DL Inspections & Home Services LLC

Inspection report for the property at

1123 S. Utica Rd., Summit, WI

This report is prepared exclusively for **KC Bonaparte**
Inspected On: **06-29-2026**

Company Information

DL Inspections & Home Services LLC
262-689-3584

davel@dlhomeinspections.com
www.dlhomeinspections.com
Published Report



Inspected By:

Dave Lehman , WI State License #971-106

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

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Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers. While home inspectors are trying to find everything possible, there are obstacles that may/ will prevent that from happening, such as covered wall/ ceiling/ floors, installed insulation, storage.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online, which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information.

This report can also be printed on paper or to a PDF document.

Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

> ⚠ **Defects:** A condition of any component of an improvement that a home inspector

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determines on the basis of the home inspectors judgement on the day of the inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed or replace, would significantly shorten or adversely affect the normal life of the component of the improvement.

Safety: Items that if not repaired could pose as a potential hazard to a person or item. Improvements are recommended in a timely manor.

Recommend further evaluation: Items that are recommended to have further evaluated by a qualified contractor to determine proper repair.

Recommend Repair: Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

General Maintenance : Items that are in need of normal upkeep to prevent excessive wear or damage.

Items not operating: Items that are not operating at the time of inspection, some may take a special steps to operate, may want to ask the seller.

Deferred Cost Item: An item which may need to be significantly repaired or replaced within the next 5 years due to the age or condition.

Note to client: While every attempt is made to have all necessary items placed to the summary page, the client is to read all sections of the report and make an educated decision after.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

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Summary

Defects

⚠ **SP-1 Step/ Patio:** Damaged stair tread

⚠ **S-2 Siding/ finishes:** Missing proper flashing over windows, improper openings could allow water entry
Unsealed flashings at wall finishes

⚠ **G3-6 Gutters/ roofing/ chimney:** Damaged flue tile, it appears that the chimney is not in use, it is recommended to cap over

⚠ **K-2 Kitchen:** Damaged glass

⚠ **B2-1 Bathroom(s):** Window is off of support

⚠ **HCS-2 Heating and Cooling System:** Active leaking at the top of the furnace housing

Potential safety items

GC-2 Garage / Carport: Overhead door down pressure is set too high, adjust as needed

Recommend Further Evaluations

G3-3 Gutters/ roofing/ chimney: Damaged shingles and evidence of possible hail damage

B2-2 Bathroom(s): Piping and shower fixture are not secured

A-1 Attic: Excessive temperatures in the attic, indicating possible improper venting systems, it is recommended to have the ventilation system evaluated and corrected by a qualified contractor.

Recommend Repairs

S-1 Siding/ finishes: Multiple locations of damaged fascia

G3-2 Gutters/ roofing/ chimney: Unsealed fasteners at roof flashings

G-1 Garage gutters/ siding: Some areas of siding are buried with landscape finishes, correct as needed

B1-4 Bedrooms: Older windows need window glazing improvements

CS-1 Crawl Space: Most insulation has fallen out of place, it is recommended to improve as needed

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General Maintenance S

B2-3 Bathroom(s): Improve caulking around shower fixtures

Items Not Operatings

LR-1 Laundry Room: Window is painted shut and not functional at the time of inspection

B1-1 Bedrooms: Not able to open window
missing screen

Deferred Cost Items

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

HCS-3 Heating and Cooling System: The furnace is beyond normal expected operational life, keep serviced and budget for replacement.

Note To Clients

B1-5 Bedrooms: Not all windows were able to be operated due to lack of use or being painted shut, have seller verify proper operation

A-2 Attic: It is recommended to have all attic venting improve when the roofing material has to be replaced

A-3 Attic: Attic access was limited due to location of access.

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Overview

Main Entrance Faces

- [x] East

Attendees

Present at Inspection: [x] Buyer [x] Buyer's agent

State of occupancy

- [x] Occupied

Temperature

- [x] 80+ degrees

Weather condition

- [x] Sunny

Recent rain: [x] Not within 1 week

Ground cover

- [x] Dry

Age of property

- [x] 100+ [x] with additions

Type of building

- [x] Single family [x] Ranch

Views of property

Additional photos of property

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Walkways/ driveway

Service Walks (Front)

Material: ☑ Flagstone

Condition: ☑ Satisfactory

Recommendation: ☑ None



Service Walks (Back)

Material: ☑ Flagstone

Condition: ☑ Satisfactory

Recommendation: ☑ None

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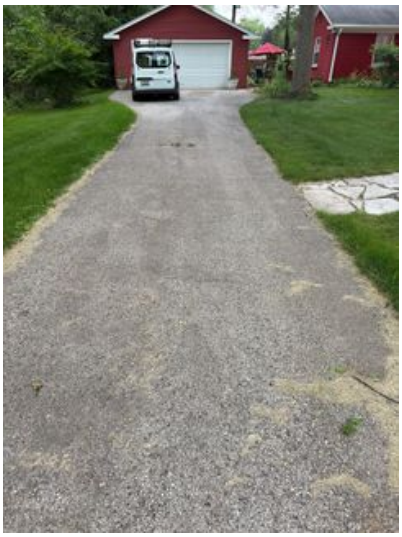


Driveway/Parking

Material: ☑ Asphalt

Condition: ☑ Marginal

Recommendation: ☑ Fill Cracks and Seal



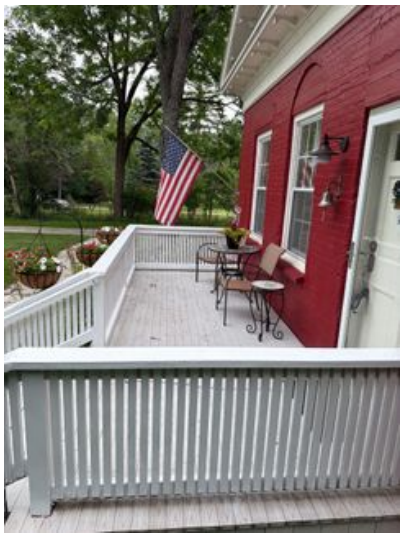
Porch

Condition: ☑ Satisfactory

Support Pier: ☑ Not visible

Floor: ☑ Satisfactory

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Step/ Patio

Stoops/Steps (Front)

Material: ☑ Wood

Condition: ☑ Safety hazard ☑ Rotted/damaged

Recommendation: ☑ Repair/replace as needed

⚠ **(SP-1) Defects:**
Damaged stair tread



Stoops/Steps (Side)

Material: ☑ Composite

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Condition: ☑ Satisfactory

Recommendation: ☑ None

Patio

Material: ☑ Flagstone

Condition: ☑ Satisfactory

Recommendation: ☑ None



Decks/ grading

Grading Affecting Foundation

Negative Grade: ☑ Yes ☑ Marginal

Recommendation: ☑ Maintain a positive drainage slope away from the building

☑ Add additional backfill to create proper grading slope away from the foundation

☑ Install window well covers

General Comments:

☑ It is not able to predict or determine future leaking from exterior to basement

Hose Bibb- Side

Operable: ☑ Yes

Condition: ☑ Marginal ☑ No anti-siphon valve

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Recommendations: ☑ Add an anti-siphon device to hose bib

Hose Bibb- Side (2)

Operable: ☑ Yes

Condition: ☑ Marginal ☑ No anti-siphon valve

Recommendations: ☑ Add an anti-siphon device to hose bib

Siding/ finishes

Siding

Material: ☑ Block ☑ Brick ☑ Metal

Condition: ☑ Satisfactory

Recommendation: ☑ None at this time

Trim

Material: ☑ Metal ☑ Masonry

Condition: ☑ Satisfactory

Recommendation: ☑ None at this time

Soffit

Material: ☑ Wood

Condition: ☑ Marginal

Recommendation: ☑ Monitor

Fascia

Material: ☑ Wood

Condition: ☑ Damaged

Recommendation: ☑ Repair/replace as need

(S-1) Recommend Repair: Multiple locations of damaged fascia

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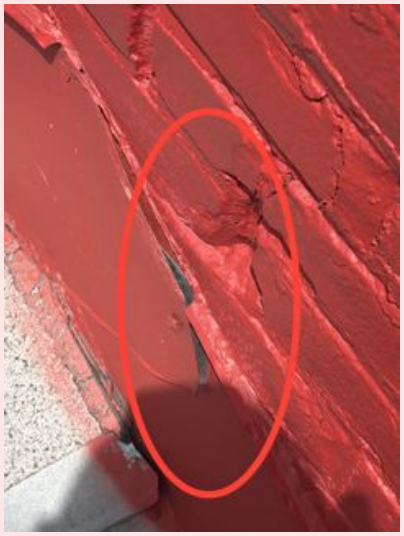


Flashing

Recommendation: ☑ Repair as needed

⚠ **(S-2) Defects:** Missing proper flashing over windows, improper openings could allow water entry
Unsealed flashings at wall finishes





Vent covers

Material: ☑ Metal

Condition: ☑ Satisfactory

Recommendation: ☑ None at this time

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Dryer vent cover

Material: ☑ Plastic/ vinyl

Condition: ☑ Satisfactory

Recommendation: ☑ None at this time

Caulking

☑ Present

Condition: ☑ Marginal

Recommendations: ☑ Update/ install as needed

☑ Recommend around windows/doors/masonry ledges/corners/utility penetrations

☑ Maintain proper caulking- review yearly

Windows/ foundation/ electrical

Windows (As viewed from the exterior)

Material: ☑ Wood ☑ Aluminum/vinyl

Condition: ☑ Marginal ☑ Damaged window glazing

Recommendation: ☑ None at this time

Foundation (Visible portion of foundation wall on exterior)

Foundation Wall: ☑ Not visible

Condition: ☑ Not evaluated

Service Entry/Exterior Electrical, lights and post lights

Location: ☑ Overhead

Meter base: ☑ Rectangular

Condition: ☑ Satisfactory

Exterior Lighting: ☑ Yes ☑ Operable ☑ Satisfactory

Exterior Lighting Defects: ☑ None apparent

Exterior outlets- Front

Exterior Receptacles: ☑ Yes ☑ Operable ☑ Satisfactory

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Exterior Receptacle Defects: ☑ None Apparent

GFCI Present: ☑ Yes

GFCI Operable: ☑ Yes

Recommendation: ☑ None at this time

Location of outlet reset: ☑ At outlet itself

Exterior Doors

Main Entrance Door Condition: ☑ Satisfactory

Front storm door: ☑ Satisfactory

Rear Door Condition: ☑ Marginal

Rear door condition: ☑ Satisfactory

Main Fuel Shutoff

Location: ☑ Side of building

Building(s) Exterior Wall Construction

Type: ☑ Not Visible

Condition: ☑ Not Visible ☐ satisfactory ☐ Marginal

Gutters/ roofing/ chimney

Gutters

Material: ☑ Metal

Gutter guards present and condition: ☑ Yes ☑ Complete ☑ Satisfactory

Condition: ☑ Satisfactory

Leaking: ☑ No apparent leaks

☑ Could not determine if gutters were leaking during inspection because of the weather

Attachment: ☑ Satisfactory

Extensions needed: ☑ None at this time

Recommendation: ☑ Recommend adding gutters

☑ Downspout extensions should terminated as far as possible from the structure

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Style of Roof

Type: ☑ Gable

Pitch: ☑ Medium ☑ Steep

Views of roof








Roofing visibility/ age

Visibility: ☑ All

Inspected from: ☑ Roof

Type: ☑ Asphalt

Age: ☑ 10-15+

Layers: ☑ 1+

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Ventilation System

Type: ☑ Gable ☑ Roof

Flashing

Material: ☑ Metal

Condition: ☑ Marginal ☑ Exposed nails

Recommendation: ☑ Repair or replace as needed

(G3-2) Recommend Repair: Unsealed fasteners at roof flashings







Edging

Material: ☑ Metal

Condition: ☑ Marginal

Recommendation: ☑ None at this time

Valleys

Material: ☑ Galv/Alum

Condition: ☑ Marginal ☑ Rusted

Recommendation: ☑ None at this time

Condition of Roof Coverings

☑ Marginal ☑ Evidence of possible hail damage ☑ Damaged ridge cap

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Recommendations: ☑ Recommend roofer evaluate

(G3-3) Recommend further evaluation: Damaged shingles and evidence of possible hail damage



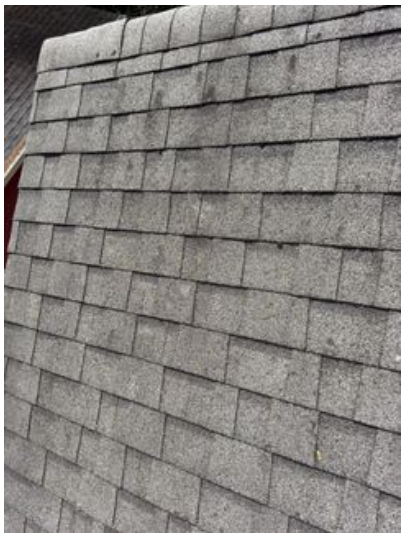






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Plumbing Vents

☑ present

Condition: ☑ Marginal ☑ Plumbing vents should be extended

Recommendations: ☑ Improve as needed

Chimney(s)

Location: ☑ Middle of roof

Viewed from: ☑ Roof

Rain Cap/ Spark Arrestor: ☑ Yes

Chimney crown: ☑ Entirely capped

Chase: ☑ Brick

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Chimney(s) (2)

Location: ☑ South

Viewed from: ☑ Roof

Rain Cap/ Spark Arrestor: ☑ No

Chase: ☑ Brick

Flue: ☑ Tile

Evidence of : ☑ Scaling ☑ Cracks ☑ Tiles offset

Recommendations: ☑ Repair as needed

⚠ **(G3-6) Defects:** Damaged flue tile, it appears that the chimney is not in use, it is recommended to cap over





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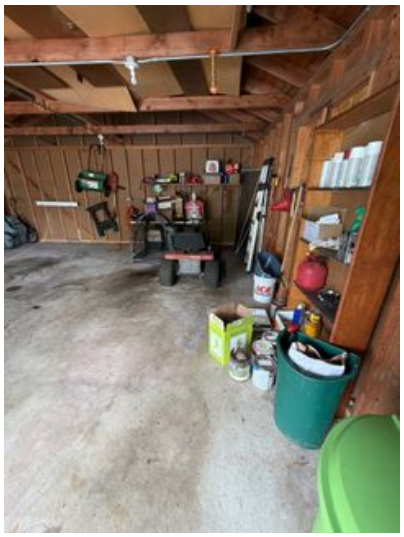


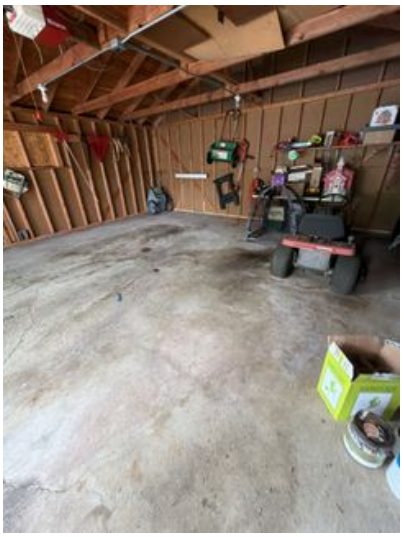
Garage / Carport

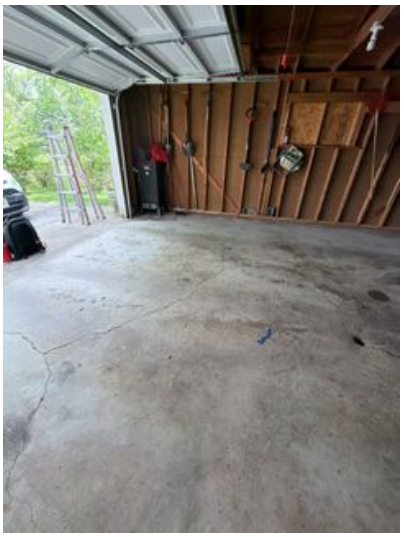
Garage Type

Type: ☑ Detached ☑ 2-Car

Views of garage







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Overhead Door(s)

Material: ☑ Metal

Condition: ☑ Marginal

Recommendation: ☑ None

Automatic Opener

Operation: ☑ Operable

Control button: ☑ Appears to be operating properly

Safety Reverse #1

Operation: ☑ Operable ☑ Photo eyes and pressure reverse tested

Recommendation : ☑ Adjust pressure reverse

(GC-2) Safety: Overhead door down pressure is set too high, adjust as needed

Door Hardware #1

Door Tracks: ☑ Satisfactory

Torsion Spring: ☑ Satisfactory

Overhead door hardware: ☑ Appears secured

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Condition of Roof Coverings - Garage Roof

☑ Marginal

Recommendations: ☑ Further evaluation ☑ Budget for replacement

Garage gutters/ siding

Gutters - Garage

Material: ☑ Metal

Condition: ☑ Satisfactory

Leaking: ☑ No apparent leaks

Attachment: ☑ Satisfactory

Extensions needed: ☑ No

Recommendation: ☑ Recommend adding gutters

Siding - Garage

Material: ☑ Vinyl

Condition: ☑ Satisfactory ☑ In contact with soil

Recommendation: ☑ Siding should be 6-8-inches from the soil

(G-1) Recommend Repair:
Some areas of siding are buried with landscape finishes, correct as needed



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Trim - Garage

Material: ☑ Metal ☑ Vinyl

Condition: ☑ Marginal

Recommendation: ☑ Monitor

Soffit -Garage

Material: ☑ Metal

Condition: ☑ Satisfactory

Recommendation: ☑ None

Fascia -Garage

Material: ☑ Metal

Condition: ☑ Satisfactory

Recommendation: ☑ None

Garage floor/ framing

Floor

Material: ☑ Concrete

Condition: ☑ Satisfactory

Recommendation: ☑ None

Frost Walls

Condition: ☑ Not visible

Sill Plates

Type: ☑ Floor level ☑ Elevated

Condition: ☑ Stained

Recommendation: ☑ None

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Framing

Framing: ☑ Wood

Recommendation: ☑ None

Exterior Service Door

Condition: ☑ Satisfactory

Recommendation: ☑ None

Garage electrical/ firewall/ heat

Electrical Receptacles

☑ Yes ☑ Operable

Switch(es): ☑ Yes ☑ Operated

Reverse Polarity (Outlets): ☑ No

Open Ground (Outlets): ☑ No

GFCI Present (Outlets): ☑ No

Recommendation: ☑ For enhance safety, add GFCI receptacles

Walls and Ceiling

☑ N/A

Heat source

Heat source present: ☑ No

Laundry Room

Utility sink

Laundry Sink: ☑ N/A

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Heat/ walls/ windows

Heat Source Present: ☑ Yes

Cooling Source Present: ☑ Yes

Walls, Ceiling, Floor: ☑ Satisfactory

Door: ☑ None

Window type(s) and material: ☑ Wood ☑ Double/ Single hung

Window conditions: ☑ Marginal

Door to exterior: ☑ Marginal

(LR-1) Items not operating:
Window is painted shut and not functional at the time of inspection



Appliances

Dryer Vent: ☑ Wall

Electrical: ☑ Open ground/ reverse polarity ☑ No

GFCI Present: ☑ No ☑ Recommend GFCI receptacles

Washer Hook-up Lines/ Valves: ☑ Satisfactory

Gas Shut-off Valve: ☑ Yes ☑ Located in adjacent cabinet

Kitchen

Countertops/ Cabinets

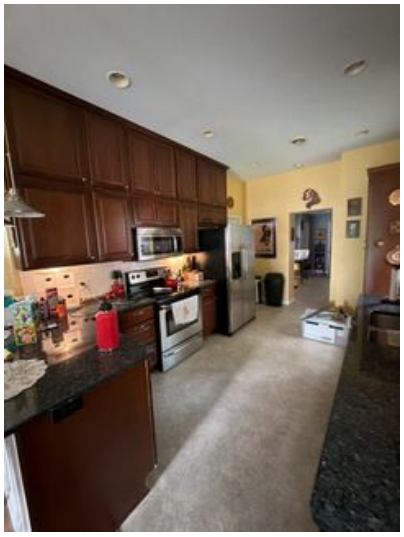
Countertops: ☑ Satisfactory

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Cabinets: ☑ Satisfactory

Views of Kitchen





Plumbing

Faucet Leaks: ☑ No

Pipes Corroded: ☑ No

Pipes Leaking: ☑ No visible leaking at time of inspection

Piping recommendations: ☑ None at this time

Sink/ Faucet: ☑ Satisfactory

Functional Drainage: ☑ Satisfactory

Functional Flow: ☑ Satisfactory

Hot Water at Faucet: ☑ Yes

Walls, Ceiling and Interior doors

Walls and ceiling Condition: ☑ Satisfactory

Floor

Condition: ☑ Satisfactory

Note to client: ☑ Flooring inspection is in regards to the structure and not the finishes

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Doors/ Windows

Doors to exterior: ☑ None

Window type: ☑ Vinyl ☑ Double/ Single hung

Window conditions: ☑ Cracked glass

⚠ **(K-2) Defects:** Damaged glass





Ceiling Fan

Condition: ☑ None

Heating/ Cooling Source

Heating Source: ☑ Yes

Cooling Source: ☑ Yes

Electrical

Switch(es): ☑ Operates

Receptacles Present: ☑ Yes ☑ Operable

Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ Yes ☑ Operable

Recommendations: ☑ None

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Appliances

Disposal: ☑ Operable

Oven: ☑ Operable

Range: ☑ Operable

Dishwasher: ☑ Operable

Dishwasher Airgap: ☑ Yes

Dishwasher Drain Line Looped: ☑ No

Exhaust Fan: ☑ Operable

Refrigerator: ☑ Operable

Microwave: ☑ Operable

Bathroom(s)

Full w/o whirlpool

Location: ☑ Main level ☑ Primary bedroom

Sinks: ☑ No visible faucet leaks ☑ No visible pipe leaks ☑ Water shutoffs present

Tubs: ☑ No visible faucet leaks ☑ No visible pipe leaks

Showers: ☑ No visible faucet leaks ☑ No visible pipe leaks

Toilet: ☑ Bowl loose ☑ No ☑ Operable

Bidet: ☑ N/A

Shower/ Tub Area: ☑ Fiberglass

Shower/ Tub Area Condition: ☑ Satisfactory

Caulking: ☑ Marginal

Water Flow: ☑ Satisfactory

Hot Water at Faucet(s): ☑ Yes

Moisture Stains Present: ☑ No

Doors: ☑ Satisfactory

Closet: ☑ None

Window material and type: ☑ Wood ☑ Single/ Double operational

Window Condition: ☑ Marginal ☑ Damaged support

Window Locks: ☑ Working

Floor: ☑ Satisfactory

Receptacles Present: ☑ Yes ☑ Operable

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Open Ground/ Reverse Polarity: ☑ No

GFCI: ☑ Yes ☑ Operable

Outlet resets: ☑ At outlet

Heat Source: ☑ Yes

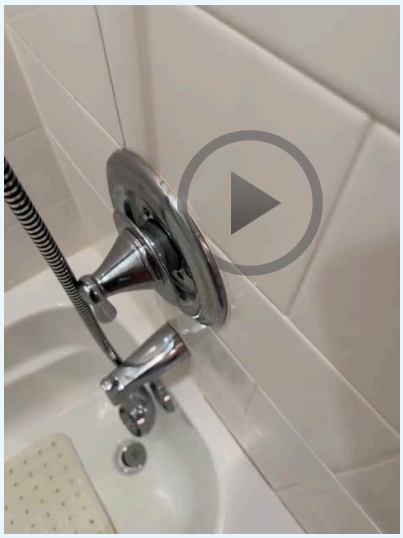
Cooling Source: ☑ Yes

Exhaust Fan: ☑ Yes ☑ Operable

⚠ **(B2-1) Defects:**
Window is off of support



(B2-2) Recommend further evaluation:
Piping and shower fixture are not secured



(This video is only viewable online.)

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(B2-3) General Maintenance :
Improve caulking around shower fixtures







Full with shower only

Location: ☑ Main level

Sinks: ☑ No visible faucet leaks ☑ No visible pipe leaks ☑ Water shutoffs present

Showers: ☑ No visible faucet leaks ☑ No visible pipe leaks

Toilet: ☑ Bowl loose ☑ No ☑ Operable

Bidet: ☑ N/A

Shower/ Tub Area: ☑ Ceramic/ Plastic

Shower/ Tub Area Condition: ☑ Satisfactory

Caulking: ☑ Satisfactory

Water Flow: ☑ Satisfactory

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Hot Water at Faucet(s): ☑ Yes

Moisture Stains Present: ☑ No

Doors: ☑ Satisfactory

Window material and type: ☑ None

Floor: ☑ Satisfactory

Receptacles Present: ☑ Yes ☑ Operable

GFCI: ☑ Yes ☑ Operable

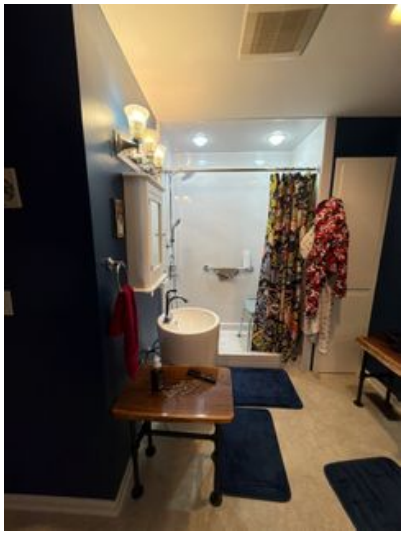
Outlet resets: ☑ At outlet

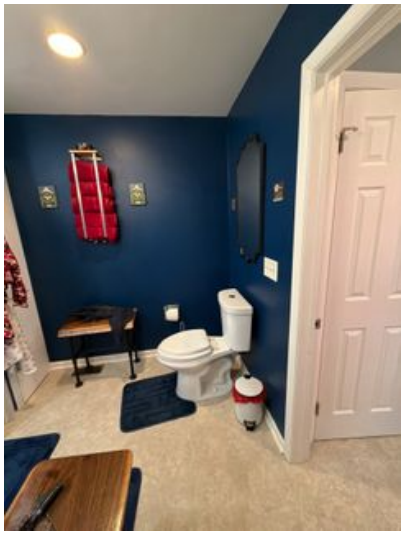
Heat Source: ☑ Yes

Cooling Source: ☑ Yes

Exhaust Fan: ☑ Yes ☑ Operable







Bedrooms

Bedroom#1

Location: ☑ First Floor

Doors: ☑ Satisfactory

Walls and Ceiling : ☑ Marginal

Moisture stains: ☑ No

Closet(s): ☑ Full of sellers personal property, walls/ceiling/floor not visible ☑ Satisfactory

Closet doors: ☑ Satisfactory

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Floor: ☑ Satisfactory

Note to client: ☑ Flooring inspection is in regards to the structure and not the finishes

Ceiling fan: ☑ None

Electrical Switches: ☑ Yes

Receptacles: ☑ Yes

Electrical Outlets : ☑ Appear proper

☑ Not all outlets were tested due to owners storage/ personal items

Smoke Detector : ☑ Yes ☑ Not tested

Heating source present: ☑ Yes

Cooling source present: ☑ Yes

Bedroom egress restricted : ☑ No

Windows(s) Material and type: ☑ Wood ☑ Double hung/single hung

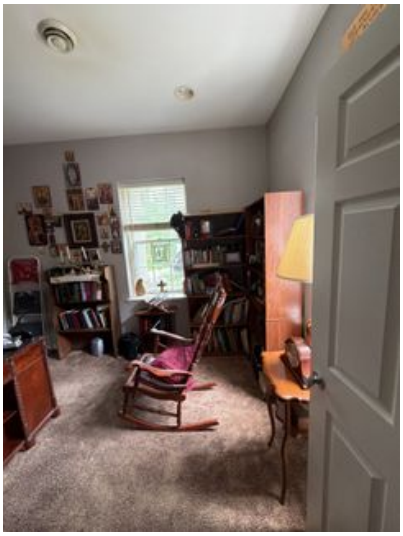
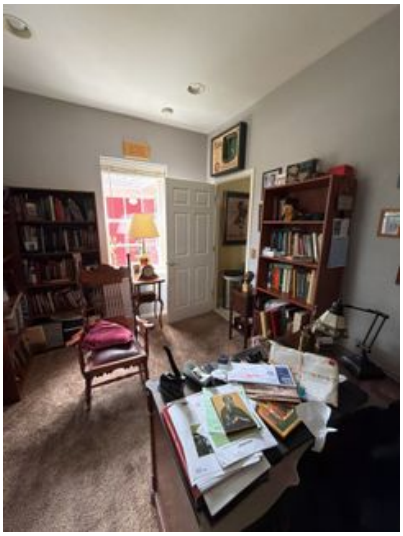
Window(s) Condition: ☑ Marginal ☑ Not all screens present

Window Locks: ☑ Working

(B1-1) Items not operating:
Not able to open window
missing screen



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Bedroom#2

Location: ☑ Main level

Doors: ☑ Satisfactory

Walls and Ceiling : ☑ Satisfactory

Moisture stains: ☑ No

Closet(s): ☑ Full of sellers personal property, walls/ceiling/floor not visible ☑ Satisfactory

Closet doors: ☑ Satisfactory

Floor: ☑ Satisfactory ☑ Slopes

Note to client: ☑ Flooring inspection is in regards to the structure and not the finishes

Ceiling fan: ☑ None

Electrical Switches: ☑ Yes

Receptacles: ☑ Yes

Electrical Outlets : ☑ Appear proper
☑ Not all outlets were tested due to owners storage/ personal items

Smoke Detector : ☑ Yes ☑ Not tested

Heating source present: ☑ Yes

Cooling source present: ☑ Yes

Bedroom egress restricted : ☑ No

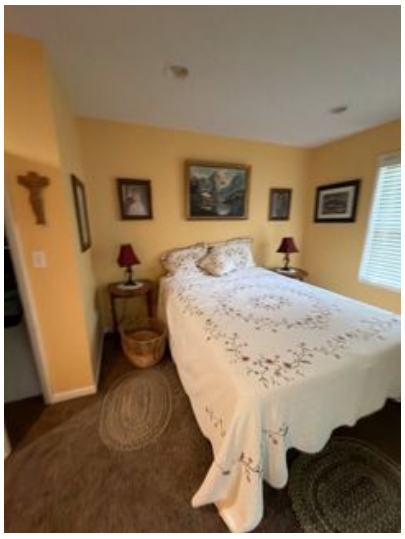
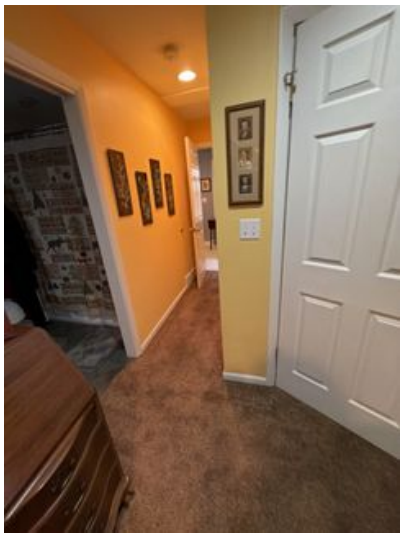
Windows(s) Material and type: ☑ Wood ☑ Double hung/single hung

Window(s) Condition: ☑ Marginal ☑ Windows not properly operating, recommend repair

Window Locks: ☑ Working

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Bedroom#3

Location: ☑ Main level

Doors: ☑ Satisfactory

Walls and Ceiling : ☑ Satisfactory

Moisture stains: ☑ No

Closet(s): ☑ Satisfactory

Closet doors: ☑ Satisfactory

Floor: ☑ Satisfactory

Note to client: ☑ Flooring inspection is in regards to the structure and not the finishes

Ceiling fan: ☑ Satisfactory

Electrical Switches: ☑ Yes

Receptacles: ☑ Yes

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Electrical Outlets : ☑ Appear proper

☑ Not all outlets were tested due to owners storage/ personal items

Smoke Detector : ☑ No ☑ Recommend installing

Heating source present: ☑ Yes

Cooling source present: ☑ Yes

Bedroom egress restricted : ☑ No

Windows(s) Material and type: ☑ Wood ☑ Double hung/single hung

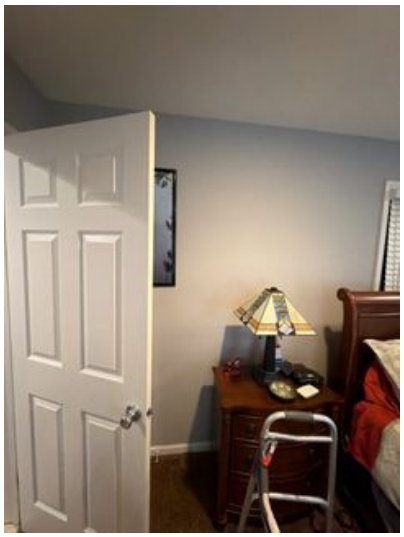
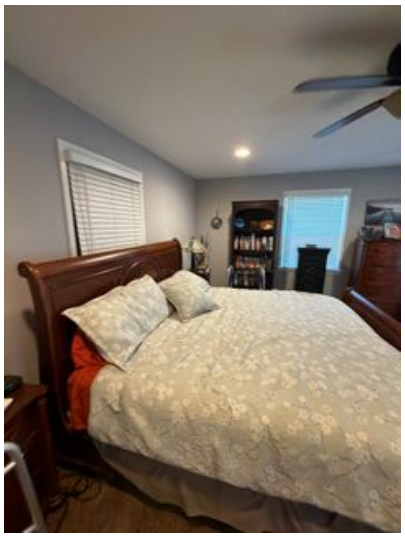
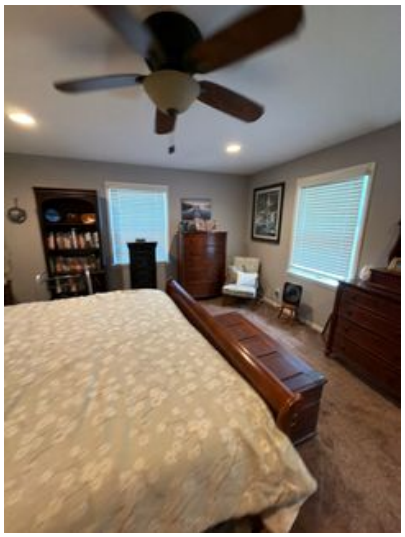
Window(s) Condition: ☑ Marginal

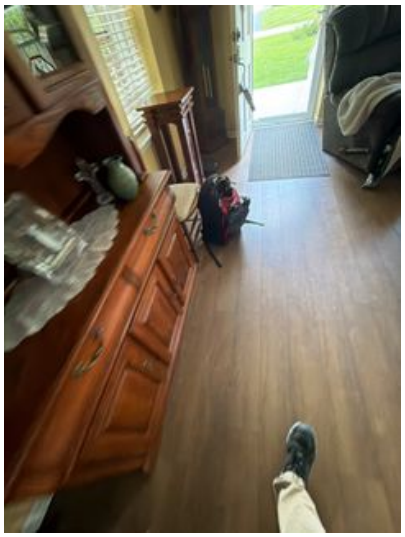
(B1-4) Recommend Repair:
Older windows need window glazing improvements



📌 **(B1-5) Note to client:** Not all windows were able to be operated due to lack of use or being painted shut, have seller verify proper operation

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Interior rooms

Living Room

Location: ☑ Main level

Doors: ☑ None

Walls and Ceiling: ☑ Satisfactory

Moisture Stains: ☑ No

Floor covering: ☑ Appears satisfactory

Floor: ☑ Satisfactory

Not to client: ☑ Flooring inspection is in regards to the structure and not the finishes

Ceiling Fan: ☑ Satisfactory

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Electrical Switches: ☑ Yes

Electrical Receptacles: ☑ Yes ☑ Some appear to be switch controlled

Electrical Receptacle/ switch Condition: ☑ Appear proper

Electrical Recommendations: ☑ None at this time

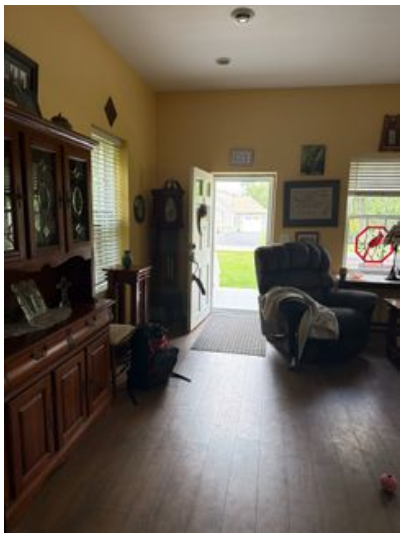
Heating Source Present: ☑ Yes

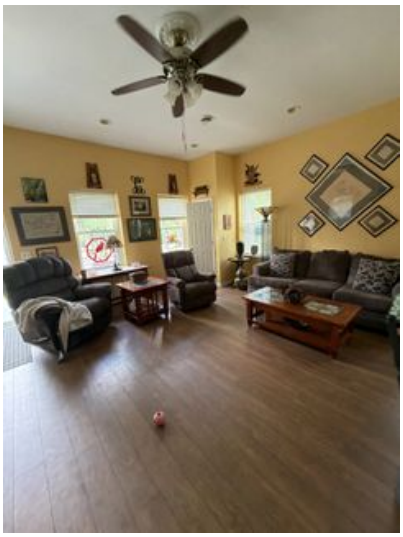
Cooling Source Present: ☑ Yes

Window(s) Type and Material: ☑ Wood ☑ Vinyl ☑ Single/ double operational

Window(s) Condition: ☑ Marginal

Window Locks: ☑ Working







Interior- FP, stairs, etc.

Smoke and Carbon Monoxide Detectors

Smoke Detectors: ☑ Present ☑ Recommend additional ☑ Appear older/ recommend updating ☑ Recommend installing in each bedroom

Carbon Monoxide Detectors: ☑ Not present ☑ Recommend installing at least one on each level

Recommendations:

☑ It is recommended to install combustible gas leak detectors low to the ground at all levels of the home that have gas appliances present

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Attic

Attic/Structure/Framing/Insulation

Access: ☑ Scuttle hole/ Hatch

Inspected From: ☑ Access panel ☑ Limited access due to location of access doors

Location: ☑ Bedroom closet ☑ Closet

Flooring: ☑ Complete

Insulation: ☑ Fiberglass ☑ Batts ☑ Loose ☑ Cellulose

Installed in: ☑ Walls ☑ Between ceiling joists

Vapor Barriers: ☑ Not visible

Ventilation: ☑ Recommend additional ventilation

Fans Exhausted to Attic: ☑ No

Fans Exhausted to Outside: ☑ Yes

HVAC Duct: ☑ Satisfactory

Plumbing Vent Stack: ☑ Satisfactory

Flue Pipe: ☑ N/A

Chimney Chase: ☑ N/A

Structural Problems Observed: ☑ None apparent

Roof Structure: ☑ Rafters ☑ Wood ☑ Timbers

Sheathing: ☑ OSB ☑ Planking

Evidence of Moisture: ☑ No

Evidence of Leaking: ☑ No

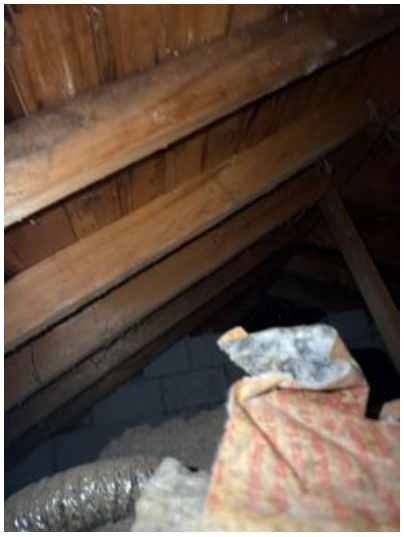
(A-1) Recommend further evaluation: Excessive temperatures in the attic, indicating possible improper venting systems, it is recommended to have the ventilation system evaluated and corrected by a qualified contractor.

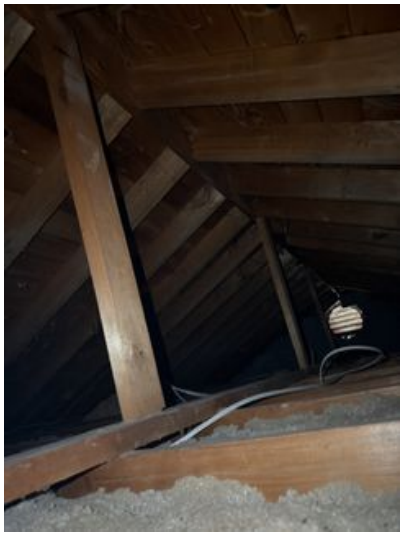
📌 **(A-2) Note to client:** It is recommended to have all attic venting improve when the roofing material has to be replaced

📌 **(A-3) Note to client:** Attic access was limited due to location of access.

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Views of attic



Basement

Stairs

Condition: ☑ Marginal

Handrail: ☑ Yes ☑ Condition: ☑ Satisfactory

Headway Over Stairs: ☑ Satisfactory

Recommendations: ☑ Install proper lighting controls as needed ☑ Improve lighting as needed

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Foundation

Material: ☑ Concrete block

Cracks: ☑ None apparent

Covered Walls: ☑ No

Movement Apparent: ☑ No

Indication of Moisture: ☑ Yes ☑ Old stains

General Comments:

☑ It is not able to predict or determine future leaking from exterior to basement

Views of foundation and basement







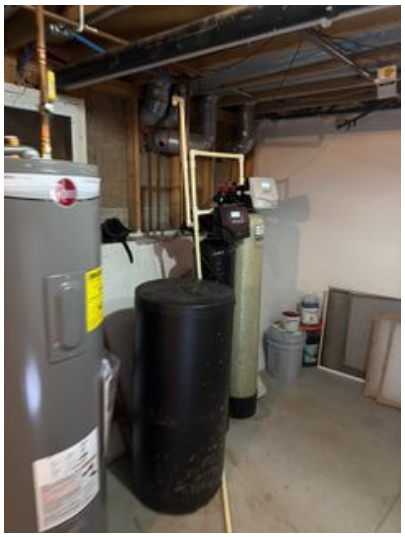






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Floor

Material: ☑ Concrete

Condition: ☑ Satisfactory

Drain tile: ☑ No apparent interior drain tile system.

Drainage

Sump Pump: ☑ No

Floor Drains: ☑ Yes ☑ Drains not tested

Recommendation: ☑ N/A

Joists

Material: ☑ Wood

Condition: ☑ Satisfactory

Recommendation: ☑ N/A

Windows

Material: ☑ Wood

Condition: ☑ Marginal

Recommendation: ☑ N/A

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Subfloor

Condition: ☑ Marginal ☑ Stained

Basement Outlets/Switches

Electrical: ☑ Switches: ☑ Yes ☑ Operating ☑ Receptacles: ☑ Present ☑ Operable

Crawl Space

Crawl Space

Type: ☑ Combination basement/ crawl space/ slab

Access

Location: ☑ Via basement

Inspected From: ☑ In the crawl space

Foundation Walls

Material: ☑ Not visible

Floor

Material: ☑ Concrete

Condition: ☑ Not visible

Drainage

Sump pump: ☑ No

Evidence of moisture: ☑ No

Ventilation

☑ N/A

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Beams

Material: ☑ Steel

Condition: ☑ Satisfactory

Joists

Material: ☑ Wood

Condition: ☑ Satisfactory

Subfloor

☑ Not visible

Insulation

Type: ☑ Fiberglass

Location: ☑ Between floor joists ☑ Recommend adding insulation

Condition: ☑ Fallen out of place- reinstall as needed

> **(CS-1) Recommend Repair:**
> Most insulation has fallen out of place, it is recommended to improve as needed

Vapor Barrier

Present: ☑ No

Plumbing

Water Service

Main Shut-off Location: ☑ Crawlspace

Hose Bibb Shut Off(s): ☑ Yes

Water Entry Piping and condition: ☑ Copper

Visible Water Distribution Piping: ☑ Copper (satisfactory) ☑ PEX Plastic (satisfactory)

Water Distribution piping condition: ☑ Satisfactory

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Drain/Waste/Vent Pipe: ☑ PVC ☑ ABS

Condition: ☑ Satisfactory

Support: ☑ Plastic

Interior Fuel Storage System: ☑ N/A

Fuel Line: ☑ Black iron

Fuel Line Condition: ☑ Satisfactory



Sanitary/Grinder Pump

☑ Operable

Sealed Crock: ☑ Yes

Check Valve: ☑ Yes

Shut-off Valve: ☑ No

Vented: ☑ Yes

Water Heater

Brand: ☑ Rheem

Approximate Age: ☑ 1-5+

Capacity: ☑ 40 Gallons

Type: ☑ Electric

Gas shut off valve: ☑ Yes

Combustion Air Venting Present: ☑ N/A

Relief Valve: ☑ Yes

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Relief Valve Extension Proper: ☑ Yes

Vent Pipe: ☑ N/A

Vent Pipe Condition: ☑ N/A



Heating and Cooling System

A/C (condensing unit)

Location: ☑ Side of building

Brand: ☑ ComfortStar

Approximant Age: ☑ 10-15+

Minimum Protection amperage: ☑ 20

Maximum Amperage protection: ☑ 30

Condition: ☑ Marginal (due to age)

Energy Source: ☑ Electric

Unit Type: ☑ Air cooled

Outside Disconnect : ☑ Yes

Level: ☑ Yes

Platform: ☑ On cement/ plastic slab

Condenser Fins: ☑ Satisfactory

Insulation: ☑ Yes

Proper Clearance (air flow): ☑ Yes

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Recommendations: ☑ Budget for updating

(HCS-1) Deferred Cost Item: The A/C unit is beyond normal operational life expectancy, keep serviced and budget for replacement.





Evaporator/Air Handler (Interior)

General: ☑ Central system

Evaporator Coil: ☑ Not visible

Refrigerant Lines: ☑ Satisfactory

Condensation Line/Drain: ☑ Floor drain

Operated: ☑ Yes

Heating System

Brand Name: ☑ Heil

Approximate Age : ☑ 10-15+ years

Condition: ☑ Marginal (due to age) ☑ Recommend HVAC technician examine/service ☑ Rust inside of cabinet ☑ No signs of recent or regular maintenance

Energy Source: ☑ Gas

Gas Shut Off Valve: ☑ Yes

Warm Air System: ☑ Direct drive

Heat Exchanger: ☑ Sealed

Combustion Air Venting Present: ☑ Yes

Controls Disconnect: ☑ Yes ☑ Normal operating and safety controls observed

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Distribution: ☑ Metal duct ☑ Cold air returns

Flue/Exhaust Piping: ☑ Satisfactory

Filter: ☑ Standard ☑ Satisfactory

When Turned on by Thermostat: ☑ Operated

General Comments: ☑ Budget for updating

Recommendations: ☑ Have HVAC technician service and evaluate prior to closing.

⚠ **(HCS-2) Defects:**
Active leaking at the top of the furnace housing



(HCS-3) Deferred Cost Item:
The furnace is beyond normal expected operational life, keep serviced and budget for replacement.



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Electric Panel(s)

Main disconnect

Location: ☑ At main panel

Main Panel with main disconnect present

Location: ☑ Basement

Adequate Clearance to Panel: ☑ Yes

Amperage/Voltage: ☑ 200 amp ☑ 120V/240V

A/C breaker rating: ☑ 30 amps

Panel brand: ☑ Square D

Panel Condition: ☑ Satisfactory

Breakers/Fuses: ☑ Breakers

Breakers are Labeled: ☑ Yes

Appears grounded: ☑ Yes

GFCI breaker: ☑ Yes

GFCI Breaker Operable: ☑ Not tested

AFCI present: ☑ Yes

AFCI breaker operational: ☑ Yes

Main Wire: ☑ Copper

Main Wire Condition: ☑ Satisfactory

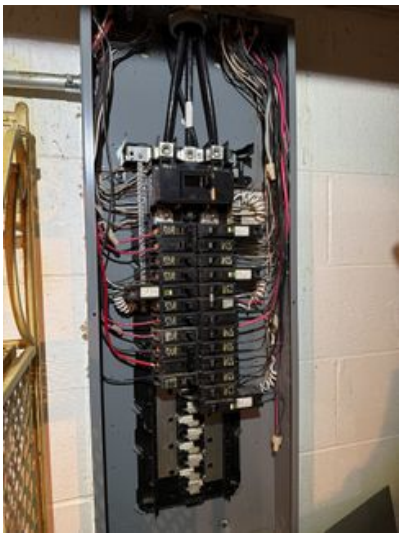
Branch Wire: ☑ Copper

Branch Wire Methods: ☑ Non-metallic sheathed cable (Romex)

Branch Wire Condition: ☑ Satisfactory

Breaker Brand: ☑ Square D

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Receipt -- The Full Report

Report # 260629A
Inspection Date: 2026-06-29

Property inspected for:
KC Bonaparte
1123 S. Utica Rd.
Summit, WI

Inspection # 26071	$500.00
	$500.00
	PAID

Thank you for your business!

DL Inspections & Home Services LLC
4853 County D
West Bend, WI 53090
262-689-3584

DL Inspections & Home Services LLC
262-689-3584
www.dlhomeinspections.com
davel@dlhomeinspections.com

Inspected by:

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Dave Lehman
WI State Inspector License No. 971-106

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