof.

What the independent inspector noted:

Opendoor standards issue

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

10.2.4 Tile roof

REMOVE EXISTING DEBRIS



What Opendoor did

A professional cleaned all the vegetation debris from this roof.

What the independent inspector noted:

Opendoor standards issue

Recommend removing debris from the surface of the roofing to improve drainage, reduce the risk of leaks, and early roof wear.

10.2.5 Tile roof

LOOSE TILES



ROOF

What Opendoor did

A professional reseated all loose tiles 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.

10.2.6 Tile roof

MISSING TILES



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional replaced all missing tiles on this roof with new ones.

What the independent inspector noted:

Opendoor standards issue

There are some areas that are missing tiles. Recommend having the tiles replaced and secured to properly protect the underlayment beneath.

10.4.1 Flashings Condition

ROOF FLASHING IS DAMAGED/LIFTED OR LOOSE



What Opendoor did

A professional replaced all the flashing on this roof where it was lifted or damaged.

What the independent inspector noted:

Opendoor standards issue

The roof flashing is damaged/loose/lifted. Recommend repairs to help prevent water penetration.

11.1.1 Foundation & Floor Condition

COMMON SPALLING/DETERIORATION AT STEMWALL



SEE PHOTOS FOR LOCATIONS

Hire a pro

We recommend that the next owner contact a foundation specialist to treat this metal tie down and seal this area with a cement-based patching compound.

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.

11.1.3 Foundation & Floor Condition

CRACKING - SETTLING



SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this cracked concrete stemwall with a high strength epoxy.

What the independent inspector noted:

There is some minor settling cracking observed. Recommend monitoring and consultation with qualified contractor should condition worsen.

11.2.1 Wall & Column Structure

CRACKING - SETTLING

SEE PHOTOS FOR LOCATIONS

Original Findings:

There is some minor settling cracking observed. Recommend monitoring and consultation with qualified contractor should condition worsen.



12.4.1 Kitchen Ventilation

EXHAUST FAN IS INOPERABLE

KITCHEN

What Opendoor did

A professional installed a new microwave that has a working ventilation fan (recirculating, doesn't vent to the outside).



What the independent inspector noted:

Opendoor standards issue

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

12.5.1 Laundry Ventilation

LINT BUILDUP AT DRYER VENT

LAUNDRY ROOM

What Opendoor did

A professional cleaned/cleared this vent pipe prior to repairing it.



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.

DAMAGED VENT PIPE

LAUNDRY ROOM



What Opendoor did

A professional repaired this vent pipe and it's ready to accept a hose from the next owner's dryer.

What the independent inspector noted:

Opendoor standards issue

The dryer vent pipe is damaged. Recommend repair or replace.
