

2.3.1 Oven Condition

MISSING ANTI TIP BRACKET

KITCHEN

What Opendoor did



A professional installed an anti-tip bracket on this range.

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>

3.2.3 Walls & Ceilings

DRYWALL - MINOR DAMAGE

SEE PHOTOS FOR LOCATIONS

What Opendoor did



A professional patched and textured these areas before painting the interior of the home.

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.

3.2.5 Walls & Ceilings

DAMAGED ENTERTAINMENT CENTER

LIVING ROOM



What Opendoor did

A professional patched this area before painting the interior of the home.

What the independent inspector noted:

The entertainment center is damaged. Recommend repair.

3.4.1 Counters/Cabinets

CABINETS - COMMON MOISTURE DAMAGE

SEE PHOTOS FOR LOCATIONS



What Opendoor did

A professional replaced these cabinet bases.

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 repaired these cabinets to make them just like new.

What the independent inspector noted:

The cabinets are loose or damaged. Recommend repair.

3.5.1 Doors and Closets

MISSING HARDWARE

SEVERAL LOCATIONS



What Opendoor did

A professional added door hardware where it was missing and ensured that it worked properly.

What the independent inspector noted:

Opendoor standards issue

The door is missing hardware. Recommend repair.

3.5.2 Doors and Closets

DOOR MISSING

BEDROOM 4



What Opendoor did

A professional installed a new set of doors on this closet.

What the independent inspector noted:

The door is not installed.

3.6.2 Flooring Material

TRANSITION STRIP MISSING

ALL LOCATIONS



What Opendoor did

A professional addressed the transitions in flooring when installing the new carpet & pad.

What the independent inspector noted:

The transition strip in the flooring is missing. Recommend installation.

3.6.3 Flooring Material

MISSING FLOORING

BEDROOM 4 & LIVING ROOM



What Opendoor did

A professional installed new carpet & pad throughout the entire home.

What the independent inspector noted:

The downstairs is missing flooring material. Recommend repair.



4.3.1 Garage Door Inspection

WEATHERSTRIPPING/TRIM DAMAGED OR MISSING

 Resolved

What Opendoor did

A professional repaired and painted these areas.

What the independent inspector noted:

Opendoor standards issue

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

5.4.1 Eaves/Facia/Soffit

MOISTURE DAMAGE OR WOOD ROT

 Resolved

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired this area with new sheathing while doing extensive roof repairs.

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

 Not Resolved

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional repaired these areas and will return to repaint them prior the to home selling.

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.

5.9.7 Gates, Fencing, and Walls

UNSUPPORTED "WALL"

 Resolved

What Opendoor did

A professional removed these wall blocks.

What the independent inspector noted:

There are pavers/block stacked up that are unsupported and could fall. Recommend repair or removal.

7.2.1 Sinks, Fixtures, Faucets, and Valves

SLOW DRAIN

 Resolved

SEE PHOTOS FOR LOCATIONS

Original Findings:

What Opendoor did

A professional cleared this drain.

What the independent inspector noted:

There is a slow drain. Recommend clearing.

7.3.1 Shower and Tub Plumbing

FIXTURE VALVES LEAKING

 Not Resolved

SEE PHOTOS FOR LOCATIONS

What Opendoor did

A professional will reseal this shower head with new teflon tape to seal it prior to the home selling.

What the independent inspector noted:

Opendoor standards issue

The water fixture valve leaks while operating. Recommend repair.

7.4.1 Shower Walls, Base & Enclosure

ADD CAULK OR GROUT

 Resolved

What Opendoor did

A professional addressed these caulking issues in this shower by cleaning and applying a fresh bead of bath & kitchen caulk.

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.

7.5.1 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.

7.9.1 Supply Plumbing

HOSE BIB LEAKING

FRONT SIDE OF THE HOUSE



What Opendoor did

A professional replaced the gate valve leading to this bib.

What the independent inspector noted:

Opendoor standards issue

The hose bib is leaking. Recommend repair.

7.13.1 Main Gas Valve & Fuel Plumbing

CAP THE GAS LINE

BACK SIDE OF THE HOUSE



What Opendoor did

A professional capped this gas line.

What the independent inspector noted:

Opendoor standards issue

Gas lines not in use should be properly capped. Recommend repair.

8.3.1 Main and Distribution Panels Condition

MISSING KNOCK OUTS

ELECTRICAL PANEL

Hire a pro

 Not Resolved

We recommend that the next owner hire a qualified electrician to install new knockouts in the panel (to protect from the elements and pests and for safety). They could also take a helpful look at the whole system and make any recommendations for additional service.

What the independent inspector noted:

Opendoor standards issue

There are missing knockouts in the main or sub electrical panel. Recommend repair.

8.6.1 Ground Fault Circuit Interrupters

NO GFCI

LAUNDRY ROOM

Hire a pro

 Not Resolved

While the current outlet does work, we recommend that the next owner hire a qualified electrician to install a GFCI outlet here for their protection in this space since it is near water appliances as well.

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

 Resolved

What Opendoor did

A professional replaced this ceiling fan with a new, stylish model.

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

REPLACE OUTLET COVER PLATE

ALL LOCATIONS

Missing



What Opendoor did

A professional replaced all the missing outlets noted by the inspector.

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 System 2

COOLING - LOW TEMPERATURE DIFFERENTIAL (SPLITS) - SERVICE RECOMMENDED

14-17 degrees

Hire a pro



This AC unit does cool the home, but as noted it is just on the edge of the ideal operating range. The next owner should consider hiring a qualified HVAC company to service the unit and make sure it is setup properly and operating as efficiently as possible.

What the independent inspector noted:

The typical temperature differential split between supply and return air in an air conditioner of this type is 18 to 22 degrees F. This system responded and achieved an inadequate differential temperature. Service is recommended.

9.3.1 HVAC Inspection

NO VISIBLE SERVICE DATE - SERVICE RECOMMENDED



Hire a pro

We recommend that the next owner hire a qualified HVAC company to service this unit, and set up a schedule for annual checkups for good upkeep.

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.

10.2.2 Tile roof

CRACKED/CHIPPED/DAMAGED TILES



ROOF

What Opendoor did

A professional conducted extensive repairs on this roof to resolve all of the issues listed in this report.

What the independent inspector noted:

Opendoor standards issue

There are tiles that are cracked, damaged, or broken. Recommend a roofer evaluate and repair.

12.5.1 Laundry Ventilation

LINT BUILDUP AT DRYER VENT



What Opendoor did

A professional cleaned this 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.


