



# The WAHI Inspector

Vol. XVII, No. 2

February 2013

Editor: Nicholas Petrie

## Upcoming Meetings

### Central Wisconsin Chapter

Wednesday, February 20

Social 6 p.m., dinner/meeting 6:30 p.m.

*Palms Supper Club Steak House*

*5912 Bus. Hwy 51, Schofield*

*Speaker:* Foundation specialist.

### Chippewa Valley Chapter

Wednesday, February 6

Dinner 5:30 p.m., meeting 6 p.m.

*Jade Garden Restaurant*

*3620 Gateway Dr., Eau Claire*

*Speakers:* Dan from Woodmaster Foundations and Scott from Glenbrook Lumber Supplies.

The topic is wood-formed foundations.

### Fox Valley Chapter

Tuesday, February 19

Meet at the restaurant at 5:30 p.m.

*Stone Toad*

*1109 S. Oneida Street, Menasha*

*Speaker:* Jerry Fabish from the City of Oshkosh, on cross connections.

### Madison Chapter

Thursday, February 21

Roundtable 6 p.m., dinner/meeting 6:30 p.m., speaker 7 p.m.

*Rex's Inkeeper*

*301 N. Century Ave., Waunakee*

*Speaker:* Affiliate member Linnie Shipman of ABT Foundation Solutions.

### Milwaukee Chapter

Tuesday, February 12

Social 6 p.m., dinner 6:30 p.m., meeting 7 p.m.

*Klemmer's Banquet Center*

*10401 W. Oklahoma Ave., West Allis*

*Speaker:* Affiliate member Bill Rozga of Rozga Plumbing and Heating Corp. on high efficiency heating and sewer/water lateral.

## From the President: Smoke Alarms and Safety



As professionals, we have a duty to our clients to provide the best information we can at our inspections. The topic of smoke alarms has come up quite a bit lately – photo-electric verses ionization, and the relative merits of combination smoke alarms – and I thought this was worth some discussion here.

The American Society of Home Inspectors (ASHI) recommends the following:

- All residences should have smoke alarms.
- All smoke alarms installed should be photoelectric alarms.
- Ionization and combination smoke alarms are not recommended.
- The consumer should educate themselves on this important issue so that they can make an informed decision.

Interestingly, ASHI is the first national home inspection organization to take a position on the topic of photoelectric alarms, but joins the International Association of Fire Fighters (IAFF), the California Real Estate Inspection Association (CREIA), the World Fire Safety Foundation, the North Eastern Ohio Fire Prevention Association (NEOFPA) and a number of other experts and or organizations.

It took a lot of intestinal fortitude for the ASHI Board to do this. It speaks volumes as to the character of board and of the organization as a whole. This stance makes me very proud to be an ASHI member and I feel WAHI should take the same stance.

Why photoelectric alarms, rather than ionization alarms?

According to the California State Fire Marshal's Smoke Alarm Task Force, "Ionization smoke alarms are far more likely than photoelectric alarms to be disabled or removed by building occupants due to nuisance activations, primarily from cooking. Any subsequent fire is then 50% more likely to result in a fatality."

From a National Fire Protection Association (NFPA) presentation: "The probability of the failure of the photoelectric detector to detect a smoldering ignition fire is 4.06% while the ionization detector provided

# President

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a 55.8% probability of a failure in a similar type of fire. This high probability of a failure of the ionization detector can be contributed to a number of factors such as performance under normal conditions and an inability to consistently detect smoldering smoke particles. This is a very important consideration since most of the fires that occur in residences start out as smoldering ignition fires.”

Almost 95% of US homes have ionization alarms - that is around 100-105 million homes. These alarms give people a false sense of security. Boston Deputy Fire Chief Jay Fleming estimates that if we could wave a magic wand and change them all to photoelectric alarms, the US fire death rate would drop 40% almost overnight.

How cool would it be if WAHI could help make that happen?

The state standards for home inspectors require that we comment on the functionality of power sources of smoke detectors – which to me means that I have to push the test button to make sure they sound. It’s more problematic to test the smoke sensors, of course, which is why this is not required. Nor are we required to report on carbon monoxide detectors, but the state does require them in several areas. So I report on their presence or absence as well, and when I find them, I push the test button.

We are not required to determine the type of alarm, photoelectric vs. ionization, and I do not note this in my report. But verbally I state clearly that the type of alarm was not verified but that I strongly recommend photoelectric alarms. And regardless of the age of existing alarms, I also state that all alarms five years or older should be replaced.

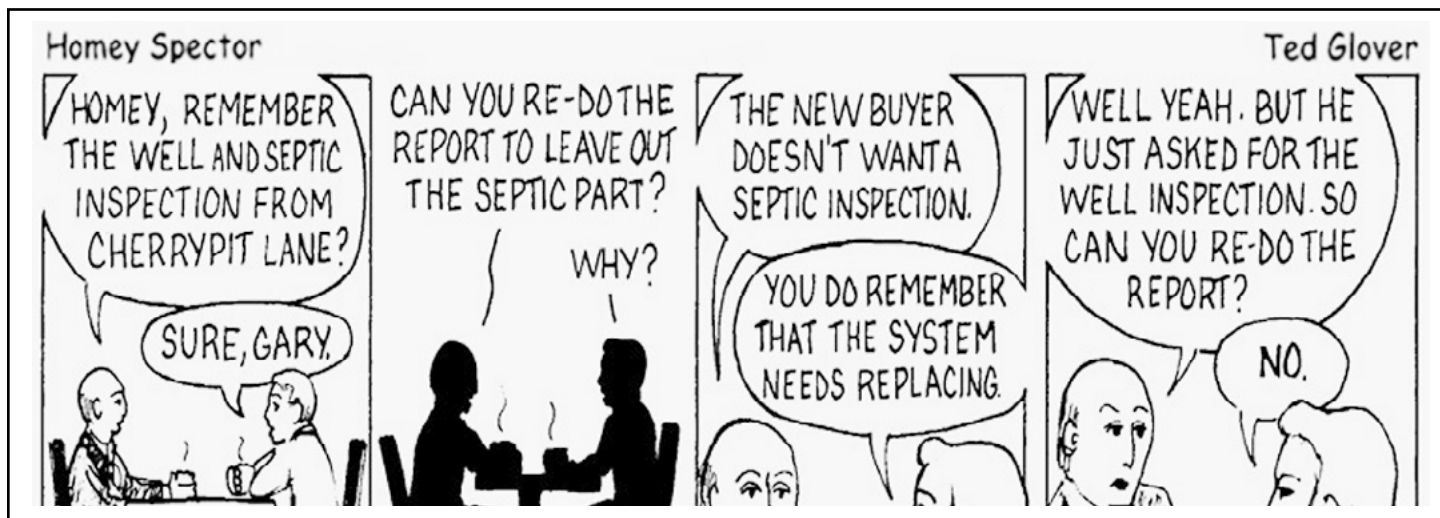
WAHI members, be proactive. Be leaders in the home inspection profession and spread the word to our clients about fire protection. Recommend photoelectric smoke alarms to your clients. You may just save a life.

On another note, the election of WAHI leaders is upon us at all levels.

We’ll be voting for state board members-at-large, chapter board members-at-large, and many chapter level leaders. Elections will be held in March. If you have never held a position in your chapter, or if you have ever thought about becoming involved in your chapter or at the state level, I encourage you to step forward and volunteer.

Most positions require little time to perform the duties of the office, and serving WAHI can be rewarding in many ways. After all, it is your organization -- it’s time to get involved!

Mike Von Gunten  
WAHI President



# Chapter Meeting Highlights



Our next meeting will be Wednesday, February 20th. Meetings are held at Palms Supper Club Steak House, 5912 Bus. Hwy 51 in Schofield. Social hour begins at 6 p.m. and dinner at 6:30 p.m. The cost to attend a monthly chapter meeting is \$25 with dinner or \$10 without the meal. Contact Rich Duerkop with any questions at 715-241-8222 or e-mail [americansentry1@charter.net](mailto:americansentry1@charter.net). Our speaker will be a foundation specialist. Our speaker for March 20th will be the city of Wausau building inspector, who will just be coming back from a seminar on new changes.



The scheduled speaker from Woodmaster Foundations informed us that he was unable to make the meeting this month but will come for February's meeting. In his place, Steve Polzin with Classic Radon Services out of Eau Claire was gracious enough to fill in at the last minute. He talked about the causes of radon, and what methods of testing are available as well as the best way to remediate the problems. He talked about cost factors on specific installation and how his systems correct the radon problems. Thank you, Steve, for filling in and answering some questions brought forth by attending members.

Our next regular meeting will be on Wednesday, February 6 at the Jade Garden Restaurant, 3620 Gateway Dr., Eau Claire. The buffet supper starts at 5:30 p.m., followed by our meeting at 6 p.m. The cost of supper and meeting is \$20 (tip extra). Our scheduled speakers will be Dan and Scott from Woodmaster Foundation & Glenbrook Lumber Supplies in Prescott, WI. Hopefully we will be given updates and information regarding the installation of wood-formed foundations. Attending members should bring onsite photos regarding wood foundations to share with our speakers and other members.

Note: The chapter normally meets on the first Wednesday of each month. Due to production dates, members may not receive a newsletter issue until very close to our meeting date, or even after. To avoid missing a meeting, mark your calendar for March 6th, April 3rd, etc.



Our January speaker was Kevin Schmitz of J&K Construction. He discussed outdoor wood burners.

The next meeting will be Tuesday, February 19th at the Stone Toad, 1109 S. Oneida Street in Menasha. Cocktails and roundtable discussion start at 6 p.m., 6:45 dinner, 7:15 speaker, meeting to follow. Our speaker will be Jerry Fabish from the City of Oshkosh, who will discuss cross connections. Our March 19th speaker will be William Acker of Acker and Associates, who will talk about home and commercial building issues

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We had a good turnout for a very cold night in January! The education program for the evening led to great discussion on asbestos, lead and training. Ron Miller shared updates on Legislative Committee and WAHI State Board activity.

Our next meeting will be on Thursday, February 21st at Rex's Inkeeper, 301 N. Century Ave., Waunakee. Roundtable begins at 6 p.m., dinner/meeting at 6:30 p.m. and speaker at 7 p.m. Our presenter will be affiliate member Linnie Shipman of ABT Foundation Solutions.



Our next meeting will be Tuesday, February 12th at Klemmer's Banquet Center, 104th & Oklahoma Ave. in West Allis. Social at 6 p.m., dinner at 6:30 p.m., meeting at 7 p.m. Cost is \$25, which includes dinner and the continuing education. Our speaker will be affiliate member Bill Rozga of Rozga Plumbing and Heating Corp. Bill will address high efficiency heating and sewer/water lateral issues.

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## Exciting News!

## WAHI has a Facebook Page



Thanks to Public Relations Chair Bob Turicik, WAHI has joined the “new generation” and invites you to join in as well! Facebook is a very user-friendly, cost efficient, speedy way to get the word out to WAHI members. The WAHI Facebook page will be a wonderful venue to make chapter announcements (meeting changes, speakers, location updates, meeting reminders, etc.), board announcements, post State Board meeting minutes, etc.

Please see below for instructions on creating a Facebook account if you do not have one yet, and how to find the WAHI page

### ***How do I sign up for Facebook Account?***

To create an account, go to [www.facebook.com](http://www.facebook.com). Enter your name, birthday, gender and email

address. Then create a password. After you complete the registration form, Facebook will send you an email. Just click the confirmation link to complete the sign up process.

### ***How do I find the Wisconsin Association of Home Inspectors page?***

After you have finalized creating your Facebook page, type in Wisconsin Association of Home Inspectors in the search box. Request to be “liked.” You will get a response when WAHI accepts the request. The WAHI Facebook page is a closed group – only WAHI members can view and participate on the page.

Any questions? Contact Bob Turicik at [homereview@wi.rr.com](mailto:homereview@wi.rr.com) or 920-892-7654.



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***It's below freezing out, there is no snow on roof, and a customer complains of water leakage around chimney. What can it be?***

If the moisture that is bleeding through is discolored, and looks rusty brown, it is most likely the furnace and/or water heater exhaust that is condensing in the chimney and bleeding through the masonry.

I know most of you have heard me say this repeatedly, but masonry built chimneys cannot keep up with today's energy-efficient appliances. In this case, the chimney will most likely need a new, appropriate-sized liner for whatever heating appliances are venting up it.



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# Member Updates

## New Home Inspector Members

### David Balistreri

Building Envelope Consultants Ltd.  
P.O. Box 1307  
Waukesha, 53187  
888-549-1930; Fax 877-549-0707  
david@building-envelope.net  
*Milwaukee Member*

### Jeff Martino

P.O. Box 327  
Chetek, 54728  
715-924-3659; Fax 715-924-2139  
martino342@gmail.com  
*Chippewa Valley Associate Member*

### Mike Spencer

Mike of All Trades LLC  
480 Tower St.  
Burlington, 53105  
262-206-2646; Fax 262-763-5659  
spencer4260@sbcglobal.net  
*Milwaukee Member*

### Don Stegath

1407 Rebecca Lane  
Appleton, 54915  
920-268-8086  
stgthd@gmail.com  
*Fox Valley Associate Member*

## New Affiliate Members

### Barry Hintz

AdvantaClean of Suburban Milwaukee  
14690 W. Grange Ave.  
New Berlin, 53151  
414-209-2077  
barry.hintz@advantaclean.com  
www.advantaclean.com/suburban-milwaukee-wi  
*Milwaukee Chapter*

### Ben Zolofra

Zolofra Insurance Agency  
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Red Bank, NJ 07701  
732-542-1757; Fax 732-334-0405  
ben@zolofrainsurance.com  
www.allprocoverage.com  
*Statewide Member*

## Home Inspector Member Updates

### Steven Berg

bonafideinspector@gmail.com

### Terry Freiburger

920-570-1753; Fax 920-779-0754

### Bill Rozga

brozga@rozgacorp.com

### David Strandberg

Dane County Inspection, LLC.  
www.danecountyinspectionllc.com

### Kyle Zimmermann

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# Asbestos Basics for Home Inspectors

By Cassidy Kuchenbecker, MS

Although asbestos regulations are well-established, asbestos is still not well understood by the general public, contractors, and the real estate world. Although asbestos testing and product identification are not required by Wisconsin home inspection standards, every home inspector should know at least the basics of this topic. Understandably, many inspectors may shy away from giving direct opinions and instead provide a blanket recommendation to seek consultation with an expert. In this article, I hope to educate home inspectors with basic knowledge on asbestos, suspect materials, exposures, and regulations.

## Asbestos Characteristics

Asbestos is a term given to a group of six silicate minerals that can form long and thin, fibrous crystals. These minerals were (and in some countries still are) added to building materials to increase the material's strength, weather and wear resistance, as well as resistance to heat. Asbestos makes a great addition to building materials, if you ignore the health effects from exposure.

## Health Effects

Exposure to asbestos can cause several diseases. All of the diseases require 10 to 30 years to develop. They are also dose-dependent, which means that a smaller exposure gives a lower chance of developing a disease, while a larger exposure gives a greater chance. Everyone has low level exposures throughout their lifetime, both from building materials and from natural release in the environment.

Health effects most commonly discussed include mesothelioma, lung cancer, and asbestosis. Mesothelioma is cancer outside the lungs in the pleural cavity. Asbestosis is a hardening of the lungs from scar tissue. With asbestosis, the asbestos fibers damage and irritate the sensitive lung tissue, resulting in the scarring.

## Exposures

Too many laypersons believe that asbestos is like radon: "If it's there, you likely have an exposure." This is far from the truth in most situations. Floor tile is an excellent example.

While older 9x9 inch floor tile and its mastic, or 12x12 tile of any age, can contain asbestos, the asbestos fibers in these materials are bound into the material and are not readily released even if the floor tile disturbed. But extreme disturbance to floor tile or mastic, such as grinding or sanding, may release the fibers and create an appreciable exposure. But some materials do readily release asbestos fibers, including brittle pipe and tank insulation, and disturbed plaster.

## Regulations

Governmental regulations are a lot like rocket science, complex and difficult to master. Asbestos regulations are no exception. While there is a vast pile of regulations by the Wisconsin Department of Health Services (DHS), Wisconsin Department of Natural Resources (DNR), Wisconsin Department of Transportation (DOT), Occupational Safety and Health Administration (OSHA), Environmental Protection Agency (EPA), and the City of Milwaukee, there are only a few regulations of which home inspectors should be aware.

- It is unlawful for any person except the person who both owns and occupies a residence, or a State-certified asbestos inspector, to take a sample for laboratory analysis of asbestos. Thus, any uncertified contractor, home inspector, or landlord collecting samples have violated State law. This might sound a little ridiculous, but that's how the law is written. Unfortunately, if you're performing asbestos sampling and you lack the certification, and the material is not from your own home, you're breaking the law.
- All materials except glass, metal, wood, and fiberglass must be tested prior to disturbing during renovations. All disturbed asbestos-containing materials must be removed prior to completing renovations by a state-certified asbestos company. Thus, if a bathroom renovator removes walls without testing for asbestos, they just violated state law. How often are samples collected for minor renovations, or even major renovations in residences? Almost never. But again, that's how the law is written.
- As of 2009, DHS considers that all vermiculite insulation is considered to be asbestos-containing even if samples suggest

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- otherwise. Vermiculite will be discussed further below.
- The person who owns and occupies a residence may remove asbestos-containing materials. Otherwise, only a state-certified asbestos company may complete the removal.

### Suspect Materials

As mentioned above, most buildings have the potential to contain asbestos, even newly manufactured materials. It is fairly uncommon, however, to encounter newer asbestos-containing materials in the United States. Materials that more commonly contain asbestos that may be of interest during home inspections include older floor tile (size of the tile is irrelevant), the black glue below the tile (called “mastic”), certain older ceiling tiles, older pipe and tank insulation, slate siding, plaster and ‘popcorn finish’, and Transite board.

### Vermiculite

The Wisconsin Department of Health Services changed their regulations concerning vermiculite insulation in 2009, affecting thousands of Wisconsin homes.

Vermiculite is a mineral mined in several countries in the Americas and other areas of the world. When heated, vermiculite assumes a form with insulating capabilities. One of the largest vermiculite-producing mines in Libby Montana was also laced with asbestos.

In the past, it was acceptable to collect bulk samples of vermiculite insulation to test for the presence of asbestos. If the vermiculite contained more than 1% asbestos, it was considered a regulated asbestos-containing material.

DHS regulations indicate that all vermiculite insulation must be considered as an asbestos-containing material, regardless of samples indicating otherwise. The reasoning is that the asbestos fibers tend to sift through the vermiculite insulation. A sample collected at

the top or in a certain area may test negative for asbestos, while other areas may test positive.

However, having vermiculite insulation in a building does not necessarily mean it must be removed. Technically, asbestos-containing materials can be managed in-place. Thus, vermiculite insulation can be left in place. Building owners should be cognizant of the location of the vermiculite insulation and have it professionally removed by a State-certified asbestos abatement contractor if it will be disturbed during renovations. If a homeowner wants to be compliant with the letter of the law, they will install a sign in the attic warning of the asbestos hazard, although it is highly unlikely any homeowner will do so.

### Suggested Report Language

As discussed above, just because an asbestos-containing material is present doesn’t mean there is exposure or a reason to worry. However, if a potential asbestos-containing material is present that is appreciably damaged or degrading and if the inspector feels comfortable, the following wording may be appropriate:

“Asbestos is commonly present in many building materials, especially in certain older materials. The presence of an asbestos-containing material does not necessarily indicate an exposure to airborne asbestos fibers to occupants. At this residence, the <insert material> in the <insert location> appeared damaged and may contain asbestos. Please consult with a State-certified asbestos inspector for further comments on this material and with any additional questions relating to asbestos.”

*Affiliate member Cassidy Kuchenbecker is a microbiologist, and also the owner of Environmental Initiatives, a full-service indoor air quality and water damage consulting firm serving all of Wisconsin and Northern Illinois. For questions, he can be reached at CK@enviroinit.com or at 877-653-6847.*

# Voluntary Life Insurance Program Offered

WAHI's insurance agency, Robertson Ryan and Associates, has negotiated a voluntary life insurance program for WAHI members through Cincinnati Insurance. The program is also available to spouses, children and grandchildren of WAHI members.

The advantages of this program are:

- Guarantee issue underwriting for members
- Guarantee issue on \$10,000 children's term Rider (Ages:15 days through age 18)
- Simplified Underwriting for spouses and individual children and grandchildren policies
- Members do not have to participate to buy on other family members
- Policies are portable. They go with you if you leave the WAHI Association

*The following plans are available:*

### **Temporary Insurance**

- Term - 20 year level premiums guaranteed smoker and non-smoker rates: Ages 18-60
- Return of Premium Term - 20 year level premiums guaranteed (smoker ages 18-41; non-smoker 18-48). Return of Premium means the total base premium is returned if the insured lives to the end of the 20 year period.

- Guarantee issue amounts for members (\$50,000 for ages 18-40; \$25,000 for ages 41-60)
- Up to \$100,000 available with simplified underwriting on members and spouses

### **Permanent Insurance**

- Whole Life: Same for smokers and nonsmokers, ages 0-70, remains the same throughout the life of the policy.
- Universal Life: Smoker and non-smoker rates, ages 0-70. Death benefit and premiums can be flexible.
- Guarantee Issue Amounts for Members:
  - \$50,000 ages 18-40
  - \$35,000 ages 41-60
  - \$25,000 ages 51-60
  - \$20,000 ages 61-65
  - \$10,000 ages 66-70

This offer is brought to WAHI members by Robertson Ryan and Associates. Representatives will have a vendor booth at the WAHI Spring 2012 Training Seminar to answer questions and/or begin the application process for interested members. Members may also contact Lori Darga at 414-273-4501 for more information.

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# Tips and Tidbits

## WAHI Legal Support (WLS)

Attorney Roy Wagner, of von Briesen and Roper, continues 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). Note: The WLS program is completely independent of the WAHI Arbitration System.

## Continuing Education Credits

In January, all home inspector members received an 8½ x 5½ postcard with their continuing education credit count for monthly chapter meeting attendance in 2012 (Seminar credits are issued at the time of the Seminar). In the past, this mailing included membership renewal information as well. In 2013, renewal notices will be sent out in May. Membership renewal is due July 1st.

## Spring 2013 WAHI Training Seminar

Mark your calendars for our Spring 2013 event on Friday, April 5th and Saturday, April 6th at the Ho-Chunk Casino and Conference Center in Baraboo. We will again offer training at an Education House on Friday and classroom training on Saturday. See pages 19-20 of this newsletter for details and registration information. Hope to see you there!

## 2012-2013 WAHI Membership Roster

The 2012-13 WAHI Membership Roster is on the website. It is a PDF format and copies may be printed from the file. The website database can be updated on a regular basis, so remember to check your listing and submit changes to Julie Arnstein. The roster is done once a year, in conjunction with membership renewal.

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# Tips and Tidbits

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## We Need Your Current Email Address!

Thanks to State Vice President Doug Hoerth (Fox Valley chapter) we have a new, improved website. Yay Doug! This gives WAHI the ability to send mass emails containing important announcements, and to post interesting articles/information. Having your correct email address is vital in terms of WAHI communication – the upcoming state election, monthly newsletter, announcements. Take a look at your listing in the member database on the website and let us know if your info is not up-to-date.

## Ride Along Program

In October of 2010, the Milwaukee chapter discussed starting a Ride Along Program, intended to assist new members as they embark on their business. Experienced members would allow a less-experienced member to

accompany them on a home inspection. The idea was presented to the Board of Directors at the November board meeting and the program was approved. WAHI members interested in sharing their knowledge and experience with a fellow member are asked to contact Julie Arnstein. Julie will add their name to a list given to a member looking for guidance of this type. Contact Julie at (414) 299-9766 or (877) 399-WAHI or juliewahi@wi.rr.com.

## Office Max Discount

The Office Max corporate discount is available to all members of WAHI. Purchase online at [www.OfficeMaxSolutions.com](http://www.OfficeMaxSolutions.com). The user name is wahi and the password is member1. In-store purchases require use of a WAHI Retail Connect Card. See the November 2012 issue (page 16) of the newsletter at [www.wahigroup.com](http://www.wahigroup.com) for a printable card. Office Max will laminate the card for you when you visit the store.

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# Tips and Tidbits

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## WAHI Arbitration Program

All members are encouraged to make every effort to resolve homeowner/inspector disputes without outside help. When that is not successful, know that the WAHI Dispute Resolution Program is there for you. The process begins when the complainant (homeowner) contacts Resolute Systems, the program administrator, via mail at 1550 N. Prospect Ave., Milwaukee 53202, e-mail at [info@ResoluteSystems.com](mailto:info@ResoluteSystems.com) or their Web site at [www.resolutesystems.com](http://www.resolutesystems.com).

For information contact Arbitration Committee Chair Tom Feiza at (262) 303-4884 or [tom@misterfix-it.com](mailto:tom@misterfix-it.com).

## Add a Photo to the WAHI Web Site & Link to Your Site

WAHI's new Web site is up and running. We've been adding member photos and are now ready to add your company Web site to

your member profile. Submit photos and web site addresses to [juliewahi@wi.rr.com](mailto:juliewahi@wi.rr.com).

## Updating Your Contact Info

Please visit [www.wahigroup.com](http://www.wahigroup.com) and find your listing under the members tab on the home page. If you have recently moved or if your information is not correct/complete, please contact Julie at [info@wahigroup.com](mailto:info@wahigroup.com), (877) 399-WAHI or fax at (262) 785- 6765. Updates are listed every month in the WAHI Inspector.

## Communication

All member-to-member or member-to-association disputes must go through the Membership Committee. A member going public with a member or association dispute will be grounds for disciplinary action. The Membership Committee will implement this policy. Contact Committee Chair Rob Fischer at (414) 476-6879 or [inspectbyinsight@yahoo.com](mailto:inspectbyinsight@yahoo.com).

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## In Case of Emergency

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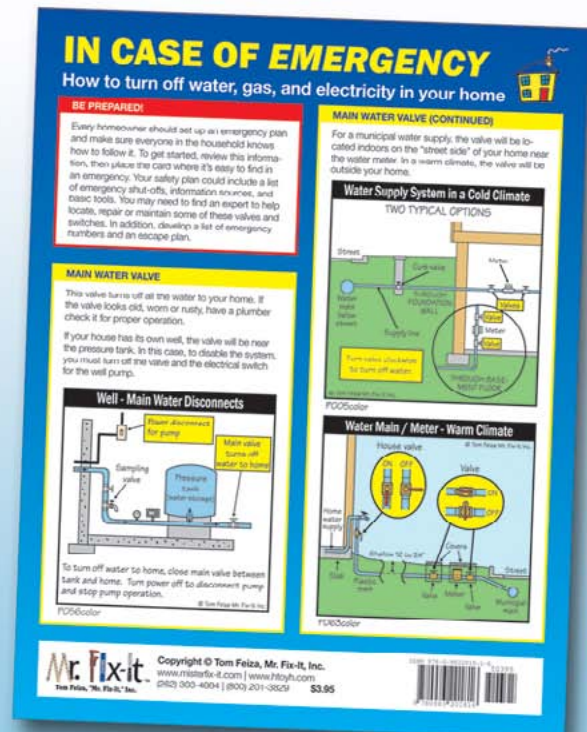
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# Tips and Tidbits

continued from p. 13

## Chapter Secretaries

Chapter Secretaries are reminded to include upcoming speaker and topic information when submitting monthly meeting minutes to Julie Arnstein. The information will be included in the newsletter and will also be posted on our Web site at [www.wahigroup.com](http://www.wahigroup.com).

## Member News

Share your news, joys, recognitions, temporary setbacks (illness or injury), etc. Privacy should be recognized, and information provided must be okayed by the person involved. Send submissions to Julie at [juliewahi@wi.rr.com](mailto:juliewahi@wi.rr.com). Deadline is the 20th of the month before the newsletter (ie. March 20th for the April issue).

## Where to Find E&O Insurance for Inspectors

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Melissa or Heather (ext. 175)  
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### Citadel Insurance Services, LLC

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262-785-6765 (Fax)

[www.wahigroup.com](http://www.wahigroup.com)

Executive Director: Julie Arnstein  
[juliewahi@wi.rr.com](mailto:juliewahi@wi.rr.com)

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# Important WAHI State Election Details

We had a great fall Seminar in Manitowoc and now we've had time to digest the events. I am so glad we opened nominations up during lunch on Saturday – resulted in lots more involvement from everyone!

This is our first election since the By-Law changes approved earlier this year. I have been involved with the Elections/Nominations Committee for many years and I guess old habits die hard. At the Seminar I overlooked the revised election procedures for WAHI – election of WAHI State positions are now different from past elections. Rather than a mixture of Officers and at-large positions up for election each year, we now have election of all officer positions occurring in even numbered years and chapter at-large and member at-large positions occurring in the odd numbered years – all positions are now a two-year term. At the Seminar we accepted nominations for positions under the old system. Consequently, we do not need nominations for the Vice President position. Therefore, our statewide spring 2013 election will be for the at-large positions only and the term for those elected will be two years.

One of the great benefits of WAHI is the help and guidance from the general members and the Board of Directors. I want to thank State Vice President Doug Hoerth from the Fox Valley Chapter for calling this to our attention.

We had a great response to our solicitation of nominees at the seminar. I sincerely thank those who stepped forward. One of my goals has been to have multiple choices for each position for every election; we've had a hard time doing that in recent years. If additional members have an interest in serving on the state board, know that nominations will be open until mid-February. Please let me or WAHI Executive Director Julie Arnstein ([juliewahi@wi.rr.com](mailto:juliewahi@wi.rr.com) or 877-399-WAHI) know if you'd like to be on the ballot.

There will be more notices regarding the upcoming election so you have ample time to discuss this with other members. We'd love to hear from you so feel free to call or email us.

Andy Helgeson  
Nominations and Elections Committee Chair  
[ajhelgeson@wi.rr.com](mailto:ajhelgeson@wi.rr.com) or 262-377-0751

The 2013 slate of state officers will be announced at the Annual Meeting held in Baraboo on April 6th. In addition, several chapters will be holding elections in the spring. This election will be held electronically, as was done in the spring of 2012. Members without email access will receive a paper ballot by US Mail as in the past. The same deadline dates will apply.

#### **Election Deadline Dates:**

- Friday, March 1st  
Nominations Deadline: Please contact Nominations and Elections Chair Andy Helgeson to submit nominations
- Friday, March 8th  
Bio Deadline: All nominees are asked to provide a brief bio to include with the ballots. Julie Arnstein will contact all nominees regarding the bio request.
- Friday, March 29th  
Vote must be cast by this date to be included in the ballot tally. Postmarked by this date for those submitting a paper ballot.

## Board of Directors

<b>President</b> Mike Von Gunten (262) 945-2446	David Strandburg (608) 255-3966
<b>Vice President</b> Doug Hoerth (920) 375-0723	Mark Thomas (414) 486-2367
<b>Secretary</b> Julie Arnstein (877) 399-9244	<b>Executive Director</b> Julie Arnstein (877) 399-9244
<b>Treasurer</b> Tom Greenwaldt (262) 547-3678	<b>Central Wisc. Chapter</b> Rich Duerkop, President (715) 241-8222
<b>Members-at-Large</b> Troy Beasley (414) 737-2721	<b>Chippewa Valley Chapter</b> Dave Waraxa, President (608) 534-7709
Andy Helgeson (262) 377-0751	<b>Fox Valley Chapter</b> Dave Pribyl, President (920) 660-3000
Richard Ida (800) 358-7019	<b>Madison Chapter</b> Dennis Kruger, President (608) 835-5395
Tom Kruse (608) 782-8831	<b>Milwaukee Chapter</b> Scot McLean, President (414) 228-6573
Ron Miller (608) 832-6630	
Glenn Schmidt (920) 923-0440	
Kent Schwanke (800) 585-4708	

## Statewide WAHI Committees

<b>Affiliates</b> Doug Hoerth, Chair	<b>Membership</b> Doug Hoerth, Co-Chair Glenn Schmidt, Co-Chair Paul Birschbach • Roger Kautz Jerry Schneider
<b>Arbitration</b> David Strandberg, Chair Roy Wagner	<b>Nominations/Elections</b> Andy Helgeson, Chair Rich Duerkop • Dennis Kruger Cassidy Kuchenbecker Scot McLean • Dave Pribyl Dave Waraxa
<b>Audit</b> Tom Greenwaldt, Chair Roger Howard • Scott Jarvis Joe Perlock • Glenn Schmidt Mike Von Gunten	<b>Public Relations</b> Bob Turicik, Chair Troy Beasley • Bruce Low Nick Petrie • Chuck Weber
<b>Clearinghouse</b> (subcommittee of Legislative) Inactive	<b>Rules &amp; Bylaws</b> Andy Helgeson, Chair Erick Beck • Tom Dempsey Tom Greenwaldt
<b>Education</b> Tom Kruse, Co-Chair Kent Schwanke, , Co-Chair John Moore • Pete Saltness	<b>WAHI Legal Support (WLS)</b> Chair position is vacant Ron Miller • Roy Wagner
<b>Education House</b> Kent Schwanke, Chair	<b>Web Site</b> Doug Hoerth, Chair Julie Arnstein
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# Wisconsin Association of Home Inspectors Inc. (WAHI™)

## Spring 2013 Training Seminar - 15 Credits

Friday April 5 and Saturday April 6, 2013

Ho-Chunk Casino and Conference Center

S3214 Cty Road B-D (formerly Hwy 12), Baraboo, WI 53913

### Friday April 5th (up to 7 credits)

### Saturday April 6th (8 credits)

#### *Education House - Review & Training*

7:30 am Registration  
8:00 am **Inspection Review Begins**  
12:00 pm Inspection Review Concludes  
Break for Lunch (on own)  
1:00 pm **Inspection Training Begins**  
5:00 pm Inspection Training Concludes  
Distribution of CEU Certificates  
**Event details and registration form (over)**  
7 - 9 pm Vendor Room Cocktail Party (Ho-Chunk)  
Appetizers and Door Prizes too!

7 - 8 am Registration and Breakfast  
8:00 am **Insects in the Home**  
*Phillip Pellitteri, UW-Madison*  
9:45 am Break and Visit the Vendors  
10:15 am **Wood Foundations**  
*Dan Krech, Woodmaster Foundations*  
12:00 pm Lunch/Annual Meeting/Visit the Vendors  
1:30 pm **Marketing via Social Media**  
*Nathan Thornberry, Inspector Services Grp*  
3:15 pm Break and Visit the Vendors  
3:45 pm **Topic to be Determined**  
*Joe Nagan, Home Bldg Technology*  
5:30 pm Distribution of CEU Certificates

## Friday April 5th, 7-9 pm Cocktail Party in the Vendor Room!

### Continuing Education Credit

This seminar is approved for up to 15 continuing education credits with the State of WI,  
Up to 14 with ASHI and NAHI

### Location: Ho-Chunk Casino, S3214 Hwy 12, Baraboo, WI

To reserve a room, call 1-800-746-2486. A block of rooms is being held for Friday April 5 and Saturday April 6 at a rate of \$89.00. Be sure to mention "1195" when making your reservation.

**Room block expires on Monday March 25, 2013**

## -----Please Submit 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/Fees on back)

	By Mar. 15th	After Mar. 15th	On Site
Saturday	\$145	\$175	\$205
Friday & Saturday (\$50 savings!)	\$230	\$260	\$290

Non-Members add \$30.00 to fees stated

Fee includes 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@wi.rr.com

Questions: (877) 399-WAHI

- I plan to attend the training on Friday April 5th (Complete form on other side)
- I plan to attend the Friday Cocktail Party, 7- 9 pm in the Vendor Room
- I plan to bring a guest on Friday night

**Education House  
Peer Review and Training  
Friday April 5, 2013**

This on-site inspection event is comprised of 2 parts – an inspection *review* in the morning, followed by inspection *training* in the afternoon. WAHI has obtained the use of a home in the Baraboo area for this program.

**Inspection Review**

This inspection review event is an opportunity for you to evaluate and refine your inspection skills with the aid of a panel of your peers, rather than a person with a black robe and a big “hammer” (i.e. gavel). Results will be kept strictly confidential.

The inspections will begin at 8:00 AM. Participants will have two hours to complete their inspection (electrical panels will already be removed, ladders in place, cover off the furnace, etc. to aid in the time limit) Upon completion participants will immediately present their findings and their completed report to the panel as if to a client - the panel of judges have inspected the house and identified defects. Participants are required to bring 2 additional inspection reports (recently completed) for review by the panel to access if they are meeting state standards. There will be “must find, must report” items, previously identified by the review panel, the panel will be looking for (the panel will be focusing on the identification of major defects, not issues such as windows or doors sticking). During the inspection process communication between participants will not be allowed - this event is intended to help participants evaluate their personal skill level. The morning session will be worth 3 continuing education credits and is limited to the first 10 registrants.

**Inspection Training**

The afternoon session will be inspection training at the same property. Experienced inspectors and contractors will be posted throughout the house in numerous locations to provide approximately 45 minute presentations on how to inspect various components and then participants will rotate to the next area/presenter. The training will take place from 1:00 pm to 5:00 pm and will be worth 4 continuing education credits. The afternoon portion will be limited to the first 40 registrants.

WAHI Member cost to attend this event is as follows:

Educational Review (morning) - \$75.00    Inspection Training (afternoon) - \$60.00

Review **and** Training (all day) - \$135.00

Non-Members add \$30.00 to the fees stated.

All participants must preregister as space is limited – no on-site registrations.

All participants will be notified by a member of the Planning Committee with the specific location.

Lunch break from 12:00 pm to 1:00 pm for all day participants – on own.

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

-----Please Submit **Friday** Registration Form-----

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

- I plan to attend the Educational Review Only (Morning) - \$75.00
  - I plan to attend the Inspection Training Only (Afternoon) - \$60.00
  - I plan to attend all day - Review **and** Training - \$135.00
- Non-members add \$30.00 to fees stated

Return this form, with payment, to:  
WAHI, c/o Julie Arnstein  
4590 S. Raven Lane.  
New Berlin, WI 53151

**Make checks in the appropriate amount payable to: WAHI**  
**MasterCard or Visa:** \_\_\_\_\_  
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