



RETURN SERVICE REQUESTED

February 21, 2024

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: **723 active.**
2. The number and nature of complaints regarding home inspectors received by the Department from clients of home inspectors: **9 (reference enclosure for further information).**
3. Number and nature of complaints regarding home inspectors received by the Department from non-clients of home inspectors: **6 (reference 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 2022–2023, the actual costs incurred by the Department for carrying out its duties was \$46,643.**

Sincerely,

Dan Hereth
Secretary-designee

STATE OF WISCONSIN
DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES
REGISTERED HOME INSPECTORS
COMPLAINTS RECEIVED FROM JANUARY 1, 2023 - DECEMBER 31, 2023

Case	Intake Description
1	Respondent allegedly caused damage to a metal I-Beam during a home inspection and proceeded to fix it without permission from the seller. The home seller is now unable to proceed with the sale of the property with the buyer.
2	Respondent allegedly missed a number of major things in his inspection of complainant's property.
3	Respondent allegedly placed a sticker on complainant's property advertising his services.
4	Respondent allegedly performed a home inspection while his license was expired.
5	Alleged inspection of home with multiple issues that might have been missed or not made known to the complainant prior to home purchase.
6	Respondent allegedly missed several issues during a home inspection that were pointed out to the complainant by her maintenance man after purchase of home.
7	Respondent allegedly detected a carbon monoxide level of 334 parts per million during a home inspection and didn't notify anyone or take any safety measures.
8	Alleged inaccurate home inspection.
9	Respondent allegedly missed a major issue in an inspection pertaining to trusses which has led to a home sale falling through.
10	Alleged failure to identify considerable hail damage during roof inspection.
11	Respondent allegedly uses a flawed inspection report and flagged something as a "Significant Defect" when it wasn't defective. This caused further inspectors to get involved and delayed the home sale.
12	Alleged discrepancy in advertising home inspection prices on website and currently unlicensed.
13	Respondent allegedly didn't identify an issue with a flat porch roof that had advanced wood rot in several places.
14	Respondent allegedly made inappropriate and unethical comments about complainant's home to the potential buyer during home inspection which led to buyers revoking their offer.
15	Respondent allegedly missed a bad roof on home inspection report.