

## **BUILDING INSPECTION AGREEMENT**

It is AGREED between the Town of Spider Lake and Boss Inspection Inc., 12014N Mosquito Brook Rd., Hayward, Wisconsin, 54843, that Boss Inspection Inc. is designated as the building inspector for the Town of Spider Lake, Sawyer County, Wisconsin, for a one (1) year period beginning on October 6, 2025. After one year, this agreement will continue in effect unless terminated by either party sending written notice of termination at least 30 days in advance of the effective date of the termination. The agreement may be terminated at any time with mutual consent. The Town of Spider Lake shall have Boss Inspection Inc., perform the services outlined herein required by Wisconsin State Statutes or regulation, by county ordinance or by local ordinance.

The scope of services to be provided by Boss Inspection Inc., include the administration, fee collection and the notification of noncompliance of the Wisconsin Uniform Dwelling Code (U.D.C.) as per Wisconsin Department of Safety and Professional Services Administrative Code- SPS 320 to 325, and State of Wisconsin, Statutes 101.65 and 101.76 for the Town of Spider Lake.

The Town of Spider Lake hereby acknowledges that these contracted services are for structures that are one and two family dwellings and accessory structures (including accessory structure located in the A-1 Zone District). This agreement does not include such items as POWTS (private on-site waste systems), commercial buildings, legal work, zoning matters, culverts and fire ordinances.

The Town of Spider Lake authorizes the inspector to issue stop work orders on jobs where necessary and to carry out his duties under the Town's Uniform Dwelling Code Ordinance. This authority could be exercised in cases of noncompliance, nonpayment of fees or refusal to permit the inspector on the premises.

The building inspector further agrees to attend any meeting he is requested to attend by the town board, for purposes of consultation, code information, legal advice or whatever the town board deems pertinent.

The building inspector shall maintain current State certification in all categories, namely construction, H.V.A.C., electrical, and plumbing. He shall receive no Workers Compensation, Unemployment Compensation or Social Security coverage from the Town.

Boss Inspection Inc. shall be responsible for liability coverage.

Boss Inspection Inc. shall hold the Town of Spider Lake harmless for his acts within the scope of his duties.

The building inspector, at his expense, shall maintain the right to have another certified building inspector do inspections, to have qualified individuals do occasional spot checks and to use secretarial staff as necessary to fulfill the inspection service as specified by the Department of Commerce.

Fees for each inspection service shall be paid directly by the owner or the owner's representative to the building inspector.

The rates for an inspection are as follows:

New Dwellings: \$740.00 plus \$0.34 per square foot of finished interior area (including finished basements, but not including attached garages, unfinished basement, breezeways, or decks) plus \$36 for state seal

Fees for dwellings with neither plumbing, heating or electrical systems shall be 75% of the normal fee

Manufactured Dwellings/Homes: 75% of the normal fee for any closed-panel

manufactured areas and full fee for site built areas.

### **Additions & Alterations**

0-500 Square Feet \$520.00 plus \$0.34 per square foot of finished interior area.

501 Square Feet or more \$740.00 plus \$0.34 per square foot of finished interior area

Decks over 100 Square Feet attached to or used as an exit path from existing dwellings \$360.00

### **Accessory Buildings**

\$360.00 (with electricity, plumbing or heating add \$150.00 per service)

Foundations for existing dwelling units \$360.00



- 1) Said fee includes plan review, inspections, collection, travel expenses, forms, postage, issuing noncompliance reports, State correspondence, and one time reinspection for noncompliance.
- 2) If there are unusual design plans, Boss Inspection Inc. shall be allowed to make additional charges to the homeowner.
- 3) Fees may be charged to the homeowner at \$120.00 per occurrence if additional are required because earlier inspections show that work is not in compliance with applicable codes or laws.
- 4) A fee of \$380.00 will be charged to the homeowner if construction is started without a permit.
- 5) \$380.00 will be charged to the homeowner if the building is occupied before an occupancy inspection is performed.
- 6) The building inspector shall be allowed to retain all such fees.
- 7) The building inspector may collect fees at the rate of \$.54 per mile plus \$86.00 per hour for services provided in addition to those outlined herein. This would be such services as court appearances, legal work, code interpretation, meetings, etc.
- 8) When a permit is more than two years old and either the dwelling exterior is not completed or there is unfinished critical health or safety items, a fee of 25% of the normally applicable fees will be due.

The agreement may be terminated immediately upon written notice by the Town of Spider Lake as to the building inspector for fraud, deceit, loss of certification, negligence, incompetence, misconduct, criminal charges related to duties, conflict of interest or any violation of this agreement.

This agreement may be terminated by the Boss Inspection Inc as to the Town for noncooperation or any violation of this agreement.

Dated: 10/29/25

Town of Spider Lake

By [Signature]

Town Chairperson

Dated: 10.29.25

Attest Bianca deary

Town Clerk

Dated: 10/6/25

[Signature]  
Jonathan Boss (President)  
8016-UCI