

June 12, 2025

City of Dodgeville
1111 W 2nd Ave
Dodgeville, WI 53520

Hello City of Dodgeville,

As the owner and founder of 3C Inspect LLC, I understand the critical need for exceptional inspection and zoning services in your community. The City of Dodgeville requires competent inspection services for builders, businesses, and prospective projects. These services are essential to ensure that all construction and business operations meet the necessary standards and regulations. 3C Inspect is committed to providing the community with the attention it needs to maintain growth.

We are State certified in all areas necessary for the city's delegation with the State, including plan reviews and inspections. Our knowledgeable staff is equipped to address the complex questions regarding local and state requirements, ensuring that all projects comply with the necessary regulations. Furthermore, we collaborate closely with other city department heads to keep them informed and involved in projects as needed.

At 3C Inspect, we take our responsibility to contracted communities seriously, prioritizing the health and safety of residents. Our staff is trained to handle even the most challenging customers with professionalism and care. We pride ourselves on educating the public, contractors, and city staff about building codes and regulations.

Moreover, we have a comprehensive understanding of zoning and its application, ensuring that prospective projects are managed professionally and without oversight. We have also secured the necessary insurance coverage to operate with confidence and reliability.

We look forward to the opportunity to serve the City of Dodgeville and contribute to its ongoing growth and development.

Sincerely,

Ryan Lindsey

Ryan Lindsey, Combination Building Inspector
3C Inspect LLC
3cinspect@gmail.com
(608) 558 6055

The City of Dodgeville Building Inspection and Zoning Services Proposal

Submitted to: The City of Dodgeville

Introduction

We appreciate the opportunity to submit our proposal in response to The City of Dodgeville request for proposals (RFP) for contracted building inspection zoning services. 3C Inspect LLC is a highly qualified firm with extensive experience in providing comprehensive building inspection services. These services include plan review, permit issuance, commercial and residential inspections for construction, HVAC, plumbing, and electrical systems. Additionally, the company maintains thorough inspection records and reports, enforces codes, and attends meetings as required.

Qualifications and Experience

3C Inspect LLC has been a trusted provider of building inspection services for over 4 years. We pride ourselves on our certified professionals who are well-versed in both State and Municipality building codes. Our inspectors hold relevant certifications and licenses, ensuring that all inspections meet the highest standards of quality and compliance.

State Delegation

The State delegation for plan review and inspections in the city of Dodgeville will continue with 3C Inspect LLC as your building inspection service. Notifying the State about the contractor change is straightforward. We hold all the State credentials to continue the delegated authority.

- Electrical Inspection Agency: Credential/License Number: 1572742 - EIA
- UDC Inspection Agency: Credential/License Number: 042300024 - UDC
- Commercial Building Inspector: Credential/License Number: 980222 - CBI

Primary Contact

I, Ryan Lindsey, the Lead Inspector and State Certified Building Official, bring 18 years of experience in building inspections and code enforcement to this role. I will delegate duties to my subcontractor, ensuring seamless operation even in my absence. Should I be unavailable, my subcontractor will assume my responsibilities and assist the public. Rest assured; I will always remain available for my subcontractor to contact should they require any assistance during my absence.

Louie Field, the owner of LM Inspect LLC, is also a valuable part of our team, assisting as a 1099 contractor under 3C Inspect LLC. LM Inspect LLC is exclusively contracted with 3C Inspect LLC and does not provide services for other inspection agencies or communities.

3C Inspect LLC shall be the sole business name used in all public communications. The names of subcontractors will not be disclosed to the public. Subcontractors are required to use the 3C Inspect LLC name when referencing the entity providing services.

Personnel Certifications

- **Ryan Lindsey** - Lead Inspector and Owner of 3C Inspect LLC,
 - **State Certifications with Credential #:**
 - UDC-Construction Inspector #080500024
 - UDC Plumbing Inspector #030600025
 - UDC-HVAC Inspector #080500023
 - UDC-Electrical Inspector #030600024
 - Commercial Building Inspector #980222
 - Commercial Plumbing Inspector #980222
 - Commercial Electrical Inspector #980222
 - Fire Detection, Prevention, and Suppression Inspector #980222
 - **ICC International Code Council (ID#5280576)**
 - Commercial Building Inspector, Commercial Electrical Inspector, Commercial Mechanical Inspector, Commercial Energy Inspector, Residential Building Inspector.
- **Louie Field** – Owner of LM Inspect LLC
 - **State Certifications with License #:**
 - UDC-Construction Inspector #8028-UCI
 - UDC-HVAC Inspector #8024-UHI
 - UDC-Electrical Inspector #8036-UEI

Individual Training

3C Inspect LLC is committed to exceeding the state's hour requirements for training and education to renew credentials. The company actively seeks out training opportunities within Wisconsin and ensures attendance at all available sessions that align with their schedule. This dedication to continuous improvement reflects 3C Inspect LLC's emphasis on maintaining the highest standards of professionalism and expertise in their field.

Ryan Lindsey has completed more than 530 hours of state-recorded continuing education. He has also acquired international certifications recognized nationwide to further his knowledge. As a member of the Southwestern Wisconsin Building Inspectors Association (SWWBIA) and the Southwestern Wisconsin Electrical Inspectors Association (SWWEIA), he stays up to date with quarterly meetings and

group emails on State developments. Ryan has also recently taken four separate three-day classes through the University of Wisconsin engineering department.

Louie Field is new to the occupation and has limited training. 3C Inspect LLC selected Louie because of his work ethic and keen eye for inspections. He has been shadowing Ryan Lindsey on inspections and learning permit processing. Louie has been observing how Ryan interacts with contractors, homeowners, and businesses. Currently he is pursuing the UDC Plumbing Inspector Certification, with an expected completion date of September 1, 2025. This will lead to his attainment of the Commercial Building Inspector Certification, anticipated to be completed in 2026.

Zoning Advisor

Nic Miles has collaborated with 3C Inspect LLC to serve as the team's zoning advisor. Zoning can be intricate and challenging to navigate, but Nic possesses the expertise to ensure that complex zoning issues are managed efficiently and effectively.

CERTIFICATIONS

Property Maintenance and Housing Inspector - International Code Council

Zoning Inspector - International Code Council

Certified Code Enforcement Officer - International Code Council

Intermediate Code Enforcement - Oregon Code Enforcement Association

Proposed Allocation of Responsibilities between the Contractor and City Staff regarding:

Building Permit Applications

The collecting, processing, and approval of applications will be facilitated by permitting software provided by the contractor 3C Inspect LLC. The software, wipermit.com is fully State approved for one and two-family dwelling permit submittals and recording at the state level. This software is versatile and works for all residential and commercial applications, whether for new buildings or remodeling projects. Additionally, it can handle other items such as fences, pools, and driveways. The software is capable of recording contractor information in its database. Plans and documents may be included and submitted with the application. Once a contractor is in the database, the user can search for the contractor, and it will autofill the required fields.

Plan Review

As an initial point of contact for various projects, 3C Inspect recognizes the critical importance of providing precise information. This ensures that plans obtain the necessary approvals for State plan review, as well as City Department or committee endorsements, including Public Works, Zoning, and Plan Commission, prior to the issuance of a building permit.

Kindly note that the proposal includes both PLAN A and Plan B options.

Fee Calculation and Collection

3C Inspect LLC will calculate the fees. The wipermit.com software calculates the cost using the fee schedule, based on the application information and the category assigned by the inspector. This ensures transparency and accuracy in the fee calculation process, providing both the contractor and the City with clear and reliable financial information. Our advanced system reduces errors and saves time, allowing for quicker processing and approval of application.

Plan A

3C Inspect shall be responsible for the collection and processing of fee payments. The use of wipermit.com will be used for electronic payments.

Plan B

The City shall be responsible for the collection and processing of fee payments. The use of wipermit.com may be used for electronic payments.

Issuing Building Permits

Plan A

3C Inspect LLC will handle the complete responsibility of permit processing. Each application will receive a permit number and a building placard. Applicants will receive an email with the approved application and placard for printing and displaying. If the applicant is unable to print their own application and placard, 3C Inspect will print and mail it.

3C Inspect LLC is to collect the fees, it will be the responsibility of 3C Inspect to track applications for payment. This involves monitoring the status of each application and ensuring that all associated fees are collected promptly.

Plan B

Permit applications will be processed by 3C Inspect LLC. Once an application has been reviewed by the inspector and all required information, plans, and approvals are in place, the inspector will select the appropriate permit fees for the application. The inspector will then change the status of the application to "Waiting for Payment". An email will be sent to the applicant with a detailed list of fee amounts and payment options. Each application will receive a permit number and a building placard. Upon receipt of payment, City Staff will finalize processing the application by changing the application status to "Approved". City staff will then email the approved application and placard to the applicant with ease using the wipermit.com dashboard. Applicants will receive an email with the approved

application and placard for printing and displaying. If the applicant is unable to print their own application and placard, City staff will print and mail it.

The city is to collect the fees, it will be the responsibility of the City to track applications for payment. This involves monitoring the status of each application and ensuring that all associated fees are collected promptly.

Use of permitting software wipermit.com

Plan A

No setup or annual fee

Plan B

Initial setup fee \$1,000.00

Annual fee \$1,000.00

Fee Distribution

Plan A

3C Inspect LLC will retain the full amount of the permit fees.

Plan B

The permit fees will be split as 90/10. 3C Inspect LLC will invoice the city monthly for 90%.

Permit Reports

Wipermit.com can provide permit Reports. City Staff, typically the clerk, will be given access to the program for generating monthly reports on an Excel spreadsheet. This ensures that all permit activity is meticulously recorded and easily accessible for review and auditing purposes.

The city is to collect the fees, it will be the responsibility of the City to track applications for payment. This involves monitoring the status of each application and ensuring that all associated fees are collected promptly.

Scheduling Inspections

The scheduling of inspections will be arranged directly with 3C Inspect LLC or its sub-contractor. The scheduler may contact the inspectors via phone call, text message, or email.

Compensation

Building Inspection Fee: 3C Inspect LLC has a standard Building Permit Fee Schedule that is used in all their contracted jurisdictions. It is proposed to use this Fee Schedule for the City of Dodgeville. All other requested services not associated with the standard permitting processing and permitted building inspections will be charged at an hourly rate of seventy-five dollars (\$75.00) an hour. There will be no charge for mileage. Invoices will be submitted at the start of each month. See attached Fee Schedule.

Zoning Fee: The proposed zoning fees are provided in the appendix of this document.

Inspector weekly hours and availability

We present the following schedule, designed to meet the needs of the City while allowing for our continued service to our other communities. Please note that this is open to discussion and modification.

- Onsite inspection availability: Monday and Wednesday (primary), Tuesday, Thursday, and Friday (secondary if available) Inspection hours: 8am-3pm (flexible as needed for projects).
- Permit applications will be processed, and phone calls and emails will be responded to from Monday to Friday.
- Conduct a weekly review of the city for unpermitted building activity from March 1st to November 30th, and as needed during winter (1hr charge, this is an additional service if wanted)
- Ryan Lindsey is available for City Hall night meetings upon request (1hr charge minimum)

Township inspections will be scheduled as appropriate.

Methods of Contact

3C Inspect LLC available contacts for City staff and public:

- Cell phone
- Voicemail
- Text
- Email

Communities

3C Inspect LLC provides Building Inspection Services to the following communities:

- City of Monroe – Population 10,272
- Township of Albany – Population 1,207

- Township of Cadiz – Population 632
- Township of Clarno – Population 1,079
- Township of Spring Grove – Population 928
- Township of Sylvester – Population 809
- Village of Mount Horeb – Population 7,754

Start Date of Services

3C Inspect LLC can provide services on the anticipated date of the RFP of June 2, 2025. We are prepared to meet all specified requirements to ensure a seamless operation of our inspection services.

References

Rob Jacobson (608) 426-5010
Director of Administrative Services, City of Monroe
1110 18th Ave Monroe, WI 53566

Collin Nack (608) 558-5917
2nd Supervisor, Town of Clarno
W6764 Cty Rd B Monroe, WI 53566

Larry (Rick) Harding (608) 295-6616
1st Supervisor, Town of Spring Grove
N2475 Hwy GG ., WI 53520

Deb Cline (608) 558-4787
Deputy Clerk, Town of Albany
N6065 Cty Hwy E Albany, WI 53502

Final Remarks

3C Inspect LLC is confident in our ability to provide high-quality building inspection services to the City of Dodgeville. We look forward to the opportunity to contribute to the safety and growth of your community. Thank you for considering our proposal.

Contact Information:

Ryan Lindsey
Owner/Building Inspector, 3C Inspect LLC
2038 Ridgeway Rd, Monroe WI 53566
608-558-6055
3cinspect@gmail.com

Appendix

Ryan Lindsey Resume

Nic Miles Resume

Building Permit Fee Schedule

Zoning Fee Schedule

3C Inspect LLC Certificates of Insurance

LM Inspect LLC Certificates of Insurance

Proposed Contract Form

RYAN LINDSEY

2038 Ridgeway Rd Monroe WI 53566 · 608-558-6055
3CINSPECT@gmail.com

Construction has been a lifelong interest of mine, spanning over 30 years during which I progressed from a union carpenter apprentice to a journeyman and finally to an inspector. For the past 18 years, I have provided building inspection services for multiple municipalities in Wisconsin.

PROFESSIONAL EXPERIENCE

March 2021 – Present

BUILDING INSPECTOR, 3C INSPECT LLC (OWNER)

Providing comprehensive building inspection services for the City of Monroe, WI. Responsibilities include building permitting, plan review, and inspections in accordance with state-adopted building codes. Conducting inspections in construction, electrical, plumbing, and HVAC fields for both commercial and residential properties. Additionally, offering code interpretations as the Authority Having Jurisdiction (AHJ).

March 2014 – March 2021

BUILDING INSPECTOR, ZONING ADMINISTRATOR, AND PROPERTY MAINTENANCE INSPECTOR FOR THE CITY OF MONROE, WI

As a city employee, I was responsible for building permitting, plan review, and inspections. My duties included enforcing state-adopted building codes and conducting inspections for construction, electrical, plumbing, and HVAC systems for both commercial and residential properties. Additionally, I handled zoning reviews, approvals, changes of zoning, variances, and other related tasks. I also enforced property maintenance codes on dilapidated sites and provided code interpretations as the Authority Having Jurisdiction (AHJ).

March 2007-March 2014

ASSISTANT BUILDING INSPECTOR FOR THE CITY OF FITCBURG, WI

As a city employee, I am responsible for building permitting, plan review, and inspections. This includes enforcing state-adopted building codes and conducting inspections for construction, electrical systems, plumbing, and HVAC in both commercial and residential properties. Additionally, I provide code interpretations as the Authority Having Jurisdiction (AHJ).

January 2007-May 2016

BUILDING INSPECTOR, ZONING ADMINISTRATOR AND PROPERTY MAINTENANCE INSPECTOR FOR THE CITY OF BRODHEAD, WI

As a part-time city employee, I handle building permitting, plan reviews, and inspections. I enforce State building codes and inspect construction, electrical, plumbing, and HVAC for both commercial and residential properties. I conduct zoning reviews, approve changes, and enforce property maintenance codes on dilapidated sites. Additionally, I provide code interpretations as the Authority Having Jurisdiction (AHJ).

EDUCATION

JUNE 2000

ASSOCIATE DEGREE IN ELECTRONIC ENGINEERING, HERZING COLLEGE

JUNE 2001

BACHELOR DEGREE IN COMPUTER SCIENCE, HERZING COLLEGE

CERTIFICATIONS/LICENSE

STATE OF WISCONSIN

State of WI Commercial Building Inspector
State of WI Commercial Plumbing Inspector
State of WI Commercial Electrical Inspector
State of WI UDC Construction Inspector
State of WI UDC Plumbing Inspector
State of WI UDC Electrical Inspector
State of WI UDC HVAC Inspector
State of WI Fire Detection, Prevention and Suppression Inspector
State of WI UDC Inspection Agency
State of WI Electrical Inspection Agency

INTERNATIONAL CODE COUNCIL

Commercial Building Inspector
Commercial Electrical Inspector
Commercial Energy Inspector
Commercial Mechanical Inspector
Residential Building Inspector

Nic Miles

Contact Information

nicmiles123@gmail.com
(503) 857-6494

EDUCATION

Linfield University, McMinnville, OR
Bachelor of Arts, Mass Communication
May 2013

CERTIFICATIONS

Property Maintenance and Housing Inspector - *International Code Council, valid 8/26/26*
Zoning Inspector - *International Code Council, valid until 9/28/25*
Certified Code Enforcement Officer - *International Code Council, valid until 10/20/25*
Intermediate Code Enforcement - *Oregon Code Enforcement Association (80+ training credits)*

MEMBERSHIPS

American Planning Association (Wisconsin Chapter) - *Member*
Wisconsin Code Officials Alliance - *Member*

WORK EXPERIENCE

Zoning Administrator - *City of Stoughton. Stoughton, WI*

April 2024 - Present

- Administer the zoning code, issue land use permits, answer zoning questions, review site plans for compliance with codes, and process rezoning requests
- Conduct zoning inspections and complaints and processes violations with written and verbal correspondence up to and including attendance at Municipal Court as needed to support violation documentation
- Attend Planning Commission Meetings as Secretary to Commission; coordinate meetings, prepare publications, and transact Commission business as required
- Assist the Director in Comprehensive Plan amendments, Census updates and planning functions such as report preparation, data collection, and site plan review
- Revise and refine code to more effectively apply zoning standards to new developments rather than rely of planned development process

Code Compliance Officer II (Lead) - *City of McMinnville. McMinnville, OR*

January 2020 - Present

- Managed code compliance staff and response to complaints regarding violations of the McMinnville Municipal Code; Assign and manage staff caseloads, review work and provide feedback and guidance on sensitive and complex issues
- Developed and revised municipal code language to better serve community and address current and future issues
- Represented code compliance office at legal hearings, City Council meetings and other public and community events
- Solicited abatement bids, manage cleanup projects on public and private property, and generate final reports
- Guided applicants through necessary permitting process to resolve code violations, and assist in review

of applications for completeness

- Participate in City budgeting process and manage annual abatement fund
- Manage community Fall Haul cleanup event and Splash and Scrub volunteer graffiti removal program

Code Compliance Officer I - *City of McMinnville, McMinnville, OR*

September 2018 - January 2020

- Responded to citizen and staff complaints regarding public health and safety code violations
- Conducted inspections and work with property owners to resolve any code violations
- Submitted reports and findings to supervisor and hearings officers as required
- Maintained highly organized records, correspondences, photographs and inspection reports

Project Manager - *Rogers Construction, McMinnville, OR*

April 2017 - August 2018

- Assisted with creating weekly crew and equipment schedules
- Coordinated with on-site crew, sub-contractors and clients to monitor and adjust timelines as needed
- Inventoried and organized raw material deliveries both at shop and on-site
- Traveled between multiple job sites to deliver supplies or meet with crew
- Monitored each project to ensure all aspects were completed per proposal specifications



BUILDING PERMIT FEE SCHEDULE

Building Groups

Group 1 - Residential buildings in which families or household live, rooming houses, residential garages, and storage sheds (this group does not include hotels, motels, or institutional buildings).

Group 2 - General and professional offices, barber shops, beauty parlors, bowling alleys, dry-cleaning establishments, clinics, natatoriums, shelters, hotels and motels, Taverns, restaurants, cafeterias, retail establishments, commercial garages and service stations. Churches, assembly halls, theaters, exhibition buildings, educational institutions, hospitals, nursing homes, places of detention, gymnasiums, daycare centers, arenas, laboratories, lodge halls, funeral homes, libraries, skating rinks, dance halls, and armories.

Group 3 - Warehouses, freight terminals, storage buildings, refrigeration storage, factories, machine shops, electric sub-stations, sewage treatment plants, heating plants, steam and electric generating plants, transformer vaults and other buildings not classified in Groups 1-3.

NEW CONSTRUCTION FEES

Building Permits

Group 1 \$0.15 per square foot with a minimum fee of \$100

Group 2 \$0.30 per square foot with a minimum fee of \$150

Group 3 \$0.20 per square foot with a minimum fee of \$150

Electrical Permits

Group 1 \$0.060 per square foot with a minimum fee of \$100

Group 2 \$0.060 per square foot with a minimum fee of \$150

Group 3 \$0.050 per square foot with a minimum fee of \$150

Plumbing Permits

Group 1 \$0.060 per square foot with a minimum fee of \$100

Group 2 \$0.060 per square foot with a minimum fee of \$150

Group 3 \$0.050 per square foot with a minimum fee of \$150.

Heating/Ventilating/Air Conditioning Permits

Group 1 \$0.060 per square foot with a minimum fee of \$100

Group 2 \$0.060 per square foot with a minimum fee of \$150

Group 3 \$0.050 per square foot with a minimum fee of \$150.

Automatic fire suppression and/or fire alarm system inspection permit

Required for new construction or when new system installed in existing building

Group 1 \$0.060 per square foot with a minimum fee of \$100

Group 2 \$0.060 per square foot with a minimum fee of \$150

Group 3 \$0.050 per square foot with a minimum fee of \$150

GENERAL NOTES

Areas included for fee calculation purposes shall include all floor levels, basement, attached garages, porches and all spaces enclosed and under roof.

The Building Inspection Department will be responsible for calculating the square footage of all buildings.

All permit fees are rounded to the nearest dollar.

ALTERATIONS AND REPAIRS TO EXISTING BUILDINGS

Building Permits 1% of building construction cost or a minimum fee whichever is greater -

Residential \$60

Commercial \$150

Electrical Permits 1% of electrical construction cost or a minimum fee whichever is greater -

Residential \$60

Commercial \$100

Plumbing Permits 1% of plumbing construction cost or a minimum fee whichever is greater -

Residential \$60

Commercial \$100

Heating/Ventilating/Air Conditioning Permits 1% of heating/ventilating/air conditioning cost or a minimum whichever is greater -

Residential \$60

Commercial \$100

GENERAL NOTES

Construction cost includes labor and materials (Projects that have no labor cost will have materials cost doubled for permits fees)

The Building Inspector shall be responsible for estimating construction costs utilizing information provided by permit applicants.

All permit fees are rounded to the nearest dollar.

A person who proceeds with work for which a permit is required before obtaining a permit shall pay twice the fee.

Building code reviews and any services requested by the Municipality outside of the normal permitted inspections will incur a \$75.00 hourly charge.

MISCELLANEOUS FEES AND REQUIREMENTS

Moving of Buildings/Structures ½ of rates charged for new construction. (Minimum of \$200 per structure)

Demolition \$60 per residential building, \$100 per commercial building

Permit to Start Early Construction \$200 per residential permit, \$400 per commercial permit

Wisconsin Uniform Building Permit Seal per seal \$60

Additional and Miscellaneous Inspections \$150 per inspection

Residential Plan Review single family residential \$100

multi-family residential \$200

Commercial Plan Review New Structures 0 - 25,000 cubic feet \$150, 25,001 - 50,000 cubic feet \$250

Commercial Plan Review Remodels 0 - 25,000 cubic feet \$150, 25,001-50,000 cubic feet \$200, 50,001 -100,000 cubic Feet 300.00

Review of Plans that have been examined by Wisconsin Dept. of Safety & Professional services (DSPS) New Structures, Additions, Remodels \$100

Erosion Control Permit Residential \$200, Commercial \$300

INSPECT LLC

ZONING REVIEW FEES

One- and Two-Family Dwelling

New \$100

Addition \$60

Accessory buildings \$60

Fence \$60

Deck \$60

Pool \$60

Commercial Building

New \$200

Addition \$150

Accessory Building \$100

Industrial Building

New \$200

Addition \$150

Accessory Building \$100

Sign

24 sq ft or less \$60

More than 24 sq ft \$100



THREE-1

OP ID: AS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Lanz & McArdle Agency Inc.
1022 17th Ave. PO Box 116
Monroe, WI 53566
Agency Account

608-325-9126

CONTACT NAME: Mitch McArdle

PHONE (A/C, No, Ext): 608-325-9126

FAX (A/C, No): 608-325-9128

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Cincinnati Insurance Company

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED
3C Inspect LLC
Ryan Lindsey
2038 Ridgeway Road
Monroe, WI 53566

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			ENP 0610702	04/02/2024	04/02/2025	EACH OCCURRENCE \$ 1 Million DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1 Million GENERAL AGGREGATE \$ 2 Million PRODUCTS - COMP/OP AGG \$ 2 Million
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ENP0610702	02/13/2025	04/02/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1 Million BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			ENP0610702	09/14/2024	04/02/2025	EACH OCCURRENCE \$ 1 Million AGGREGATE \$ 1 Million
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.I. EACH ACCIDENT \$ E.I. DISEASE - EA EMPLOYEE \$ E.I. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

BLANK00

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Agency Account



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

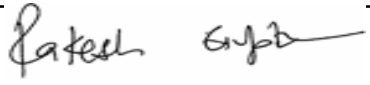
PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
INSURED 3C Inspect LLC 2038 Ridgeway Rd Monroe, WI 53566	E-MAIL ADDRESS: customerservice@biBERK.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: National Liability & Fire Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
20052		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)
							MED EXP (Any one person)
							PERSONAL & ADV INJURY
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG
	OTHER:						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB						EACH OCCURRENCE
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE
	DED <input type="checkbox"/> RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.L. EACH ACCIDENT
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE
							E.L. DISEASE - POLICY LIMIT
A	Professional Liability (Errors & Omissions): Claims-Made			N9PL355393	02/14/2025	02/14/2026	Per Occurrence/ Aggregate
							\$1,000,000/ \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
3C Inspect LLC 2038 Ridgeway Rd Monroe, WI 53566	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/13/2025

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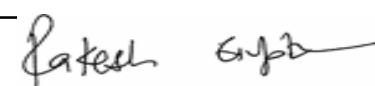
PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
INSURED 3C Inspect LLC 2038 Ridgeway Rd Monroe, WI 53566	E-MAIL ADDRESS: customerservice@biBERK.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: National Liability & Fire Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
20052		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$ 0
	CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0
							MED EXP (Any one person) \$ 0
							PERSONAL & ADV INJURY \$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 0
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 0
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/>						EACH OCCURRENCE \$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/>						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			N9WC359168	02/14/2025	02/14/2026	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$100,000
							E.L. DISEASE - POLICY LIMIT \$500,000
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
3C Inspect LLC 2038 Ridgeway Rd Monroe, WI 53566	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



LMINS-1

OP ID: AS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/14/2025

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PRODUCER Lanz & McArdle Agency Inc. 1022 17th Ave. PO Box 116 Monroe, WI 53566 Agency Account	608-325-9126	CONTACT NAME: Mitch McArdle PHONE (A/C, No, Ext): 608-325-9126 FAX (A/C, No): 608-325-9128 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A : Cincinnati Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED LM Inspect LLC Louis Field P.O. Box 4 Juda, WI 53550		NAIC #

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			ENP 0734261	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ENP0734261	02/13/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.I. EACH ACCIDENT \$ E.I. DISEASE - EA EMPLOYEE \$ E.I. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

BLANK00

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Agency Account



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
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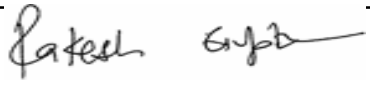
PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
INSURED LM Inspect LLC W 2983 Washington Street Juda, WI 53550	E-MAIL ADDRESS: customerservice@biBERK.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: National Liability & Fire Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
20052		

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							MED EXP (Any one person)
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	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG
	OTHER:						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)
	ANY AUTO						BODILY INJURY (Per person)
	OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/>						BODILY INJURY (Per accident)
	HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>						PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB						EACH OCCURRENCE
	EXCESS LIAB						AGGREGATE
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE
							E.L. DISEASE - POLICY LIMIT
A	Professional Liability (Errors & Omissions): Claims-Made			N9PL380417	02/14/2025	02/14/2026	Per Occurrence/Aggregate
							\$1,000,000/\$2,000,000

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CERTIFICATE OF LIABILITY INSURANCE

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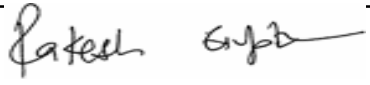
PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
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	INSURER(S) AFFORDING COVERAGE	
	INSURER A: National Liability & Fire Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
20052		

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	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$ 0
	CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0
							MED EXP (Any one person) \$ 0
							PERSONAL & ADV INJURY \$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 0
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 0
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/>						EACH OCCURRENCE \$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/>						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	N9WC379657	02/14/2025	02/14/2026	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$100,000 E.L. DISEASE - EA EMPLOYEE \$100,000 E.L. DISEASE - POLICY LIMIT \$500,000
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER LM Inspect LLC W 2983 Washington Street Juda, WI 53550	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--



AGREEMENT FOR MUNICIPAL PLAN EXAMINATION AND INSPECTION SERVICES

This Agreement for Municipal Plan Examination and Inspection Services ("**Agreement**") is made as of _____, _____, by and between the Municipality and the Inspector.

ARTICLE 1 – FUNDAMENTAL TERMS

- 1.1 "Municipality"** shall mean City of Dodgeville, Iowa County, Wisconsin and its agents, employees, and authorized representatives.
- 1.2 "Inspector"** shall mean 3C Inspect LLC and its agents, employees, and authorized representatives.
- 1.3 "Work"** shall mean, collectively, the following services to be performed by the Inspector with respect to residential and, to the extent of the Municipality's certification by the Wisconsin Department of Safety and Professional Services ("**DSPS**"), commercial building projects within the Municipality's jurisdictional boundaries (each, a "**Building Project**"): (i) examine and process building plans as required by the applicable codes; (ii) process building permits; (iii) coordinate, perform and complete required inspections for permitted building construction; (iv) bill the Project the proper fees from permit applicants; (v) Provide access to software for Municipality to create monthly permit activity reports. Zoning will follow the City of Dodgeville Chapter 17 Zoning requirements.
- 1.4 Scope.** The Inspector shall perform the Work for the Municipality pursuant to and in accordance with the terms and conditions of this Agreement.
- 1.5 Compensation.** The Inspector shall be compensated for the Work based on the fee schedule attached. The Municipality acknowledges and agrees that the Inspector has the right to review the fee schedule. The Municipality will be notified in writing of any changes to the fee schedule. Fees will be collected directly from the permit applicant. A permit shall not be approved until all fees are paid.

This Agreement is subject to the terms and conditions as shown on pages 2 and 3 hereof. The Municipality and the Inspector have signed this Agreement as of the date first written above.

City of _____

By: _____

Print Name: _____

Date: _____

3C INSPECT LLC

By: _____

Print Name: _____

Date: _____

ARTICLE 2 – PERFORMANCE STANDARDS

The Inspector shall use that degree of care, skill, and professionalism ordinarily exercised under similar circumstances by members of the same profession practicing or performing the substantially same or similar services with respect to the category of services being performed. The Municipality acknowledges and agrees that: (i) plan examinations to be provided as part of the Work shall be solely based on the statements, representations, and information in the application, plans and other required and related submissions, including, but not limited to, statements, information and representations as to the location, measurement and/or identification of boundary lines, easements, and elevations; and (ii) inspections to be provided as part of the Work: (a) shall be based only upon visible, observable, and accessible conditions as they exist at the time of inspection; (b) are not designed or intended to predict future conditions; and (c) do not cover any latent defects, concealed defects, or defects not reasonably observable in the course of or at the time of inspection.

ARTICLE 3 – TERM AND TERMINATION

3.1 Initial Term and Renewal. This Agreement shall become effective on _____ (the “Effective Date”) and shall remain in full force and effect until terminated by either party, pursuant to Section 3.2. This Agreement shall automatically renew for successive twelve (12) month periods (each a “Renewal Term”) unless either party gives written notice of nonrenewal at least ninety (90) days prior to the end of the then-current term (a “Nonrenewal Notice”), in which case the Agreement shall terminate at the end of the then-current term.

3.2 Termination. Either party may terminate this Agreement for any reason or no reason upon 60 days advance written notice to the other party (a “Termination Notice”), which notice shall set forth the date of termination of this Agreement (the “Termination Date”). If this Agreement is terminated pursuant to a Termination Notice or Nonrenewal Notice or by any other means and the Inspector has collected Inspection Fees for Work (or other services) to be performed by the Inspector, the Inspector shall: (i) retain a portion of the Inspection Fees the Inspector has collected for every Building Project with respect to which the Inspector has performed or commenced any inspection prior to the Termination Date or the end of the then present contract term, which portion of Inspection Fees retained shall be proportionate to the portion of the Work completed and Work that is expected to be completed by the Termination Date; and (ii) deliver to the Municipality the Inspection Fees the Inspector has collected for every Building Project with respect to which the Inspector has not performed or commenced any inspection prior to the Termination Date or the end of the then present contract term and the Inspection Fees not retained under (i). Upon the termination of this Agreement under this Section 3.2 or nonrenewal pursuant to a Nonrenewal Notice, the Inspector shall have no further responsibilities with respect to any ongoing Building Project.

ARTICLE 4 – ADDITIONAL SERVICES

Notwithstanding anything in Section 1.3 to the contrary, the Work shall be limited to building plan examinations, inspections and zoning necessary to administer and enforce chs. SPS 320 to 325, Uniform Dwelling Code, and chs. SPS 361 to 366, Commercial Building Code and chs. SPS 381-384 Plumbing Code and chs. SPS 316 Electrical Code and city of Dodgeville Chapter 17 Zoning. In the event the Inspector provides services beyond those set forth in Section 1.3 at the direction of the Municipality, then the Municipality shall pay the Inspector for all such services based on the Inspector's then current hourly rates as set forth in the Inspector's rate schedule, which present rate schedule is shown below in Article 11.

ARTICLE 5 – INSURANCE

Commercial General Liability: \$1,000,000/occurrence, \$2,000,000 aggregate

Automobile Liability: \$1,000,000/occurrence, \$2,000,000 aggregate

Professional Errors and Omissions: \$1,000,000

Worker's Compensation as required by statute

Excess liability/Umbrella coverage may be used to meet these minimum

ARTICLE 6 – RELATIONSHIP OF THE PARTIES

6.1 General. It is understood, agreed, and is the intent of the parties that the Inspector is at all times acting and performing as an independent contractor, not as a servant or employee of the Municipality, and the Inspector shall not hold itself out as such. The Inspector is solely responsible for the Inspector's employee benefit, tax withholding, employment taxes and workers' compensation insurance, and for complying with all other applicable laws, rules and regulations with regard to the Inspector's performance of the Work. The Inspector shall be solely liable for all Federal and State tax liability associated with any payments received from the Municipality under the terms of this Agreement. Nothing in this Agreement shall be deemed to create an employment, partnership, or joint venture relationship between the Municipality and the Inspector or any of the Inspector's employees. Neither party shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party. Both the Municipality and the Inspector expressly acknowledge that the Municipality is not liable for unemployment compensation with regard to any services provided by the Inspector in accordance with the Agreement. The Inspector shall not receive from the Municipality any retirement or savings benefits, health insurance, or any other benefit offered to the Municipality's employees. Notwithstanding the foregoing or any other provision of this Article 6, the Inspector shall be the Municipality's "agent" as that term is specifically utilized and defined by the court in *Estate of Lyons v. CNA Ins.*, 207 Wis. 2d 446, 558 N.W.2d 658 (Ct. App. 1996) and as further explained in *Melchert et al. v. Pro Electric Contractors et al.*, 2017 WI 30, for purposes of governmental contractor immunity.

6.2 Licensing. The Inspector is responsible for, and shall keep in full force and effect, any necessary federal and/or state licensing, and shall comply with all federal and state law regarding any services to be provided pursuant to this Agreement.

6.3 Facilities and Equipment. The Inspector shall maintain a separate business from the Municipality with its own office, equipment, materials, and other such facilities. The Inspector shall be responsible for providing all code books, technical manuals and inspection equipment, incurring the cost of all necessary professional organization dues and costs of on-going training and re-certification, and a properly registered and insured vehicle for use while performing services, including the costs of maintenance and fuel.

6.4 Means of Performing Work. The Inspector shall control the means of providing services under this Agreement, and the Municipality will not control the details of the Work. The Municipality shall have no control or supervision over the Inspector, other than accepting or rejecting the Work. Inspector is not required to work any set number of hours per week, any schedule or any routine. The Municipality has no right to compel the Inspector to work at a certain time, to travel to any particular location, to canvass a certain territory, or to work at specific places or at specific times. Any and all agreed upon office hours between the Municipality and the Inspector are subject to change depending on the

availability of the Inspector. In addition, the Inspector has a right to alter any agreed upon office hours during times of the year when permit applications have decreased when approved by the City. The Municipality cannot compel the Inspector to enter into any structure that the Inspector deems unsafe, or which may cause said Inspector bodily harm until said building is deemed to be safe for entry.

- 6.5 Municipality's Property.** The Inspector has no right to, and shall not, use the Municipality's name, symbol, or logo in the promotion of the Inspector's business or other activities, unless preapproved in writing by Municipality.

ARTICLE 7 – DOCUMENTS AND RECORDS

- 7.1 Municipality's Obligations.** The Municipality shall timely provide all data, information, plans, specifications, records and other documentation required by the Inspector to perform the Work. Notwithstanding anything to the contrary in this Agreement, the Municipality acknowledges and agrees that the Inspector shall be entitled to rely upon the adequacy, accuracy and completeness of any and all data, information, plans, specifications, records and other documentation that the Municipality provides to the Inspector relative to the Work.
- 7.2 Inspector's Obligations.** The Inspector shall maintain copies of all data, information, plans, specifications, records and other documentation utilized or created on behalf of the Municipality in the performance of the Work for a period of time not less than 5 years from the date of creation or last utilization thereof. The Inspector shall assist the Municipality in answering or responding to requests for open records but shall not be considered the records custodian for purposes of determining whether or not records should be provided in response to a request.

ARTICLE 8 – THIRD PARTY RELIANCE

This Agreement is intended for the mutual benefit of the parties hereto and no third party rights are intended or implied except with respect to permit applicants and, if a permit applicant is not the owner(s) of the real property to be improved pursuant to the applied for permit, the owner of the real property to be improved pursuant to the applied for permit (collectively, the "**Third Parties**"). The parties acknowledge and agree that: (i) the approval or conditional approval of a building plan shall not be construed as an assumption of any responsibility on the part of the Municipality or Inspector for the design or construction of the permitted improvement; (ii) the issuance of a building permit creates no legal liability, express or implied, on the Municipality or Inspector; (iii) the Third Parties are responsible for complying with all applicable codes, statutes, ordinances relative to the permitted improvements and the conditions of the building plan approval or building permit; (iv) no examination or inspection made by Inspector at any time relieves the Third Parties of responsibility for complying with all applicable codes, statutes, ordinances relative to the permitted improvements or the conditions of the building plan approval and/or permit; (v) Inspector and Municipality are released and discharged from any and all liability, claims, demands or causes of action that the Third Parties may hereafter have for injury, death or other damages arising out of or related to the permitted improvements, including, but not limited to, negligence claims, warranty claims and/or breach of contract claims; and (vi) the approvals, inspections, permits, reports and findings issued after the examinations, reviews or inspections are not intended as, nor are they to be construed as, a guarantee. In furtherance of the foregoing, the following disclaimer shall be included on all reviews or inspections: *The review of applications and/or the findings of inspection contained herein are intended to report conditions of noncompliance with applicable codes, statutes, and ordinances relative to the permitted improvements that are readily apparent at the time of review or inspection. The review or inspection does not involve a detailed examination of the property lines or surveys, mechanical systems or the closed structural and nonstructural elements of the building and premises. No warranty of the operation, use or durability of equipment, materials, products, or improvements is expressed or implied.*

ARTICLE 9 – NOTICES

All notices, demands, and communications provided for under this Agreement shall be delivered or mailed first class with postage prepaid, addressed in each case as follows, until some other address shall have been designated in a written notice given in like manner, and shall be deemed to have been given or made when so delivered or mailed: (i) if to the Inspector, 3C Inspect LLC, 2038 Ridgeway Rd, Monroe, WI 53566; and (ii) if to the Municipality,

Municipality Address:

ARTICLE 10 – MISCELLANEOUS

- 10.1 Integration and Amendment.** This Agreement may be amended, modified, or superseded only by a written instrument executed by all of the parties to this Agreement. This Agreement, including the exhibits hereto, constitutes the entire agreement between the parties hereto pertaining to the subject matters hereof and supersedes all negotiations, preliminary agreements and all prior or contemporaneous discussions and understandings of the parties hereto in connection with the subject matters hereof.
- 10.2 Waiver.** The failure of any party at any time or times to require performance of any provision of this Agreement shall in no manner affect the right at a later time to enforce that provision. No waiver by any party of any breach of any term contained in this Agreement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be or construed as a further or continuing waiver of any such breach or a waiver of any other term contained in this Agreement.
- 10.3 Severability.** If any covenant, term or provision of this Agreement is held to be invalid or unenforceable for any reason, it is agreed that such invalidity or unenforceability shall not affect any other covenant, term or provision of this Agreement, and that the remaining covenants, terms, and provisions, or portions thereof, shall remain in full force and effect.
- 10.4 Counterparts and Copies.** This Agreement may be fully executed in separate counterparts by each of the parties hereto, such counterparts when combined constituting but one and the same instrument. Such counterparts may be exchanged electronically via e-mail or facsimile transmission, which shall be deemed an original. A copy of this Agreement shall have the same full force and effect as the original.
- 10.5 Successors and Assigns.** Neither party may assign any of its rights or delegate any of its obligations hereunder without the prior written consent of the other party. This Agreement shall inure to the benefit of and be binding upon each of the parties hereto and their respective successors and allowed assigns.
- 10.6 Jurisdiction and Governing Law.** All actions or proceedings in any manner relating to or arising out of this Agreement may be brought only in courts of the State of Wisconsin located in Green County, and the Parties hereby consents to the jurisdiction of such court. The Parties hereby waive any objection to the venue of such court. This Agreement shall be governed by the laws (excluding conflicts of laws rules) of the State of Wisconsin. To the extent of any conflict between the terms of this Agreement and the Municipality's codes or ordinances, this Agreement shall control.

ARTICLE 11 – CURRENT HOURLY RATES

Hourly rates for Additional Services are as follows:

Expert Witness	\$75.00 an hour
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Miscellaneous Services Requested by the Municipality

- | | |
|--|-----------------|
| 1. Property Maintenance | \$40.00 an hour |
| 2. All other requested services not associated with the standard permitting processing, permitted building inspections and permitted zoning. | \$75.00 an hour |

Meeting Attendance per Request by Municipality

- | | |
|--------------|-----------------------------------|
| 1. Inspector | \$75.00 an hour/ One hour minimum |
|--------------|-----------------------------------|