

## 2.2.1 Dishwasher

**DISHWASHER NOT CONNECTED**

KITCHEN

**What Opendoor did**

A new dishwasher has been installed by a professional.

**What the independent inspector noted:** The dishwasher is not connected at the time of the inspection. Unable to test the unit. Recommend installing and verifying operation.

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## 2.4.1 Range Condition

**BURNER NOT WORKING**

KITCHEN

**What Opendoor did**

A professional has installed a new cooktop.

**What the independent inspector noted:**

**Opendoor standards issue**

The burner(s) did not operate properly when tested. Recommend repair.

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## 2.5.1 Microwave

**DOOR HANDLE MISSING/BROKEN**

KITCHEN

**What Opendoor did**

A professional installed a new microwave.

**What the independent inspector noted:**

**Opendoor standards issue**

The microwave unit door handle is missing and/or broken. Recommend repair.

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2.5.2 Microwave

**TRAY**

KITCHEN



**What Opendoor did**

A professional installed a new microwave (complete with tray!)

**What the independent inspector noted:**

The microwave tray is missing.

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2.6.1 Garbage Disposal

**THE UNIT MAKES IRREGULAR NOISE**

KITCHEN



**Hire a pro**

The construction team removed the faulty disposal, and the sink has been replumbed. If a new disposal is desired, a plumber or handyman should be contacted to install one.

**What the independent inspector noted:**

**Opendoor standards issue**

This may be an indication a foreign object is stuck in the disposal or a failing unit. Recommend repair or replace.

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New Carpet

**NEW CARPET INSTALLED**



**What Opendoor did**

The construction team installed new carpet throughout the home so it's clean and fresh for its new owner.



New paint  
**NEW INTERIOR PAINT**  
**What Opendoor did**

 Resolved

The construction team repainted the home's interior so it's ready for its new owner.



3.2.2 Walls & Ceilings  
**EXTERIOR MOISTURE**  
SEE PHOTOS FOR LOCATIONS

 Resolved

### What Opendoor did

The moisture infiltration was examined and fixed by a professional. Damaged wallboard in this location was replaced with new and painted.

### What the independent inspector noted:

#### Opendoor standards issue

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

### 3.2.3 Walls & Ceilings

## SUSPECTED MOLD GROWTH

GARAGE



### What Opendoor did

The wallboard with suspected mildew was removed and replaced with new.

### 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.

### 3.3.1 Windows

## DIFFICULT WINDOW

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional lubricated the tracks on this window and made sure it was in good working condition.

### What the independent inspector noted:

The window is difficult to open, close, or latch. Recommend repair.

### 3.3.2 Windows

## ADD CAULKING AT WINDOW FRAMING

SIDE OF THE HOUSE



### What Opendoor did

A professional added sealant to this window to prevent possible air and water infiltration.

### What the independent inspector noted:

There is sealant needed around the windows. Recommend repair.

#### 3.4.1 Counters/Cabinets

### CABINETS - COMMON MOISTURE DAMAGE

HALLWAY BATHROOM



### What Opendoor did

No active leak found was found in this location, and the cabinet floor was properly cleaned by our team.

### 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.

#### 3.5.1 Doors and Closets

### DOOR MISSING

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

The doors in these locations were rehung by a pro.

### What the independent inspector noted:

The door is not installed.

#### 3.5.3 Doors and Closets

### NO CLOSET DOOR

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

New bypass closet doors were installed in this location by our construction team.

### What the independent inspector noted:

The closet door is not installed.

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#### 3.5.4 Doors and Closets

### HARDWARE DIFFICULT/INOPERABLE

FRONT DOOR

### What Opendoor did

A professional installed new front door hardware to replace the original, and the door is now in good working order.



### What the independent inspector noted:

The door hardware is difficult or inoperable. Recommend repair.

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#### 3.9.1 Ceiling Fans

### STRANGE NOISE IN THE FAN

BEDROOM 4

### What Opendoor did

The fan was checked and secured by our construction team to operate safely.



### What the independent inspector noted:

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

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#### 4.2.1 Garage Door Inspection

### WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional replaced the damaged weather stripping at the garage door for a uniform seal and appearance.

### 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

### NO EYE BEAM INSTALLED

GARAGE



### What Opendoor did

A professional evaluated the garage door, installed new eye beams, and ensured safe operation.

### What the independent inspector noted:

There is no eye beam system present. Recommend installing the missing safety feature.

#### 4.2.3 Garage Door Inspection

### SAFETY FUNCTIONS NOT ABLE TO BE TESTED

GARAGE



### What Opendoor did

A professional evaluated the garage door and adjusted it for safe operation.

### What the independent inspector noted:

The garage door safety reverse functions are not tested because of the condition of the door or mechanical components. Recommend further evaluation and repair as needed.

#### 4.2.4 Garage Door Inspection

### GARAGE DOOR NOT OPENING/CLOSING PROPERLY

GARAGE



### What Opendoor did

A professional evaluated the garage door and adjusted it for safe operation.

### What the independent inspector noted:

#### Opendoor standards issue

Using the automatic opener, the opener responded but the door would not open or close correctly. Recommend further evaluation and repair as needed.

#### 5.4.1 Eaves/Facia/Soffit

### MAINTENANCE NEEDED

SEE PHOTOS FOR LOCATIONS

### What Opendoor did

A professional scraped, checked for rot, primed, and repainted the effected areas.



### 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.

#### 5.5.4 Siding

### REPAIRS TO THE SIDING

SEE PHOTOS FOR LOCATIONS

### Do it yourself

No signs of water infiltration were found in these locations. The areas in question should be monitored going forward, but do not represent a significant defect at this time.



### 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

BACK SIDE OF THE HOUSE





### What Opendoor did

A professional landscape company was hired to trim bushes and shrubs, remove dead plants, spray for weeds, and perform general cleaning. The yard is ready for a new green thumb to take over.

### 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.

#### 5.10.1 Porch, Patio, Balcony, and Decks

### MOISTURE DAMAGE OR WOOD ROT

BACK SIDE OF THE HOUSE

### What Opendoor did

The wood rot observed were old concrete form boards that had not been removed. The construction team removed the rotted form boards as part of the yard cleanup. No rot risk was present at the house.



### What the independent inspector noted:

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

#### 5.10.2 Porch, Patio, Balcony, and Decks

### SUPPORT POSTS ARE DAMAGED

BACK SIDE OF THE HOUSE

### What Opendoor did

The damaged porch posts were scraped, checked for rot, patched, and repainted. They look like new and present no structural risk to the home.



### What the independent inspector noted:

The support posts are damaged. Recommend repair.

#### 6.2.1 Water Heater Inspection

### NO CATCH PAN/DRAIN LINE INSTALLED

GARAGE



### What Opendoor did

A professional installed a new catch pan on the water heater to meet current standards.

**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

The construction team ensured proper operation of the drain stopper.

**What the independent inspector noted:**

Opendoor standards issue

The drain stopper is missing/inoperable.

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#### 7.4.1 Shower Walls, Base & Enclosure

### ADD CAULK OR GROUT

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

The shower walls and base were re-caulked by our construction team to prevent water infiltration.

**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.

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#### 7.5.1 Bath Tubs

### SLOW DRAIN

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A professional cleared the slow drains to drain as intended.

### What the independent inspector noted:

The tub drains slow. Recommend repair.

#### 7.6.1 Toilets

### TOILET NOT FLUSHING PROPERLY

PRIMARY BATHROOM



### What Opendoor did

The poorly operating toilets in this home have been completely replaced with new ones and seated with new wax rings and caulking.

### What the independent inspector noted:

The toilet is not flushing properly. Recommend repair or replace the interior tank components.

#### 7.14.1 Supports and Insulation

### UNINSULATED SUPPLY LINES

SIDE OF THE HOUSE



### What Opendoor did

Suitable pipe insulation was added to the exposed plumbing where noted.

### What the independent inspector noted:

There are uninsulated water supply lines in the exterior. Recommend these lines be properly insulated to help prevent condensation.

#### 8.6.1 Ground Fault Circuit Interrupters

### NO GFCI

LAUNDRY ROOM



### What Opendoor did

A professional electrician installed new GFCI outlets in the laundry room to ensure safe operation.

### 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 BULB AND/OR FIXTURE INOPERABLE

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

Non-functional light bulbs have been replaced throughout the home. Some damaged and non-functioning lights were also replaced with new.

### 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.

#### 8.7.2 Lights and Switches Condition

### LIGHT FIXTURE MISSING COVER

SEE PHOTOS FOR LOCATIONS



### What Opendoor did

A new light was installed here to replace the original.

### What the independent inspector noted:

#### Opendoor standards issue

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

#### 8.7.4 Lights and Switches Condition

### DOORBELL



### What Opendoor did

A new doorbell button has been installed where previously missing.

### What the independent inspector noted:

The doorbell is missing. Recommend replacing by a qualified person.

#### 9.2.1 HVAC Inspection

### NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED



### What Opendoor did

A professional HVAC contractor performed a full service call on the system, including condenser cleaning, new filters, and standard operational diagnostics. The system is now in good working order.

### 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



### What Opendoor did

During the HVAC service visit new insulation was added.

### What the independent inspector noted:

#### Opendoor standards issue

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

#### 9.4.1 Filters

### AIR FILTERS ARE DIRTY

HALLWAY CLOSET



### What Opendoor did

New filters have been installed in the house as part of our HVAC service and standard home readiness package.

### What the independent inspector noted:

#### Opendoor standards issue

The air filter is dirty. Recommend replacing the filter and consider having the unit checked for cleanliness.

#### 11.1.1 Foundation & Floor Condition

### COMMON SPALLING/DETERIORATION AT STEMWALL

SIDE OF THE HOUSE



### What Opendoor did

Several small spots of foundation spalling were fixed with appropriate patching compound to limit future moisture infiltration. This type of spalling is common and should be monitored by the owner for possible future patching and repair.

### What the independent inspector noted:

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.



Before



After repair



After repair

