



RETURN SERVICE REQUESTED

March 1, 2023

Chief Clerk
Wisconsin State Senate
PO Box 7882
Madison, WI 53707-7882

Chief Clerk
Wisconsin State Assembly
PO Box 8952
Madison, WI 53708-8952

Dear Chief Clerks:

In accordance with Wis. Stat. § 440.979, the Department of Safety and Professional Services (DPS) submits the following information as its Annual Home Inspector Report to the Legislature.

1. Number of registered home inspectors: **607 Active (2,936 inactive, expired, etc.)**
2. Number and nature of complaints regarding home inspectors received by the Department from clients of home inspectors: **7 (see enclosure for further information)**
3. Number and nature of complaints regarding home inspectors received by the Department from non-clients of home inspectors: **2 (see enclosure for further information)**
4. Estimated cost of compliance incurred by home inspectors:
 - **Initial \$51 credential fee (Also a \$75 state law exam fee, which would bring the total due at initial application to \$126).**
 - **Renewal \$51 credential fee (Add \$25 for late renewal. If credential is expired five or more years, there would be a \$25 late renewal fee and a \$75 state law exam fee for a total of \$151).**
5. Cost incurred by the Department in carrying out its duties: **For Fiscal Years 2021–2022, the actual costs incurred by the Department for carrying out its duties was \$49,014.**

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Hereth', is written over a horizontal line.

Dan Hereth
Secretary-designee

STATE OF WISCONSIN
DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES
REGISTERED HOME INSPECTORS
COMPLAINTS RECEIVED FROM JANUARY 1, 2022 - DECEMBER 31, 2022

CASE	INTAKE DESCRIPTION
1	Complainant states they hired Respondent to do a home inspection before purchase of home. After purchase house started to sink, basement floods, floors on the verge of collapse. Respondent clearly missed visible structural issues, plumbing issues, roof issues, and water coming in the basement. Complainant had second home inspection, and the new inspectors report found all the issues.
2	Complainant states Respondent completed a fraudulent home inspection report.
3	Complainant states Respondent would not inspect under the mobile home, missed that the furnace was not working correctly, made excuses for issues found by another inspector that were missed by Respondent.
4	Complainant states Respondent completed an inspection on home and listed items as "Repair/Health Hazard" that were not issues. Issues verified by qualified contractors that they were operating properly and to code. In turn, scared away buyers from a home sale that would have otherwise closed per contract.
5	Complainant states Respondent completed home inspection on house that Complainant bought. Upon moving in noticed the subfloor was clearly rotten and visible from basement. Big black spot about one foot in diameter. There is also damage to the tile in the kitchen directly about the black spot and possible rotting on subfloor under base of patio. If information provided before home purchase they would have had seller fix and if not they would not have purchased.
6	Complainant alleges that the Respondent missed many issues with the home they hired Respondent to inspect prior to purchasing. Complainant also alleges that the Respondent's negligence has cost them thousands of dollars.
7	Respondent allegedly failed to identify basement waterproofing that had been done incorrectly.
8	Respondent was allegedly negligent in a septic inspection they provided to Complainant.
9	Complainant states that Respondent failed to cite major structural and electrical issues in a home inspection, leaving new home owners with upwards of \$50,000 in damages on a \$306,000 dollar home.