

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

CHAD T. IMME,
RESPONDENT.

:
:
: FINAL DECISION AND ORDER
:
:

ORDER 0007201

Division of Legal Services and Compliance Case No. 18 RHI 023

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

Chad T. Imme
Big Bend, WI 53103

Wisconsin Department of Safety and Professional Services
P.O. Box 8366
Madison, WI 53708-8366

Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190
Madison, WI 53707-7190

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Wisconsin Department of Safety and Professional Services (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, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondent Chad T. Imme (Birth Year 1973) is registered by the State of Wisconsin as a home inspector, having registration number 3058-106, first issued on May 31, 2017 and current through December 14, 2022. Respondent's most recent address on file with the Department is in Big Bend, Wisconsin 53103.

2. On October 16, 2018, the Department received a complaint alleging that Respondent performed an inadequate home inspection. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 18 RHI 023 for investigation.

3. On August 20, 2018, Respondent performed a home inspection on Complainant's property located in Danbury, Wisconsin.

4. The Department reviewed Respondent's home inspection report and determined that the report was deficient as follows:

- a. Respondent failed to properly observe and describe the condition of the garage door operators and walkways, and retaining walls that abut the dwelling unit. [Wis. Admin. Code § SPS 131.32(5)(a)4. and 7.].
- b. Respondent failed to properly observe and describe the condition of the sump pump. [Wis. Admin. Code § SPS 131.32(6)(a)5.].
- c. Respondent failed to properly observe and describe the operation of ground fault circuit interrupters. [Wis. Admin. Code § SPS 131.32(7)(a)8.].
- d. Respondent failed to properly observe and describe the condition of the property's walls, ceilings, and floors. [Wis. Admin. Code § SPS 131.32(8)].
- e. Respondent failed to properly observe and describe the condition of the property's central air conditioning. [Wis. Admin. Code § SPS 131.32(10)].
- f. Respondent failed to properly observe and describe the condition of the property's insulation and ventilation. [Wis. Admin. Code § SPS 131.32(11)].

5. On January 2, 2020, the Department received an updated home inspection report from Respondent. A review of the report found that the report complied with Wis. Admin. Code § SPS 131.32.

6. In resolution of this matter, Respondent consents to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Department of Safety and Professional Services has jurisdiction to act in this matter pursuant to Wis. Stat. § 440.978, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. By the conduct described in the Findings of Fact, Respondent violated Wis. Admin. Code § SPS 131.33(1)(c) by failing to submit a written report to a client that describes the condition of any items identified in Wis. Admin. Code § SPS 131.32 that a home inspector is required to inspect.

3. By the conduct described in the Findings of Fact, Respondent violated Wis. Stat. § 440.975(2) and Wis. Admin. Code § SPS 131.31(1) by failing to perform a reasonably competent and diligent inspection.

4. As a result of the above violations, Respondent is subject to discipline pursuant to Wis. Stat. § 440.978(2)(m).

ORDER

1. The attached Stipulation is accepted.
2. Respondent Chad T. Imme is REPRIMANDED.
3. Within ninety (90) days from the date of this Order, Respondent Chad T. Imme shall pay the COSTS of this matter in the amount of \$1,005.00.
4. Payment of costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondent to the Department Monitor at the address below:


Department Monitor
Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190, Madison, WI 53707-7190
Telephone (608) 267-3817; Fax (608) 266-2264
DSPSMonitoring@wisconsin.gov

You may also submit this information online via DSPS' Monitoring Case Management System at: <https://dspsmonitoring.wi.gov/>

5. In the event Respondent violates any term of this Order, Respondent's registration (number 3058-106), or Respondent's right to renew his registration, may, in the discretion of the Department or its designee, be SUSPENDED, without further notice or hearing, until Respondent has complied with the terms of the Order. The Department may, in addition and/or in the alternative, refer any violation of this Order to the Division of Legal Services and Compliance for further investigation and action.

6. This Order is effective on the date of its signing.

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

by: 
Aloysius Rohmeyer, Chief Legal Counsel
On Behalf of the Department

2/1/2021
Date

STATE OF WISCONSIN
BEFORE THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

IN THE MATTER OF DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	STIPULATION
CHAD T. IMME,	:	
RESPONDENT.	:	

Division of Legal Services and Compliance Case No. 18 RHI 023

Respondent Chad T. Imme and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:


1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondent consents to the resolution of this investigation by Stipulation.
2. Respondent understands that by signing this Stipulation, Respondent voluntarily and knowingly waives the following rights:
 - the right to a hearing on the allegations against Respondent, at which time the State has the burden of proving those allegations by a preponderance of the evidence;
 - the right to confront and cross-examine the witnesses against Respondent;
 - the right to call witnesses on Respondent's behalf and to compel their attendance by subpoena;
 - the right to testify on Respondent's own behalf;
 - the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision;
 - the right to petition for rehearing; and
 - all other applicable rights afforded to Respondent under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.
3. Respondent is aware of Respondent's right to seek legal representation and has been provided an opportunity to obtain legal counsel before signing this Stipulation.
4. Respondent agrees to the adoption of the attached Final Decision and Order by the Wisconsin Department of Safety and Professional Services (Department). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondent waives all rights to any appeal of the Department's order, if adopted in the form as attached.
5. If the terms of this Stipulation are not acceptable to the Department, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of Legal Services and Compliance for further proceedings. In the event that the

Stipulation is not accepted by the Department, the parties agree not to contend that the Department has been prejudiced or biased in any manner by the consideration of this attempted resolution.

6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Department ever assigned as an advisor in this investigation may appear before the Department in open or closed session, without the presence of Respondent, for purposes of speaking in support of this agreement and answering questions that any member of the Department may have in connection with deliberations on the Stipulation. Additionally, any such advisor may vote on whether the Department should accept this Stipulation and issue the attached Final Decision and Order.

7. Respondent is informed that should the Department adopt this Stipulation, the Department's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

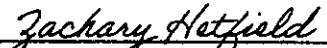
8. The Division of Legal Services and Compliance joins Respondent in recommending the Department adopt this Stipulation and issue the attached Final Decision and Order.



Chad T. Imme, Respondent
Big Bend, WI 53103
Credential No. 3058-106

1-12-21

Date



Zachary Hetfield, Attorney
Division of Legal Services and Compliance
P.O. Box 7190
Madison, WI 53707-7190

1/14/21

Date