

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

IN THE MATTER OF	:	
UNLICENSED PRACTICE BY	:	
	:	FINAL DECISION AND SPECIAL
VERSIE L. SHANNON SR.,	:	ORDER OF INJUNCTION
RESPONDENT.	:	WIS. STAT. § 440.21

Division of Enforcement Case No. 05 UNL 123

The parties to this action for the purposes of Wis. Stat. § 227.53 are:

Versie L. Shannon Sr.
2523 21st Street
Racine, WI 53403

Wisconsin Department of Regulation and Licensing
P.O. Box 8935
Madison, WI 53708-8935

Wisconsin Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final decision of this matter, subject to the approval of the Department of Regulation and Licensing (“the Department”). The Department has reviewed this Stipulation and considers it acceptable.

Accordingly, the Department in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. Respondent Versie L. Shannon Sr. is not and has never been registered as a home inspector in the state of Wisconsin pursuant to Wis. Stat. § 440.972.

2. Wis. Stat. § 440.9712(1) prohibits any person from acting as a home inspector, using the title “home inspector,” using any title or description that implies he or she is a home inspector, or representing himself or herself to be a home inspector in Wisconsin unless that person is registered as a home inspector through the Department of Regulation and Licensing, and pursuant to the rules and regulations set forth by the Department.

3. On or about November 18, 2004, Versie L. Shannon Sr. entered into an “Agreement for Home Inspection Services” with Shanika Sutton whereby Mr. Shannon referred to himself as an “inspector” and agreed to perform a home inspection of property

at 1817 Grand Avenue, Racine, WI 53403. Mr. Shannon completed the home inspection on or about November 18, 2004.

4. Versie L. Shannon Sr. maintains that the November 18, 2004 home inspection was the only home inspection he

has ever performed. The Department's investigation has not revealed otherwise.

5. Versie L. Shannon Sr. understands that he needs to be registered as a home inspector in Wisconsin before he can perform any further home inspections in this state.

CONCLUSIONS OF LAW

1. The Wisconsin Department of Regulation and Licensing has jurisdiction over this matter pursuant to Wis. Stat. § 440.21.

2. The Wisconsin Department of Regulation and Licensing is authorized to enter into this stipulated resolution of this matter pursuant to Wis. Stat. § 227.44(5).

3. By performing a home inspection without being registered as a home inspector in Wisconsin, Versie L. Shannon Sr. has engaged in the unlicensed practice of home inspection in violation of Wis. Stat. § 440.9712(1).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that Respondent Versie L. Shannon Sr. is ENJOINED and PROHIBITED from the acting as a home inspector, using the title "home inspector," using any title or description that implies he is a home inspector, or representing himself to be a home inspector in the state of Wisconsin unless and until he obtains a home inspector registration in Wisconsin.

IT IS FURTHER ORDERED that Respondent Versie L. Shannon Sr. be, and hereby is, notified that any person who violates a special order such as this after it is issued, may be required under Wis. Stat. § 440.21 to forfeit not more than \$10,000.00 for each offense, and that each day of continued violation constitutes a separate offense.

This order shall become effective on the date of its signing.

WISCONSIN DEPARTMENT OF REGULATION AND LICENSING

By: Secretary Celia M. Jackson

4/20/07