Questions?

We’re just a phone call away.

We’re here to make your home-selling experience simple and hassle-free. If there’s ever anything we can do to help you, please don’t hesitate to call or email your Opendoor Experience Manager.
You’re well on your way to a stress-free home sale.

Here you’ll find answers to common questions we get during the inspection and repairs process. If you don’t find the answer you’re looking for, just reach out to your Opendoor Experience Manager.

**NEXT STEPS**

1. Home Inspection
2. Repairs
3. Title and Escrow
4. Final Walkthrough
5. Closing

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**Inspection**

The home inspection allows us to verify the condition of your home and identify any repairs needed before closing.

**What inspectors are looking for**

Inspectors check to make sure that critical features are all in good condition. Our team will capture a 360-degree image of each room, spending 5-10 minutes per space. Here are some of the key items they’ll look at:

- Heating, ventilation, and air conditioning
- Foundation and structural components
- Roof
- Interiors (doors, cabinetry, countertops)
- Built-in appliances
- Electrical system
- Insulation
- Plumbing and fixtures
- Exteriors

Find more detailed information on common repair items at Opendoor.com/repairs
Repairs

Following the inspection, we’ll send you a breakdown of the findings with a fair cost estimate of the repairs.

Once inspections are complete, we’ll review to make sure the information is fair, accurate, and comprehensive. If the inspectors discover something that requires a large system repair (HVAC, pool, foundation issues, etc.) we may need to send out a specialist for a follow-up inspection, which could delay your results.

The repair ask replaces the estimate in your offer.
The estimate you receive with your offer is a best guess based on the thousands of homes we’ve purchased. However, each home is unique, and that estimate can’t account for large system repairs such as a foundation, roof, pool, or HVAC. The inspection allows us to produce an accurate repair cost based on an in-depth assessment of your home.

We strive to send your inspection results within 3–4 business days.

There are a few different ways to tackle repairs.

Once you’ve received the breakdown of your inspection results, you can choose any of the following options:

1. **Let us handle it.**
   *The majority of our customers choose this option.*
   Sign the contract addendum to deduct our repair cost estimate from your overall proceeds, and we’ll take care of the repairs for you. You won’t have to lift a finger.

2. **Take on the repairs yourself.**
   If there are some fixes you’d like to make yourself or with a preferred contractor, we’re happy to help you coordinate that.

3. **Cancel your sale.**
   We’d hate to see you go, but we understand that in certain circumstances it might not be in your best interest to sell. If you’re unsure about how to move forward, give us a call and we’ll discuss your options and next steps. It’s important to consider that repair items will be requested by most buyers.
It’s almost closing time.

Before you know it, you’ll be ready to move on to your next chapter.

Final Walkthrough

We’ll complete a final walkthrough on the day before your closing date.

An Opendoor team member will visit your home to verify that all belongings and bulk trash have been removed from the property, and that no damage has occurred since the inspection.

Be careful not to leave anything behind. Any items left behind may be subject to a removal charge and could delay closing.

Closing

On the closing date, the sale of your home to Opendoor is finalized.

You can sign closing documents up to 3 days before your closing date, sometimes even earlier. A mobile notary can come to you, or you can sign in person at the title company.

Title will send the payoff amount to your mortgage lender, and the remaining sale proceeds can be wired to your bank account or a check can be sent to you.

Need to change your closing date? Just let us know!