DL Inspections & Home Services LLC

Inspection report for the property at

2786 S. Mooreland Ave., New Berlin, WI

This report is prepared exclusively for [redacted]
Inspected On: **03-11-2025**

Company Information

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Published Report



Inspected By:

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Summary

Defects

⚠ **G2-2 Garage electrical/ firewall/ heat:** Improperly wired garage outlets

⚠ **G2-3 Garage electrical/ firewall/ heat:** Rotted garage window frames

⚠ **K-3 Kitchen:** Improperly wired kitchen outlets

⚠ **B1-2 Bedrooms:** Improperly wired outlets

⚠ **I-1 Interior rooms:** Reverse polarity at outlet

⚠ **I-3 Interior rooms:** Improperly wired dining room outlet

⚠ **IF-1 Interior- FP, stairs, etc.:** Missing proper stair handrail

⚠ **IF-4 Interior- FP, stairs, etc.:** Missing smoke and carbon monoxide detectors at each level as required

⚠ **B-3 Basement:** Excessive cracking at foundation walls, a contractor was on site at the time of inspection and recommended some bracing and filling in the cellar area.

⚠ **B-8 Basement:** Improperly notched floor joist

⚠ **P-2 Plumbing:** Missing proper jumper wire around meter, indicating possibly missing proper grounding of electrical panel and the plumbing may not be properly bonded.

⚠ **P-4 Plumbing:** Dissimilar metals connected

Potential safety items

G2-1 Garage electrical/ firewall/ heat: Multiple locations of improperly installed/ protected wiring

K-1 Kitchen: Faucet handle is installed improperly, cold is to the rear and should be to the front

B2-3 Bathroom(s): Bathroom is not self supporting

IF-2 Interior- FP, stairs, etc.: Door is improperly located directly at the bottom of the interior stairs

Recommend Further Evaluations

G3-1 Gutters/ roofing/ chimney: No visible lower venting present, equal lower and upper venting is needed.

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B-5 Basement: Non typical drainage system in place at the perimeter of the foundation.

B-7 Basement: Rusted support posts, evidence of past leaking in the basement

EP-2 Electric Panel(s): Appears that the grounding has been removed

EP-3 Electric Panel(s): No visible grounding of the electrical panel

EP-4 Electric Panel(s): Breakers for multiple manufactures are present in the main electrical panel, have verified that current breakers are compatible with the panel.

Recommend Repairs

SP-1 Step/ Patio: It is recommended to install a guardrail at the rear entry stoop.

W1-1 Windows/ foundation/ electrical: Older windows have peeling paint and failing window glazing

G3-3 Gutters/ roofing/ chimney: Improperly install flashings around chimney

G1-1 Garage floor/ framing: Damaged garage service door

LR-1 Laundry Room: Basement utility sink is not properly secured.
Piping to utility sink is not properly secured.

B1-4 Bedrooms: Closet door is not installed

B1-7 Bedrooms: Cracked glass

IF-3 Interior- FP, stairs, etc.: Excessively spaced railing balusters, normal for the age of the home

B-1 Basement: Missing proper protection at stair side(s)

B-2 Basement: It is recommended to install additional support wall under stair stringers

B-6 Basement: Metal support posts are not properly supported to the floor and support beam

General Maintenance S

D-1 Decks/ grading: Improve grading as needed to direct water away from the foundation.

B2-2 Bathroom(s): Update caulking at shower surround

Items To Monitors

S-1 Siding/ finishes: Prior repairs made to mortar joints at brick

I-4 Interior rooms: Old moisture staining at wall and ceiling, dry at the time of inspection

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when tested with a moisture meter

Items Not Operatings

W1-2 Windows/ foundation/ electrical: Front door bell is not operating

K-2 Kitchen: Window is not operational

Deferred Cost Items

P-3 Plumbing: Older galvanized water piping is in place, budget for replacement.

HCS-1 Heating and Cooling System: Exterior A/C unit is beyond normal life expectancy, keep serviced and budget for replacement.

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