



# The WAHI Inspector



TM

Editor: Nick Petrie

Hope you have registered for our...

## 2014 FALL TRAINING SEMINAR IN WAUSAU - OCTOBER 24TH & 25TH

See registration form on pages 20 & 21.

From the President:

### HEED MOTHER NATURE

Welcome to an early Fall!



When I was a child, I fell in love with the *Farmer's Almanac*. I really have no clue what made me so attracted to it, but I picked it up all the time and read it cover to cover. So, what does this have to do with home inspections? Somehow, the *Farmer's Almanac* always predicted weather seasons pretty much right on target. And weather is important to home inspectors.

Last fall, the *Farmer's Almanac* told us we were going to have a short fall and a long, cold, snowy winter. Yep, sounds about right. Then it predicted a short, wet, cool spring - right on target. This summer was to be short and cool. Again, right on target! So, how does this fall and winter look? A short, cool fall and a long, snowy winter - not exactly the news I was hoping for.

One of our speakers at the upcoming Fall Seminar is our very own fellow inspector, Joy Douthwaite, who is speaking about home inspection safety. As fall and winter set in, safety becomes even more important to each and every one of us; the slippery stuff is all over the place! Ice, snow and frost accumulate on roofs, sidewalks, and driveways, and hidden safety issues abound everywhere. Last year, I fell off a four foot retaining wall into another three feet of snow, face first. The retaining wall was drifted over by snow, and there was no way I would have known it was there. When we all went into the house, I saw the real estate listing sheet and found out that I had walked across the completely snow covered underground pool in the back yard.

(Continued on page 4)

The Office Max corporate discount is available to all members of WAHI.



To purchase online, go to:  
[www.OfficeMaxworkplace.com](http://www.OfficeMaxworkplace.com)

User name: wahi  
Password: member1

To make in-store purchases, you need a WAHI Retail Connect Card. See the [November 2012 WAHI Newsletter](#) for a printable card that can be laminated at the store.

Stay in touch with [WAHI's Facebook page](#).

Our page gives you the perfect opportunity to make chapter announcements, post minutes or meeting changes or just see what your fellow members have been up to.

Please contact Bob Turicik with questions at:  
920-892-7654 or [homeview@wi.rr.com](mailto:homeview@wi.rr.com).



### WAHI FALL SEMINAR!!

SIGN-UP **NOW!** pgs. 20-21



### CHAPTERS:

MEETING INFORMATION  
AND HIGHLIGHTS  
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**OH THE THINGS YOU  
SEE ON INSPECTIONS  
PHOTOS!**  
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**NEWSLETTER  
SURVEY**  
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# CHAPTER MEETING HIGHLIGHTS



## **NEXT MEETING:**

**Wednesday, October 15**

Social at 6:00 p.m.

Dinner/Meeting at 6:30 p.m.

**Palms Supper Club Steak House**

**5912 Business Hwy 51, Schofield**

*Speaker:* Phil Borchardt, a building inspector for the City of Wausau.

See a recap and photos of Madison's September Chapter meeting on page 3.

Our October 16th meeting will be a private tour of Forest Products Lab, One Gifford

Pinchot Drive in Madison, from 3-5 p.m. We have done this tour before and have found it extremely educational. Immediately following the tour, the group will convene at The Great Dane (most likely) to conduct the chapter meeting and have dinner.

All WAHI members are invited to attend!



Please RSVP to Madison Chapter Education Chair, Casey New by October 1st at 608-334-1700 or [casey.wispect@gmail.com](mailto:casey.wispect@gmail.com).

## **NEXT MEETING:**

**Thursday, October 16**

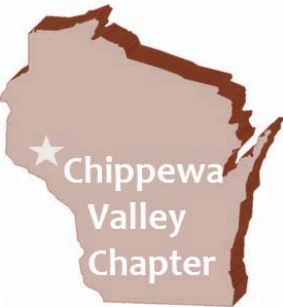
Tour 3 - 5 p.m.

**Forest Products Lab**

**One Gifford Pinchot Dr., Madison**

Dinner and meeting to follow.

*Contact Casey New for details at 608-334-1700 or [casey.wispect@gmail.com](mailto:casey.wispect@gmail.com).*



September's meeting speaker, Mike Lueck from Silvermine Stone Company out of Eau Claire, spoke on stone veneer siding products and methods of installation. Following Mike's presentation we had a member photo session and discussion.

## **NEXT MEETING:**

**Wednesday, October 1**

Buffet dinner at 5:30 p.m., Meeting at 6:00 p.m.

**Jade Garden Restaurant**

**3620 Gateway Dr., Eau Claire**

*Speaker:* Home Performance Inspector, Focus on Energy Rater and Green Home verifier **Dave Geissler**, of Onsite Performance Testing, will be covering information on home performance, insulation, ventilation, crawlspaces and the Focus on Energy program.



Ron Cutter, of Cutter Vac, was our speaker for the Fox Valley September meeting. He talked about radon and inspection of radon mitigation systems. He also discussed central vacuum systems and dryer vents inspections.

## **NEXT MEETING:**

**Tuesday, October 21**

Social at 6:00 p.m.

Meeting/Dinner at 6:30 p.m.

**Stone Toad, 1109 S. Oneida St., Menasha**

*Speaker:* Umbrella Roof & Gutter Cleaning



## **NEXT MEETING:**

**Tuesday, October 14**

Social at 6:00 p.m.

Dinner at 6:30 p.m.

Meeting at 7:00 p.m.

**Klemmer's Banquet Center**

**10401 W. Oklahoma Ave.,**

**West Allis**

*Speaker:* Affiliate member,

Attorney Roy Wagner of von Briesen & Roper, s.c. will address the importance of proper language in your report to protect your client and yourself!

## SHARE, SHARE, SHARE!

You don't have to share quite as much as these guinea pigs do, but keep the content from your meetings coming! Share pics and interesting discussions. We know all of our members and speakers are full of knowledge - don't keep it to yourself!



# MORE FROM MADISON



Pictured above are photos from the Madison Chapter's first meeting at their new location - Rocky Rococo's. The turnout was good and the room, with access to the large screen, worked great! Food was good (pizza, salad bar, breadsticks, soda, coffee, ice cream and cookies) and the cost was even better – about 1/3 less than our previous location! The chapter will meet here again in the future.

Our September speakers were Keith and Craig of Cardinal Heating and Air Conditioning. They provided a great presentation in our new surroundings! They shared numerous photos pertaining to various types of heating and air conditioning systems, as well as issues we may encounter during an inspection. In addition, they addressed UV light and electric filters, furnace condensate neutralizers, and different intake and exhaust requirements.

Remember..... our October meeting is the Forest Products Lab tour from Oct 16<sup>th</sup> from 3-5 pm. Anyone interested in attending MUST notify Casey New ASAP so we have an accurate headcount at (608) 334-1700 or [casey.wispect@gmail.com](mailto:casey.wispect@gmail.com). Dinner and business meeting to follow.



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**Q: What is a unique way to tell if there was a chimney fire?**

**A: I think it is fair to say most home inspectors know that vertically cracked flue tile(s) in a masonry chimney may be the result of a chimney fire. Did you know that you also can tell by the chimney cap/cover? If there is a stainless steel cap on the top of the chimney, when the cap goes through a chimney fire, the lid or cover of the cap will often discolor and you will be able to see small lines of purple in the stainless lid. If it has a galvanized cap, the top of the cover will often be prematurely rusted and the metal may even be weak in strength.**

**Happy Inspections!**

## NEW MEMBER SPOTLIGHT



### Scott Billings (Madison)

Wisconsin Home Inspection Professionals, LLC.  
608-201-4586  
scbandmlb@gmail.com

### Joseph Brebeck (Madison)

Brebeck Home Inspections, LLC.  
920-342-9132  
brebeckinspections@gmail.com

### Jessica Groh (Chippewa)

715-577-9323  
grohjk@gmail.com

### Jeremy Hannert (Milwaukee)

Lakeside Home Inspection, LLC.  
262-689-2191  
jhannert@gmail.com

### Tom Lavik (Madison)

Wisconsin Home Inspection Professionals, LLC.  
608-225-4786  
tmlavik@gmail.com

### Erik Mikkelsen (Fox Valley)

A Closer Look Home Inspections, Inc.  
920-725-4995  
erikm783@gmail.com

## SMALL SPACES



Longtime Milwaukee Chapter member and Embassy Homes architectural designer, Andrew Risch, is involved in the Special Spaces organization.

Special spaces, is a non-profit that creates dream bedrooms for children with life threatening illnesses. The program is always looking for volunteers. If you would like to give of your time and talents, please contact Andrew at 262-841-8510 x111 or Andrew@embassyhomes.com

[specialspacesmilwaukee.org](http://specialspacesmilwaukee.org)

## PRESIDENT

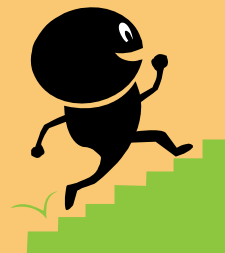
(continued from pg. 1)

Sometimes safety issues are the “unknown”. With all weather conditions, we risk our lives in manners we quite often do not even think about; many of us tend to think we are invincible. We are in situations and conditions that we just get “used to” and our forgetfulness about safety and what challenges Mother Nature confronts us daily.

We inspectors get used to our routines, our regular methods of inspecting, and many, many times forget about safety. Please remember that every step of what you do in the inspection process can hurt, maim, or even kill you. We take risks that no other profession takes. Be smart, listen to Mother Nature, and be careful out there!

~Kent Schwanke, WAHI State President

## VOLUNTEERS NEEDED!



**Step up and get involved!**  
As a volunteer organization, WAHI needs member volunteers to make it work! The goal is to have at least one member from each chapter for each committee.

### We need volunteers for the following committees:

- **ARBITRATION COMMITTEE** - At least two new members needed.
- **EDUCATION COMMITTEE** - Thank you to James Smead for joining recently!
- **EDUCATION HOUSE** - At least two new members needed.
- **LEGAL SUPPORT** - At least 3 members needed, including Chairman!
- **WEBSITE** - At least one member needed.

***ALL COMMITTEES LOOK FOR MEMBER INVOLVEMENT. PLEASE VISIT OUR WEBSITE (WWW.WAHIGROUP.COM) TO SEE WHAT COMMITTEE MAY INTEREST YOU!***

***THANK YOU TO ALL WHO HAVE ALREADY STEPPED UP TO MAKE WAHI A SUCCESS!***

# WRA AND NEWSLETTER SURVEY

The theme of the 2014 WRA Convention was "Rock the House" and they did just that! ☺ The turnout was great! With 1,100 realtors in attendance the booth received lots of traffic. For the first time this year, volunteer members handed out copies of the WI Standards of Practice. We explained that the Standards detail what home inspectors are, and are not, obligated to inspect in order to be in accordance with the State – adding that many inspectors do go beyond the Standards in their inspection process.



WAHI note pads were given out and were a big hit - as always! They include the WAHI web site, which makes it easy for realtors to look up a WAHI Inspector! My thanks to Bruce, Joe, Denny, James and Danny for helping to staff the booth this year!

*~Bob Turicik, PR Committee Chair*

Top right photo, from left to right: Fox Valley member Bruce Low, Madison member Joe Borkowski, Milwaukee member James Smead and PR Committee Chair and Fox Valley member Bob Turicik.

Bottom left photo, from left to right: PR Committee Chair and Fox Valley member Bob Turicik, Madison member Danny Kruger, Madison member Denny Kruger and Fox Valley member Bruce Low.



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# WAHI SURVEY



**Please take time to participate in this quick, one question survey regarding WAHI's newsletter!**

**Click link below:**

<https://www.surveymonkey.com/s/9YCKGB3>

# WAHI APPAREL

Exciting news, you can now deck yourself out in stylish WAHI apparel! Show your WAHI pride on either a long sleeve microfiber wind shirt or on a short sleeve polo-style knit shirt that displays the WAHI logo. You also have the option to personalize your high-quality shirt with your name or your company name (no logos) and choose from a great selection of colors.

Pricing is as follows:

- Microfiber windbreaker (lined)      \$45 + shipping
- Men's polo shirt                              \$35 + shipping
- XXL or larger                                 \$3 additional
- Personalization
  - Up to 2 lines                                 \$4 additional
  - Additional lines                             \$2 each
- Shipping\*
  - Up to 4 items                                \$10 (base price)
  - 5-10 items                                    \$5 additional



\*Members may combine orders and ship to one address.

Use the order form below and submit to Julie Arnstein by email at [juliewahi@gmail.com](mailto:juliewahi@gmail.com), fax at 262-785-6765 or mail to 4590 S. Raven Lane, New Berlin, WI 53151.

Questions? Email or call Julie, 414-299-9766.

<b>Name:</b>						
<b>Address:</b>			<b>City:</b>		<b>Zip Code:</b>	
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Qty	Size	Windshirt	Polo Shirt	Color	Unit Price	Total
Shipping up to 4 items, add \$10.00						
Shipping 5-10 items, add additional \$5.00						
<b>TOTAL</b>						
Microfiber Windshirt - \$45.00, includes tax Men's Polo Shirt - \$35.00, includes tax Name and/or Company Name - \$4.00 for 2 lines, \$2.00 per add'l line						
Payment by cash, check, MasterCard or Visa accepted and to be made at the time of order placement. Checks are made payable to WAHI. Orders to be submitted to Julie Arnstein (US Mail, Email, Fax).						

# MEMBER ASSISTANCE



## WAHI Arbitration Program

Not every homeowner/inspector interaction goes smoothly. Although all members are encouraged

to make every effort to resolve disputes on their own, we know that is not always successful.

**WAHI's Dispute Resolution Program** is here for you during those difficult times.

The process begins when the complainant (homeowner) contacts the Program Administrator at Resolute Systems by one of the following ways:

**Mail:** 1550 N. Prospect Ave., Milwaukee, WI 53020

**Email:** [info@ResoluteSystems.com](mailto:info@ResoluteSystems.com)

**Website:** [www.resolutesystems.com](http://www.resolutesystems.com)

For more information, please contact Arbitration Committee Chair, **Dave Strandberg** at (608) 255-3966 or [dstrand8@tds.net](mailto:dstrand8@tds.net).

## WAHI Legal Support



**Attorney Roy Wagner of von Briesen and Roper continues to offer risk-free initial counseling to members with legal concerns. If further legal assistance is requested, the cost of the initial consultation will be included in the bill.**

**Contact Roy at (414) 287-1250 or [rwagner@vonbriesen.com](mailto:rwagner@vonbriesen.com).**

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# LOBBYING UPDATE

## New Continuing Education Rule in Effect September 1



*By Kathi Kilgore*  
of Swandby/Kilgore Associates, Inc.  
September 22, 2014

### New Look to Home Inspector Administrative Rule

The Department of Safety & Professional Services (DSPS) has finished its work on an administrative rule change pertaining to how continuing education credits can be earned. This new rule went into effect on September 1, 2014. A copy of the new language accompanied my column in the September WAHI newsletter.

DSPS made other changes to the administrative rules pertaining to home inspector as well, but these changes were “clean up” and cosmetic in nature.

For example, the old version of the home inspector administrative rules spanned five chapters – SPS 131, 132, 133, 134 and 135. The new version consolidates all of those five chapters into one chapter – SPS 131.

Also, as an example of the “cleaning up”, the language pertaining to registrations, renewals and exam preparation prior to January 1, 2001, were deleted from the new rule as they were no longer relevant.

Otherwise, the language in the old Chapters 131, 132, 133 and 134, relating to definitions, applications, exams and Standards of Practice, remain virtually unchanged. The changes have occurred in what was the old Chapter 135, relating to continuing education. The new continuing education rules (located in SPS 131 Subchapter V) have become more specific regarding how CE credit hours can be obtained and what constitutes a continuing education training program. Please see the September WAHI newsletter for more information about the changes.

A copy of the new SPS 131 in its entirety is included in the October WAHI newsletter. Please review the new Chapter SPS 131 so you are aware of the changes made to continuing education and the “re-numbering” of the rules. If you have questions or concerns, please feel free to contact me at 608.286.9599 or at [Kilgore@swandby.com](mailto:Kilgore@swandby.com).



# SPS 131

## Chapter SPS 131

### HOME INSPECTORS

#### Subchapter I — General Provisions

- SPS 131.01 Authority.
- SPS 131.02 Definitions.
- SPS 131.03 Applicability.

#### Subchapter II — Applications

- SPS 131.11 Application for home inspector registration on or after January 1, 2001.
- SPS 131.12 License renewal.
- SPS 131.13 Late renewal.
- SPS 131.14 Reinstatement of license.
- SPS 131.15 Denial of registration.

#### Subchapter III — Examinations

- SPS 131.21 Examination requirements.
- SPS 131.22 Examination grade.
- SPS 131.23 Examination review.
- SPS 131.24 Reexamination.

#### Subchapter IV — Standards of Practice

- SPS 131.31 General requirements.
- SPS 131.32 Mechanical and structural components included in a home inspection.
- SPS 131.33 Contents of a home inspection report.

#### Subchapter V — Continuing Education Requirements

- SPS 131.41 Continuing education requirements for registration renewal.
- SPS 131.42 Standards for continuing education training programs.
- SPS 131.43 Certificate of completion, proof of attendance.
- SPS 131.44 Recordkeeping.
- SPS 131.45 Waiver of continuing education requirements.

**Note:** Chapter RL 131 was created as an emergency rule effective 11-1-98. Chapter RL 131 was renumbered chapter SPS 131 under s. 13.92 (4) (b) 1., Stats., Register November 2011 No. 671.

### Subchapter I — General Provisions

**SPS 131.01 Authority.** The rules in this chapter are adopted pursuant to ss. 227.11 (2), 440.972, 440.973, 440.974, 440.975, 440.978, and 440.979, Stats.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671.

**SPS 131.02 Definitions.** As used in ch. SPS 131:

**(1)** "Automatic safety controls" means devices designed and installed to protect systems and components from excessively high or low pressure and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other similar unsafe conditions.

**(2)** "Central air conditioning" means a system which uses ducts to distribute cooling or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

**(3)** "Client" means a person who contracts with a home inspector for the purpose of a home inspection.

**(4)** "Component" means a readily accessible and observable element of a system, such as a floor or wall.

**(4e)** "Continuing education" means the planned, professional development activities designed to contribute to the advancement, extension, and enhancement of the professional skills or knowledge of a registered home inspector.

**(4m)** "Continuing education credit hour" means a unit of credit for a continuing education training program, where one continuing education credit hour equals 50 minutes of actual instruction in a continuing education training program.

**(4s)** "Continuing education training program" means any course, program or activity meeting the requirements of s. SPS 131.42 and having a clear purpose and objective of maintaining, improving, or expanding the skills and knowledge relevant to the registrant's professional practice.

**(5)** "Cosmetic" means not required for the proper operation of the essential systems and components of a home.

**(6)** "Cross connection" means any physical connection or arrangement between potable water and any source of contamination.

**(7)** "Department" means the department of safety and professional services.

**(8)** "Describe" means to identify in writing a system or component by type or characteristics.

**(9)** "Dismantle" means to take apart or remove any component, device, or piece of equipment that is bolted, screwed, or otherwise fastened and which would not be taken apart or removed in the ordinary course of household maintenance.

**(10)** "Dwelling unit" means a structure or that part of a structure that is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons who are maintaining a common household, to the exclusion of all others.

**(11)** "Functional drainage" means the emptying of a drain in a reasonable amount of time with no sign of overflow when another fixture is drained simultaneously.

**(12)** "Home inspection" means the process by which a home inspector examines the observable systems and components of improvements to residential real property that are readily accessible.

**(13)** "Home inspection report" means a written opinion of a home inspector concerning all of the following:

**(a)** The condition of the improvements to residential real property that contains not more than 4 dwelling units.

**(b)** The condition of mechanical and structural components of the improvements specified in par. (a).

**(14)** "Home inspector" means an individual who, for compensation, conducts a home inspection.

**(15)** "Household appliances" means washers, dryers, refrigerators, freezers, stoves, ovens, room air conditioners and other similar equipment.

**(16)** "Inspect" means to examine observable systems and components.

**(17)** "Material adverse fact" means a condition or occurrence that is generally recognized by a competent home inspector as doing any of the following:

**(a)** Significantly reducing the functionality or structural integrity of components or systems of the improvements to the property being inspected.

**(b)** Posing a significant health or safety risk to occupants of the improvements.

# SPS 131

- (18) "Normal operating controls" means homeowner operated devices including, but not limited to, thermostats and wall or safety switches.
- (19) "On-site water supply quality" means the condition of water, based on the existence of bacteria, chemicals, minerals, solids, or other similar elements in the water.
- (20) "On-site water supply quantity" means the rate of water flow from a well or a municipal water source.
- (21) "Operate" means to cause a piece of equipment or a system to function.
- (22) "Permanently installed" means attached or connected to an item in a manner which requires tools to remove.
- (23) "Primary" means an item such as a window or door designed to remain in the same place year-round.
- (24) "Reasonably competent and diligent home inspection" means an inspection that complies with the standards established under subch. X of ch. 440, Stats., and ch. SPS 131.
- (25) "Recreational facilities" means spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
- (25m) "Registrant" means a person who holds a home inspector registration issued by the department or who has the right to renew a home inspector registration issued by the department.
- (26) "Roof drainage systems" means gutters, downspouts, leaders, splashblocks, and similar components used to carry water off a roof and away from a building.
- (27) "Safety glazing" means tempered or laminated glass, or rigid plastic.
- (28) "Solid fuel heating device" means any wood, coal, or other similar solid organic fuel burning device including, but not limited to, fireplaces, fireplace inserts and stoves, wood stoves, and central furnaces, or any combination of those devices.
- (29) "Structural component" means a component which supports a load bearing member.
- (30) "System" means a combination of interacting or interdependent components, assembled to carry out one or more functions.
- (31) "Technically exhaustive" means the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions or recommendations.
- History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (intro.), (7), (24) made under s. 13.92 (4) (b) 6., 7., Stats., Register November 2011 No. 671; **CR 14-010: cr. (4e), (4m), (4s), (25m) Register August 2014 No. 704, eff. 9-1-14; corrections in (intro.), (24) made under s. 13.92 (4) (b) 7., Stats., Register August 2014 No. 704.**

**SPS 131.03 Applicability.** As used in s. 440.9712, Stats., the terms "act as a home inspector" and "provide home inspection services" do not include individuals or business entities who inspect the energy-related components of a dwelling unit in order to assess or rate a home's energy performance, provided that the inspection is performed solely for this purpose and the individual or business entity is not described as a home inspector or does not convey the impression of being a home inspector.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99.

## Subchapter II — Applications

**SPS 131.11 Application for home inspector registration on or after January 1, 2001.** An applicant for registration as a home inspector who applies for registration on or after January 1, 2001, shall submit all of the following:

(1) A completed application form.

**Note:** Application forms are available on request to the department at 1400 East Washington Avenue, P.O. Box 8935, Madison, Wisconsin 53708-8935.

(2) The fee specified in s. 440.05 (1), Stats.

(3) Evidence of having successfully passed the examination as specified in s. SPS 131.21 (2).

(4) Evidence satisfactory to the department that the applicant is not subject to a pending criminal charge, or has not been convicted of a felony, misdemeanor or other offense, the circumstances of which substantially relate to the practice of home inspection.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (3) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; **CR 14-010: renum. section 132.11 from section SPS 132.03 and am. (3) Register August 2014 No. 704, eff. 9-1-14.**

**SPS 131.12 License renewal.** To renew a home inspector registration, a registrant shall, on or before December 15 of each even-numbered year following initial registration, file with the department all of the following:

(1) An application for renewal on a form provided by the department.

(2) Evidence that the registrant has, during the biennial period immediately preceding application, complied with the continuing education requirements in subch. V.

(3) The fee specified in s. 440.08 (2) (a), Stats.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) (intro.), (b), (2) (b) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; CR 13-030: am. (1) (intro.) Register November 2013 No. 695, eff. 12-1-13; **CR 14-010: renum. section 131.12 (title), (intro.), (1) to (3) from SPS 132.05 (title), (1) (intro.), (1) (a) to (c) and am. (title), (intro.), (2) Register August 2014 No. 704, eff. 9-1-14; correction in (2) under s. 13.92 (4) (b) 7. Register August 2014 No. 704, eff. 9-1-14.**

**SPS 131.13 Late renewal.** A registrant who fails to meet the requirements of s. SPS 131.12 by the renewal date may not engage in practice as a home inspector until the registration is renewed. A registrant who fails to meet the requirements of s. SPS 131.12 by the renewal date and who applies for renewal less than 5 years after the expiration date of his or her registration may renew by submitting all of the following to the department:

(1) An application for renewal on a form provided by the department.

(2) Evidence that the registrant has, during the biennial period immediately preceding application, completed the continuing education requirements specified in subch. V.

(3) The fee specified in s. 440.08 (2) (a) 38g., Stats.

(4) The late renewal fee specified in s. 440.08 (3) (a), Stats.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; **CR 14-010: renum. section 131.13 (intro.), (1) to (4) from section SPS 132.05 (2) (intro.), (a) to (c) and cr. (title) and am. (intro.), (2) Register August 2014 No. 704, eff. 9-1-14; correction in (2) under s. 13.92 (4) (b) 7. Register August 2014 No. 704, eff. 9-1-14.**

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**SPS 131.14 Reinstatement of license.** If an application for restoring a registration occurs 5 years or more after expiration of the applicant's most recent registration, the applicant's registration may be reinstated by filing with the department an application and the fees specified in s. 440.08 (3) (a), Stats. The department may also require demonstration of competence by various methods including, but not limited to, written or oral examination, documentation of home inspection in other jurisdictions, or documentation of current education or experience in the field. Any examination or education required under this section may not be more extensive than the educational or examination requirements for initial registration with the department.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) (intro.), (b), (2) (b) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; **CR 13-030: renum. section 131.14 from section SPS 132.05 (3) and cr. (title) and am. Register November 2013 No. 695, eff. 12-1-13.**

**SPS 131.15 Denial of registration.** An application for registration under this chapter may be denied for fraud or misrepresentation in the application for registration, or for any of the grounds under s. 440.978, Stats., for which the department may discipline a registrant.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; **CR 14-010: renum. section 131.15 from section SPS 132.06 Register August 2014 No. 704, eff. 9-1-14.**

## Subchapter III — Examinations

### SPS 131.21 Examination requirements.

(1) An applicant for registration as a home inspector shall file an application for examination on a form prescribed by the department and shall submit a fee specified in s. 440.05 (1) (b), Stats., at least 30 days before the date of the examination.

**Note:** Application forms are available on request to the department at 1400 East Washington Avenue, P.O. Box 8935, Madison, Wisconsin 53708-8935.

(2) On or after January 1, 2001, the department shall prepare or approve a 2-part examination. Part I shall consist of an examination relating to the Wisconsin statutes and administrative rules that relate to the practice of home inspection. Part II shall consist of an examination relating to the principles and procedures that relate to the practice of home inspection.

**Note:** An otherwise qualified applicant with a disability shall be provided with reasonable accommodations.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; am. (3), Register, May, 2001, No. 545, eff. 6-1-01; **CR 14-010: renum. section 131.21 (title), (1), (2) from section SPS 133.01 (title), (1), (3) Register August 2014 No. 704, eff. 9-1-14; correction in (title) made under s. 13.92 (4) (b) 2., Stats., Register August 2014 No. 704, eff. 9-1-14.**

### SPS 131.22 Examination grade.

(1) To pass each examination part the applicant shall receive a grade determined by the department to represent the minimum competence to practice. The department shall determine the passing grade for part I of the examination after consultation with subject matter experts who have reviewed a representative sample of the examination questions and available candidate performance statistics, and shall set the passing grade for the examination at that point which represents minimum acceptable competence in the profession. The department shall determine the passing grade for part II of the examination in the same manner as for part I or the department may accept the passing grade recommendation of a testing agency whose examination has

been approved by the department.

(2) The department may refuse to release grades or issue a home inspector registration if the department determines that an applicant violated the rules of conduct of the examination or otherwise acted dishonestly.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; am. (1), Register, May, 2001, No. 545, eff. 6-1-01; **CR 14-010: renum. section 131.22 from section SPS 133.02 Register August 2014 No. 704, eff. 9-1-14.**

**SPS 131.23 Examination review.** An applicant who fails the required examination may request a review of that examination as permitted by the examination provider. If a review is provided, all of the following conditions apply:

(1) An applicant shall file a written request with the department within 30 days after the date on which the examination results were mailed and pay the fee specified in s. SPS 4.05.

(2) An applicant may review the examination by appointment only and shall be limited to the time permitted by the examination provider.

(3) An applicant may not be accompanied during the review by any person other than the proctor.

(4) An applicant shall be provided with a form on which to write comments, questions or claims of error regarding any items in the examination. Bound reference books shall be permitted. An applicant may not remove any notes from the area. Notes shall be retained by the proctor and made available to the applicant for use at a hearing, if desired. The proctor may not defend the examination nor attempt to refute claims of error during the review.

(5) An applicant may not review the examination more than once.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; **CR 14-010: renum. section 131.23 from section SPS 133.03 Register August 2014 No. 704, eff. 9-1-14.**

**PS 131.24 Reexamination.** An applicant who fails to achieve passing grades on the examinations required under this chapter may apply for reexamination on forms provided by the department. For each reexamination, the applicant shall pay the reexamination fee specified in s. 440.06, Stats.

**Note:** Forms are available on request to the department at 1400 East Washington Avenue, P.O. Box 8935, Madison, Wisconsin 53708-8935.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; **CR 14-010: renum. section 131.24 from section SPS 133.04 Register August 2014 No. 704, eff. 9-1-14.**

## Subchapter IV — Standards of Practice

### SPS 131.31 General requirements.

(1) A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home inspection is not required to be technically exhaustive.

(2) This section does not require a home inspector to do any of the following:

(a) Offer a warranty or guarantee of any kind.

(b) Calculate the strength, adequacy or efficiency of any component of an improvement to residential real property.

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(c) Enter any area or perform any procedure that may damage an improvement to residential real property or a component of an improvement to residential real property, or enter any area or perform any procedure that may be dangerous to the home inspector or to other persons.

(d) Operate any component of an improvement to residential real property that is inoperable.

(e) Operate any component of an improvement to residential real property that does not respond to normal operating controls.

(f) Disturb insulation or move personal items, furniture, equipment, vegetation, soil, snow, ice or debris that obstructs access to or visibility of an improvement to residential real property or a component of an improvement to residential real property.

(g) Determine the effectiveness of a component of an improvement to residential real property that was installed to control or remove suspected hazardous substances.

(h) Evaluate acoustic characteristics of a component of an improvement to residential real property.

(i) Project or estimate the operating costs of a component of an improvement to residential real property.

(j) Predict future conditions, including the failure of component of an improvement to residential real property.

(k) Inspect for the presence or absence of pests, including rodents, insects and wood-damaging organisms.

(L) Inspect cosmetic items, underground items or items not permanently installed.

(m) Inspect for the presence of any hazardous substances.

(n) Disassemble any component of an improvement to residential real property, except for removing an access panel that is normally removed by an occupant of residential real property.

**(3)** This section does not prohibit a home inspector from doing any of the following:

(a) Reporting observations or conditions in addition to those required under this section.

(b) Excluding a component of an improvement to residential real property from the inspection, if requested to do so by his or her client.

(c) Engaging in an activity that requires an occupation credential if he or she holds the necessary credential.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; **CR 14-010: renum. section 131.31 from section SPS 134.02 and am. (1) Register August 2014 No. 704, eff. 9-1-14.**

## **PS 131.32 Mechanical and structural components included in a home inspection.**

A reasonably competent and diligent home inspection shall meet the standards in subs. (1) to (11) and shall include an inspection of, and report on, all of the following items that are present on the property at the time of the home inspection:

**(1) FOUNDATIONS.** A home inspector shall observe and describe the type and condition of the foundation.

**(2) COLUMNS.** A home inspector shall observe and describe the type and condition of columns.

**(3) FLOORING SYSTEMS.** A home inspector shall observe and describe the type and condition of flooring systems.

**(4) ROOFS.**

(a) A home inspector shall observe and describe the condition of all of the following:

1. Roof coverings, including type.

2. Roof drainage systems.

3. Flashings.

4. Skylights, chimneys and roof penetrations.

5. Signs of leaks or abnormal condensation on building components.

(b) A home inspector shall describe the methods used to observe the roof.

(c) A home inspector is not required to do any of the following:

1. Walk on the roofing.

2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors.

3. Observe internal gutter and downspout systems and related underground drainage piping.

**(5) EXTERIORS.**

(a) A home inspector shall observe and describe the condition of all of the following:

1. Wall claddings, including type.

2. Flashings and trim.

3. Entryway doors and at least one window per side of a dwelling unit.

4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing.

5. Decks, balconies, stoops, steps and porches including railings.

6. Eaves, soffits and fascias.

7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit.

(b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.

(c) A home inspector is not required to observe the following:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories.

2. Locks, latches or other security devices or systems.

3. Intercom systems.

4. Fences or privacy walls.

5. Insulation or vapor barriers in exterior walls.

6. Safety glazing.

7. Garage door operator remote control transmitters.

8. Geological or soil conditions.

9. Recreational facilities.

10. Out-buildings other than garages and carports.

11. Trees, shrubs and other vegetation.

**(6) PLUMBING SYSTEMS.**

(a) A home inspector shall observe and describe the condition of all of the following:

1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections.

2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping supports and leaks.

3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents.

4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks.

5. Sump pumps.

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(b) A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.

(c) A home inspector is not required to do any of the following:

1. State the effectiveness of anti-siphon devices.
2. Determine whether the water supply and waste disposal systems are public or private.
3. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches.
4. Operate any valve except water closet flush valves, fixture faucets and hose faucets.
5. Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas.
6. Observe the interior of flues, chimneys and vents, or solar water heating systems.
7. Observe any exterior plumbing components such as water mains or swimming pools.
8. Determine water temperature.
9. Determine the proper sizing, design or use of plumbing materials.

## (7) ELECTRICAL SYSTEMS.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Service entrance conductors.
2. Service equipment, grounding equipment, main over current device.
3. Main and distribution panels, including their location.
4. Amperage and voltage ratings of the service, including whether service type is overhead or underground.
5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring.
6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls.
7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures.
8. The operation of ground fault circuit interrupters.
9. The functionality of the power sources for smoke detectors.

(b) A home inspector is not required to do any of the following:

1. Insert any tool, probe or testing device inside the panels.
2. Test or operate any over current device except ground fault circuit interrupters.
3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.
4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.
5. Measure amperage, voltage or impedance. **(8) INTERIORS.**

(a) A home inspector shall observe and describe the condition of all of the following:

1. Walls, ceilings and floors.
2. Steps, stairways, balconies and railings.
3. Counters and all sink base cabinets.

4. A random sample of doors and windows.

5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.

6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

(b) A home inspector is not required to observe any of the following:

1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors.
2. Carpeting.
3. Draperies, blinds or other window treatments.
4. Household appliances.
5. Recreational facilities or another dwelling unit.

## (9) HEATING SYSTEMS.

(a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system:

1. Heating equipment and distribution systems.
2. Normal operating controls and energy source.
3. Automatic safety controls.
4. Exterior surfaces of chimneys, flues and vents.
5. Solid fuel heating devices.
6. The presence of an installed heat source in each room.

(b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage.
2. Operate automatic safety controls.
3. Ignite or extinguish fuel fires.
4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms.
5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

## (10) CENTRAL AIR CONDITIONING.

(a) A home inspector shall observe and describe the condition of all of the following:

1. Cooling and air handling equipment, including type and energy source.
2. Normal operating controls.
3. The presence of an installed cooling source in each room.

(b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.

(c) A home inspector is not required to do any of the following:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.
2. Observe non-central air conditioners.
3. Observe the uniformity or adequacy of cool-air supply to the various rooms.
4. Operate electronic air filters.
5. Observe the pressure of the system coolant or determine the presence of leakage.
6. Test the electrical current drawn by the unit.

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## (11) INSULATION AND VENTILATION.

(a) A home inspector shall observe and describe the condition of all of the following:

1. The presence or absence of insulation in unfinished spaces.
2. Ventilation of attics and foundation areas.
3. Kitchen, bathroom, and laundry venting systems.

(b) A home inspector is not required to observe any of the following:

1. Concealed insulation.
2. Venting equipment which is integrated with household appliances.

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; **CR 14-010: renum. section 131.32 from section SPS 134.03 Register August 2014 No. 704, eff. 9-1-14.**

## SPS 131.33 Contents of a home inspection report.

(1) After completing a home inspection, a home inspector shall submit a written report to a client that does all of the following:

- (a) Lists the items described in s. SPS 131.32 that a home inspector is required to inspect.
- (b) Lists the items described in s. SPS 131.32 that a home inspector has inspected.

(c) Describes the condition of any item identified in s. SPS 131.32.

(d) Describes the condition of any item identified in s. SPS 131.32 that, if not repaired, will have significant adverse effect on the life expectancy of the identified item.

(e) Lists any material adverse facts that a home inspector has knowledge of or has observed.

(2) A home inspector is not required to report on any of the following aspects of items identified in s. SPS 131.32:

- (a) Their life expectancy.
- (b) The reason for the necessity of a major repair.
- (c) The method of making any repair or correction, the materials needed for any repair or correction, or the cost of any repair or correction.
- (d) The suitability for any specialized use of an improvement to residential real property.
- (e) Whether they comply with applicable regulatory requirements.

(3) A home inspector may not report in writing or verbally on any of the following:

- (a) The market value or marketability of a property.
- (b) Whether a property should be purchased.

(4) A home inspector is not required to retain inspectors or investigators to perform follow-up inspections or investigations of any material adverse facts that a home inspector has knowledge of or has observed under sub. (1) (d).

**History:** Cr. Register, July, 1999, No. 523, eff. 8-1-99; correction in (1) (a), (b), (c), (d), (2) (intro.) made under s. 13.92 (4) (b) 7., Stats., Register November 2011 No. 671; **CR 14-010: renum. section 131.33 from section SPS 134.04 and am. (1) (a), (b) Register August 2014 No. 704, eff. 9-1-14; corrections in (1) (c), (d), (2) (intro.) made under s.13.92 (4) (b) 7., Stats., Register August 2014 No. 704.**

## Subchapter V — Continuing Education Requirements

### SPS 131.41 Continuing education requirements for registration renewal.

(1) Except as provided in sub. (2), every registered home inspector shall complete a minimum of 40 continuing education credit hours during each biennial registration period.

(2) A registrant is not required to complete continuing education credit hours between initial registration and the first registration renewal period.

(3)

(a) If a registrant fails to satisfy the continuing education requirements provided in sub. (1) within a biennial registration period, continuing education credit hours acquired on or after December 15 of any even-numbered year will be first applied to the preceding biennium until the requirement is fulfilled. Continuing education credit hours may not apply to more than one biennium.

(b) A registrant who fails to meet the continuing education requirements provided in sub. (1) by December 14 of any even-numbered year may not engage in the practice of home inspection until the registration is renewed, except as provided in s. SPS 131.45.

(4) Continuing education credit hours shall be obtained through any of the following means:

(a) Attending seminars, corporate in-house courses, workshops, or professional or technical presentations made at meetings, conventions, or conferences meeting the requirements of s. SPS 131.42. Attendance may be in person or via remote classroom where a provider is available to participate to comment and answer questions.

(b) Teaching a continuing education training program. Fifty minutes of actual instruction is equivalent to one continuing education credit hour. No additional continuing education credit hours will be granted for subsequent presentations of identical material.

(c) Participating in a continuing education training program that does not meet in person including the completion of interactive short courses or tutorials, delivery of educational programs and courses on CD-ROM or the Internet, webinars, or correspondence courses.

(5) A registrant may only receive credit for the initial attendance of a continuing education training program during a biennium. A registrant may not receive additional continuing education credit hours for repeated attendance at a continuing education training program during a biennium.

(6) A registrant may not receive continuing education credit hours for work completed as part of the registrant's regular duties as a home inspector.

**History:** CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14.

**SPS 131.42 Standards for continuing education training programs.** An acceptable continuing education training program shall meet all of the following criteria:

(1) Include instruction in an organized method of learning contributing directly to the professional competency of the registrant and pertaining to subject matters that significantly relate to the practice of home inspection. The instruction shall include amplification, evaluation, examples, and explanation of the course subject matter to the licensee.

(2) Be conducted by individuals or entities which have specialized education, training, or experience in the subject matter of the program.

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(3) Provide attendance or completion verification records in the form of certificates of completion evidencing attendance at, or completion of, the continuing education training program. A certificate of completion shall include all of the following:

- (a) The name of the course.
- (b) The provider's name.
- (c) The registrant's name.
- (d) The date of completion.
- (e) The location of the course.
- (f) The number of hours.
- (g) A signature from the instructor or provider.

**History:** CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14; correction in numbering in (3) (a) to (g) made under s. 13.92 (4) (b) 1., Stats., Register August 2014 No. 704, eff. 9-1-14.

## **S 131.43 Certificate of completion, proof of attendance.**

- (1) Each registrant shall certify on the registration renewal application that he or she has fully complied with the continuing education requirements of this subchapter.
- (2) The department may conduct a random audit of its registrants on a biennial basis for assessing compliance with the continuing education requirements in this subchapter. It is the responsibility of each registrant to retain or otherwise produce evidence of compliance.
- (3) If evidence of compliance is required by the department or its designee, the registrant shall submit the requested information within 30 business days of receiving written notice. Failure to do so may result in disciplinary action.

**History:** CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14.

**SPS 131.44 Recordkeeping.** A registrant shall obtain a certificate of completion from the program provider for each continuing education training program completed. The registrant shall retain the certificate of completion and any other required, related documentation for a minimum of 5 years.

**History:** CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14.

## **SPS 131.45 Waiver of continuing education requirements.**

- (1) A renewal applicant who is actively practicing in the profession and is unable to fully comply with the continuing education requirements due to temporary, extreme hardship, as determined by the department, may submit a written request for a waiver or a written request for an extension of time to complete the continuing education requirements. The department will review the request, and in its sole discretion may grant a full or partial waiver, or an extension of time to comply with the requirements.
- (2) A renewal applicant who prior to the expiration date of the registration submits a request for a waiver and provides a written statement setting forth the basis for the request, shall be deemed to be in good standing until the final decision on the request is made by the department. If the waiver is denied and the registration has expired, the applicant shall immediately discontinue engaging in the practice of home inspection until the applicant meets the requirements of s. SPS 131.41 and submits evidence of compliance to the department.
- (3) A renewal applicant may not receive a waiver under this section for 2 consecutive biennia.

**History:** CR 14-010: cr. Register August 2014 No. 704, eff. 9-1-14.



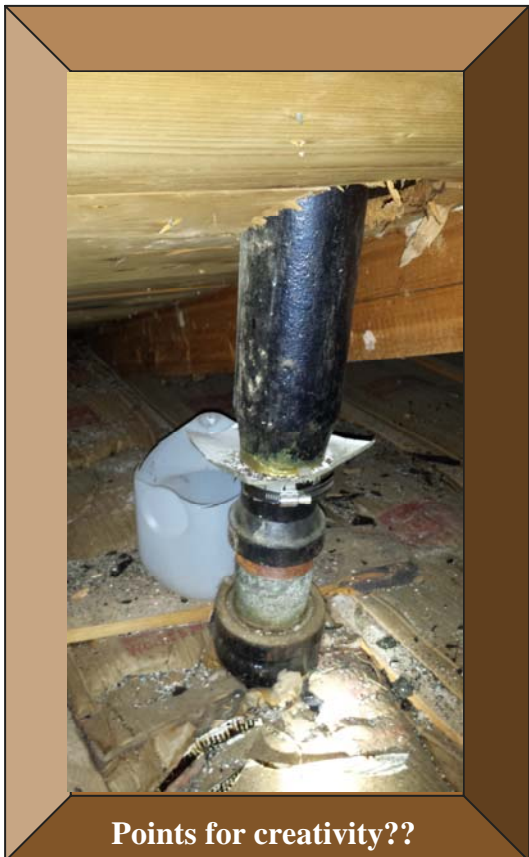
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Points for creativity??

What kind of car does an electrician drive?  
*A Volts-wagen!*



What would a barefooted person get if they stepped on an electric wire?  
*A pair of shocks!*



Why did Mr. Ohm marry Mrs. Ohm?  
*Because he couldn't resistor.*



Two atoms were walking down the street one day, when one of them exclaimed, "Oh no, I've lost an electron!" "Are you sure?" the other one asked. "Yes," replied the first one, "I'm positive."



What is an electrician's favorite flavor of ice cream?  
*Shock-o-lot.*



## WAHI BOARD MEETING

Friday, October 24th  
3:00 p.m.

Plaza Hotel & Suites, Wausau

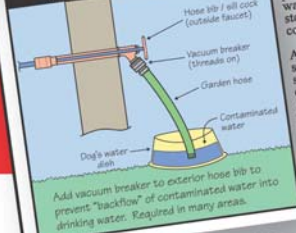
Contact Julie by October 15th  
if you would like to attend.  
[juliewahi@gmail.com](mailto:juliewahi@gmail.com)

Meeting is held in conjunction with Fall Seminar.



## Your Design & Info

### Hose Bib - Backflow Prevention



### Don't Drink the Dogs Water!

Health officials believe that thousands of people become ill because of contaminated water every year. Most folks think it is the stomach flu or food poisoning when contaminated water is the real culprit.

Around your home, you must always separate drinking or potable water from any source of contamination. How could contamination happen? Check out your exterior hose bib (faucet). Check out how you use it. You should never have even hose lying on the ground. If a weed sprayer, there should be a backflow preventer. Then, if the contaminated water is allowed to flow back, yuck, some of it mingles with your drinking water.

Whenever there's a possibility that contaminated water might contact drinking water, there should be a backflow preventer. On many exterior hoses, this is that thick brass fitting where you attach the drinking water. In some cases, the backflow device may be built into a hose bib.

Many devices in your home, including hot water boilers, steam boilers, and lawn sprinklers, have special backflow preventers. Other fixtures have the separation built in: a tub faucet always sits above the rim of the tub, and the toilet fill valve is placed above the water line.

If you have any questions or concerns about water backflow in your home, contact your water utility, plumber or home inspector. And don't remove any of these safety devices. Sure, the hose connection may spray your foot when you turn it off, but that safety device is worth it to ensure clean drinking water in your home.

By Tom Feiza, Mr. Fix-It  
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## Your Contact Info



**HOW TO OPERATE  
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There are no sublimits on any of our endorsements.

**HIGHLIGHTS**

1. Policy covers both E&O and GL
2. Retro-Active coverage included (proof of retro required)
3. Realtor and Referring Party Indemnification included
4. Multi-inspector coverage available on one policy
5. Residential and Commercial inspection coverage included standard
6. There are endorsements for the following:  
Mold, Water Testing and Septic, Pool and Spa, Radon, Termite/Pest/WDI And More!
7. Energy Audits, Infrared, 203K Inspections, etc. Included
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9. Aggressive Claims Process
10. Financing Available

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www.InspectorPROinsurance.com

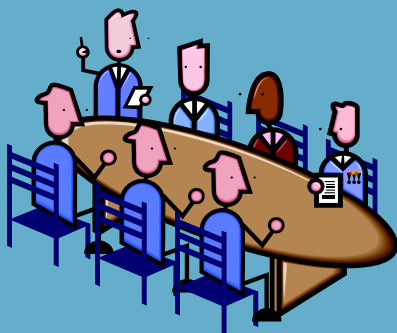
**MEMBER TIDBITS**

**COMMUNICATION**

All member-to-member or member-to-association disputes must go through the Membership Committee. A member going public, with disputes of these types, risks disciplinary action.

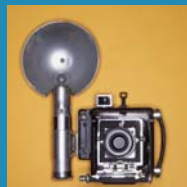
The Membership Committee will implement this policy.

Contact Doug Hoerth at 920-375-0723 or email him at [finallookinspectionsservices@yahoo.com](mailto:finallookinspectionsservices@yahoo.com).



**Add a Photo to the WAHI Web Site and Link to Your Site**

WAHI's Web site member database has a new and improved multi-choice search option. Submit photo and/or company web addresses



**2014 - 2015 WAHI MEMBERSHIP ROSTER**

Exciting news is on the horizon – a new, very user-friendly, web-based Membership Management Program! This program will exceed all past WAHI website database systems and is only 4-6 weeks away. As a result, the WAHI Board of Directors has decided to forgo posting a printable 2014-2015 membership roster at this time.

STAY TUNED!

**We want to stay in touch with YOU!**

We want members to be able to contact you or provide a potential client your current and correct contact information. We also send interesting, timely and important announcements from our website, using the email you provided. If it is incorrect, you may miss out!

Moving? Get a new phone number? Change your email address? Please

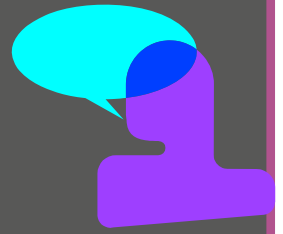
contact Julie to provide updates: [juliewahi@gmail.com](mailto:juliewahi@gmail.com) If you want to double check what we have on file, please [click here](#) and take a moment to glance over your information.



# MORE MEMBER TIDBITS

WAHI is a community and we care about each other. Share your news, joys, recognitions, temporary setbacks (illness or injury), thoughts, ideas and accomplishments.

Privacy should be respected and information provided must be okayed by the person



**Chapter Secretaries are reminded to include upcoming speakers and topic information when you submit monthly meeting minutes to Julie Arnstein.**

The information will be included in the newsletter and will also be posted on our website at [www.wahigroup.com](http://www.wahigroup.com).

Hope you have "saved the dates" Friday, October 24 and Saturday, October 25 to attend the seminar in Wausau. Detailed information and registration form available on pages 20-21.

We look forward to seeing you there!



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**Wisconsin Association of Home Inspectors Inc. (WAHI™)**  
**Fall 2014 Training Seminar - 12 Credits**  
**Friday, October 24<sup>th</sup> & Saturday, October 25<sup>th</sup>, 2014**

Friday, October 24<sup>th</sup> (4 credits)

**Wausau Homes Tour and Education House**  
 See details and registration form  
 on the back of this flyer

- 11:30 am Registration
- 12:00 pm Wausau Homes Tour  
 Box Lunch included  
 2 Hours
- 3:00 pm Education House  
 2 Hours  
 Distribution of Friday CEU Certificates
- 7-9 pm Vendor Room Cocktail Party  
 The Plaza Hotel and Suites

Saturday, October 25<sup>th</sup> (8 credits)

**Classroom Training**

- 7-8 am Registration and Breakfast
- 8:00 am Update from the State  
*Secretary David Ross, DSPS*
- Powered Up - Electrical Inspections  
*Jason Vieth, Vieth Electric*
- 9:45 am Break and Visit the Vendors
- 10:15 am Well and Septic - What You Should Know  
*Rick Peterson, Water Right's Clean Water Ctr*
- 12:00 pm Lunch and Visit the Vendors
- 1:00 pm Home Inspection Safety  
*Joy Douthwaite, Thorough Inspection Services*
- 2:45 pm Break and Visit the Vendors
- 3:15 pm Foundation Inspections and Repairs  
*Jim Chase, Sure Dry*
- 5:00 pm Distribution of CEU Certificates

**Cocktail Party in the Vendor Room - Friday, October 24<sup>th</sup>, 7-9 pm**  
 Appetizers and Door Prizes!

**Continuing Education Credits**

This seminar is approved for up to 12 continuing education credits with the State of WI,  
 Up to 11 with ASHI and NAHI

**Location: The Plaza Hotel and Suites, 201 N. 17<sup>th</sup> Ave., Wausau, WI 54401**

To reserve a room, call (715) 845-4341. A block of rooms is being held for Friday, October 24<sup>th</sup> and Saturday,  
 October 25<sup>th</sup> (rates starting at \$79.00/night). Be sure to mention 2971 when reserving your room.

**The room block expires Wednesday, September 24<sup>th</sup>**

----- **Saturday Registration Form** -----

Name and Company Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

Make checks payable to: WAHI  
 MasterCard or Visa: \_\_\_\_\_ Exp: \_\_\_\_ / \_\_\_\_

Circle Your Registration Fee (Friday registration form on back):

	By 10/10	After 10/10	On Site
Saturday	\$145	\$175	\$205
Friday & Saturday	\$220	\$250	\$280

Non-members, add \$30.00 to fees stated  
 Fees include Friday lunch, Saturday breakfast, breaks & lunch

Return this form, with payment, to:  
 WAHI, c/o Julie Arnstein  
 4590 S. Raven Lane  
 New Berlin, WI 53151  
 Fax: (262) 785-6765  
 Email: juliewahi@gmail.com  
 Questions? (877) 399-WAHI

- I plan to attend the Education House on Friday, Oct. 24<sup>th</sup> (Complete form on other side)
- I plan to attend the Friday Night Cocktail Party, 7-9 pm in the Vendor Room
- I plan to bring a guest on Friday night

# Wausau Homes Tour and Education House

## Friday, October 24, 2014

This educational afternoon is comprised of two parts – a tour of the Wausau Homes plant in Wausau, followed by inspection training at our WAHI Education House. WAHI has obtained the use of a home in the Wausau area for this program.

Friday afternoon's training will be limited to the first 40 registrants and is worth **four continuing education credits**.

### Wausau Homes Tour

Join us for this great opportunity to tour this longtime home building company. Learn about the innovations and challenges of their construction style and techniques. See how home construction at Wausau Homes may differ today from earlier designs/methods. Our education provider and tour guide will share the process from start to finish - design, construction, warranties, transportation. This training will be from noon to 2:00 pm. In addition to hosting this great training opportunity – they're providing lunch too!

### Education House

Experienced experts will be posted throughout the WAHI Education House in numerous locations. Each expert will provide 30 to 45 minute presentations on how to inspect various components, focusing on the WI Standards of Practice. Participants will rotate to each area/presenter. The training will be from 3:00 pm to 5:00 pm.

Tour and Education House - \$75.00 (WAHI Members), \$105.00 (Nonmembers)

All participants are asked to preregister as space is limited.

For further information, contact Chair Kent Schwanke at (920) 229-7854 or [kents@slhi.com](mailto:kents@slhi.com)

### ----- Friday Registration Form -----

Name and Company Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

- I am a member of WAHI - \$75.00
- I am a not a member of WAHI - \$105.00

Make checks payable to: WAHI  
MasterCard or Visa: \_\_\_\_\_  
Exp: \_\_\_\_ / \_\_\_\_

Return this form, with payment, to:

WAHI, c/o Julie Arnstein  
4590 S. Raven Lane  
New Berlin, WI 53151

Fax: (262) 785-6765  
Email: [juliewahi@gmail.com](mailto:juliewahi@gmail.com)  
Questions? (877) 399-WAHI

# BOARD OF DIRECTORS

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Ron Miller (608) 832-6630	<b>Milwaukee Chapter</b> Scot McLean, President (414) 228-6573
Brian Opelt (715) 937-2002	

# WAHI COMMITTEES

<b>Arbitration</b> David Strandberg, Chair Roy Wagner <i>Seeking 2 more members</i>	<b>Membership</b> Doug Hoerth, Chair Troy Beasley Paul Birschbach Roger Kautz • Brian Opelt David Pribyl David Strandberg Kyle Zimmerman
<b>Audit</b> Tom Greenwaldt, Chair James Davis • George Finch Danny Kruger • Nathan Peterson Dave Stoinski	<b>Nominations/Elections</b> Andy Helgeson, Chair Rich Duerkop • Dennis Kruger • Cassidy Kuchenbecker • Scott McLean • Kent Schwanke Dave Waraxa
<b>Education</b> Tom Kruse, Co-Chair Kent Schwanke, Co-Chair John Moore • Pete Saltness James Smead	<b>Public Relations</b> Bob Turicik, Chair Troy Beasley • Bruce Low Nick Petrie • Chuck Weber
<b>Education House</b> Kent Schwanke, Chair <i>Seeking 2 more members</i>	<b>Rules &amp; Bylaws</b> Andy Helgeson, Chair Erick Beck • Tom Dempsey Tom Greenwaldt
<b>Legal Support</b> <i>Chair position is vacant</i> Ron Miller Attorney, Roy Wagner <i>Seeking 3 more members</i>	<b>Web Site</b> Doug Hoerth, Chair Keith Vanevenhoven <i>Seeking 1 more member</i>
<b>Legislative</b> Ron Miller, Chair	

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Melissa, 800-474-4472 x175  
Heather, 800-474-4472 x175

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### Citadel Insurance Services, LLC.

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