



The WAHI Inspector

Vol. XVII, No. 7

July 2013

Editor: Nicholas Petrie

Upcoming Meetings

Central Wisconsin Chapter

Wednesday, July 17

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

Palms Supper Club Steak House
5912 Bus. Hwy 51, Schofield

Speaker is a representative from affiliate member ABT Foundation Solutions.

Chippewa Valley Chapter

Special Date: Wednesday, July 10

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

Jade Garden Restaurant

3620 Gateway Dr., Eau Claire

Speaker is Brian Anderson of Drain Works, on septic failures and causes.

Fox Valley Chapter

Tuesday, July 16

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

Stone Toad

1109 S. Oneida Street, Menasha

Speaker is member Paul Birschbach, who will lead a tour of a new home construction site.

Madison Chapter

Thursday, September 19

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

Rex's Inkeeper

301 N. Century Ave., Waunakee

Speaker: See website for speaker details.

Milwaukee Chapter

Tuesday, July 9

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

Klemmer's Banquet Center

10401 W. Oklahoma Ave., West Allis

Speaker: Scott Campbell of Lifetime Radon Solutions on radon testing and mitigation systems.

From the President: Continuing Education



As we enter the middle of the busy season, I am hopeful that all members who received an email from the Wisconsin Department of Safety and Professional Services (DSPA) requesting proof of continuing education credits have complied with those requests. By the many phone calls I have received, I know this audit caught many members by surprise, and that many members fell short on CE credits.

As indicated in Wisconsin Administrative Code SPS 135.02(2), Home Inspectors are required to complete 20 hours of continuing education each calendar year. For most license holders, depending upon the date they received their license, this means they needed 20 hours in 2011 and 20 hours in 2012 to satisfy this requirement. These CE requirements have been in place since licensing was adopted by the state over a decade ago.

As WAHI's President, I have spoken with Daniel Marlin from DSPS several times. In the course of those conversations, he requested that I pass along the following note to our members.

Home Inspectors who did not complete the required CE are probably contacting you and other CE providers for information on available courses you offer that meet the requirements in SPS 135.02(7) (which states that each educational program shall relate to the general subject of home inspection to qualify as approved continuing education).

For your reference, here is a link to the SPS 135 of the Wisconsin Administrative Code: http://docs.legis.wisconsin.gov/code/admin_code/sps/professional_services/131/135.pdf

Home Inspectors who did not complete the required number of CE hours will be referred to the Division of Legal Services and Compliance for investigation and enforcement.

If you are contacted by a Home Inspector asking for information relating to the CE audit, please refer them directly to me at the telephone number and email address below.

President

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Daniel Marlin
CE Auditor - LTE
Dept. of Safety & Professional Services
1400 E. Washington Ave.
P.O. Box 8935
Madison, WI 53703
P: 608-267-1804
Daniel.Marlin@wisconsin.gov

As a result of this DSPS audit, Julie Arnstein, our Executive Director, was bombarded with request for copies of CE credits. Most requests were for copies of the seminar certificates which are given to all attendees at the end of the training. As a result of these requests and the added time and administrative costs required to meet them, it was decided that WAHI would charge a small administrative fee of \$20 to fill those requests. For members who requested certificate copies, please be fair to the rest of our members and honor that fee.

Mr. Marlin also mentioned that DSPS is considering a regular audit of inspectors' Continuing Education hours, although nothing has yet been decided. Once again, I can only stress the importance of complying with the state CE requirements for 2013 and beyond.

And what better way to get your CE hours than by being an active member of WAHI? By attending monthly chapter meetings and our Spring and Fall Seminars, each member

will have more than enough education hours to meet the requirement. The formal education will make you a better inspector, and talking with other inspectors will pay extra dividends in yet more education and good fellowship with people who understand the unique joys and challenges of life as a working inspector.

On that note, I am working on a great educational opportunity -- an infrared camera training seminar (level I) with the Snell Group. This will be either a 2-day or 4-day course held at a central WI location. The training will be limited to 25 attendees. I'm trying to hold WAHI members' cost to about 50% of the traditional course fee.

If any member is interested, please email me at mike@lahigroup.com. I will need to know if there is enough interest and commitment to go through the effort and expense to set up such a seminar outside of our normal training sessions.

I would like to thank Roger Kautz, vice president of the Milwaukee chapter, for his initial efforts on this valuable topic.

Be safe out there and keep hydrated during these warm months!

Michael Von Gunten
WAHI President

Chapter Meeting Highlights



Our next meeting will be Wednesday, July 17th 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. Our speaker will be a representative from long-time affiliate member ABT Foundation Solutions.

At our last meeting, Kyle Zimmermann was selected as our new Chapter Appointed Member-at-Large to replace Richard Ida. Rich is the Central Chapter's founding father and long time Member-at-Large. The Central Chapter and WAHI Board of Directors thank Rich for his service.

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Our scheduled speaker, Brian Anderson with Drain Works, had to cancel at the last minute and we were able to have Chuck Daul with Air MD Restoration, Inc. Chuck is an expert on the identification of mold and discussed different ways to deal with its removal. A slide show followed his discussion, with time for questions and answers. Thank you Chuck for filling in on such a short notice.

Our next regular meeting has been changed to Wednesday, July 10th (a week later than usual, due to the holiday) 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 speaker will be Brian Anderson, who could not make June's meeting. Brian is with Drain Works, which specializes in septic cleaning and repairs. He will share ways to detect possible septic failures and causes. He also will show some video on interior drains and tank issues.

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 August 7th, September 4th, etc.



June's speaker was Affiliate Member Andy Geiger of Fuhrmann Heating and Air Conditioning, who fielded numerous questions regarding HVAC issues encountered at inspections. Our thanks to Andy for the informative discussion.

The next meeting will be Tuesday, July 16th 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 Fox Valley Chapter member Paul Birschbach, who will take us on a field trip to a new home construction site (yet TBD).



Our next meeting will be on Thursday, September 19th 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. Watch the website for speaker details or contact Chapter Education Chair Ron Miller.

The Madison chapter meets six times per year – the 3rd Thursday in January, February, May, June, September and October.



Our next meeting will be Tuesday, July 9th 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 Scott Campbell of Lifetime Radon Solutions. Scott will address radon testing and mitigation systems.

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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. 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 or 920-892-7654.



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Milwaukee Chapter Gets A Close Look At A Bad Basement

By Nick Petrie

Accurate Basement Repair hosted WAHI's Milwaukee chapter at a project house in the Jacobis Park neighborhood on June 11. Over 60 people attended, drawn by the prospect of a significantly settled foundation and a drain tile test in action complete with water spud test outside and exposed drain tile in the basement floor.

An additional attraction was the barbecue dinner catered by Saz's, which left many inspectors in line for thirds.

Accurate Co-Owner Chris Mancuso spoke to attendees about the nature of the foundation repairs needed. "All four walls need to be dug out and underpinned," he said. The total projected repair cost is \$70,000 to \$80,000. He also

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Clockwise from top left:

- Repeated re-cracking of previous repairs can mean serious problems.
- The steel beam was bent down at right by the weight of the house.
- Exposed drain tile gives more information than a good guess.
- Most of the 60+ attendees waited for the Saz's barbecue dinner.
- The neighbor's house might have a problem too.

Basement

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thanked WAHI members for their referrals over the years.

The home was a textbook example for an inspector interested in foundation settlement. The house was split into sections, each sinking and falling away. The stone siding was cracked and shearing laterally at the mortar joints. Cracks had been repaired multiple times as the foundation continued to move. At some cracks, four different failed repairs were clearly visible. Shear cracks and repeated failures of past repairs at masonry exteriors are classic signs of a significant problem.

In the basement, the foundation cracks were well over an inch wide in places. Many inspectors noted the spray foam filling the cracks at several areas, but doubted the structural nature of that repair. The floor dropped away toward the rear of the home, and the home's central beam was significantly bent, pulled down by the weight of the house as it settled.

Mancuso told inspectors that neighboring homes can provide insight. "If the cracks are repaired or the walls are covered in the home you're inspecting, sometimes taking a look at the outside of the neighbor's house will give you some clues." Mancuso also said that homes with brick, stone and stucco exteriors tend to offer more clues than homes with wood, metal or vinyl siding, because more forgiving siding types tend to flex with the home as it settles.

Jacobis Park is one of several area neighborhoods known to engineers and foundation contractors for foundation problems due to soft, powdery soils. Mancuso said that the homes on the other side of the street were torn down several decades before because of similar problems. He also pointed out evidence of settlement at other homes on the block. Mancuso advised inspectors to get to know the areas where foundation problems are commonly found.

Many thanks to Chris, Fred, Paul and all the Accurate crew for the informative (and tasty) event!



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Three-sided masonry chimney below roof line?

If you come across a pre-fabricated fireplace in a masonry chimney on an outside wall, pay close attention to chimney above roof line. These chimneys below the roof line are often three-sided, and above the roof line four-sided. This typically leads to a chimney that will start to lean above the roof line, and will also leak water if there is not a through-the-wall flashing installed. Pay close attention to a chimney like this should you come across it.

I once came across a chimney in the center of the house with pre-fab fireplace, and they had full masonry brick above the roof line. I was stunned to find that the masonry was supported by metal lintels sitting on top of wood trusses in the attic right below the roof line. The chimney leaked badly. I wonder why?!

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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. Note: The WLS program is completely independent of the WAHI Arbitration System.

Membership Renewal

By now all members should have received their 2013-2014 membership renewal. Renewals are due July 15th. Members who have not renewed by August 1st will be removed from the database and website and will be asked to cease the use of the WAHI name, emblem and any insignia on their marketing materials and/or websites.

New Email Address for WAHI Executive Director

Please update your email address book for Julie Arnstein. Effective immediately her new address will be juliewahi@gmail.com.

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

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Tips and Tidbits

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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.

2013-2014 WAHI Membership Roster

A new, printable membership roster will be completed by September 1st based on the renewals received by August 1st. Make sure to submit any updates to Julie at juliewahi@gmail.com so that your contact information is current in the new roster and on the website.

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.

Office Max Discount

The Office Max corporate discount is available to all members of WAHI. Purchase online at 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 for a printable card. Office Max will laminate the card for you when you visit the store.

WAHI Arbitration Program

All members are encouraged to make every effort to resolve homeowner/inspector disputes without outside help. When that is not success-

ful, 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 or their Web site at www.resolutesystems.com.

For information contact Arbitration Committee Chair Dave Strandberg at (608) 255-3966 or dstrand8@tds.net.

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. Deadline is the 20th of the month before the newsletter (ie. March 20th for the April issue).

Updating Your Contact Info

Please visit 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, (877) 399-WAHI or fax at (262) 785- 6765. Updates are listed every month in the WAHI Inspector.

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.

Special Spaces

Andrew Risch, longtime Milwaukee Chapter member and architectural designer for Embassy Homes, has made WAHI aware of a

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Tips and Tidbits

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valuable program that he and Embassy Homes are involved in. Special Spaces is a non-profit organization that creates dream bedrooms for children with life threatening illnesses. To make this program a success they are seeking volunteers. For information, contact Andrew at 262-241-8510, x111 or Andrew@emabas-syhomes.com. You may also be interested in visiting www.specialspacesmilwaukee.org.

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.

Chapter Presidents

Please give your WAHI Board Member-at-Large an opportunity to share information from recent Board meetings. They are the liaison between your chapter and the WAHI Board.

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.

Newsletter Deadline

The deadline of the 20th of each month for submissions to the newsletter will be strictly enforced, with the occasional exception when a chapter meeting falls after that date. Chapter secretaries should provide the minutes as soon as possible. Thank you for your cooperation.



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Wisconsin Association
of Home Inspectors, Inc.
c/o 4590 S. Raven Lane
New Berlin, WI 53151

414-299-9766 (Milwaukee)
877-399-9244 (Toll-free)
262-785-6765 (Fax)

www.wahigroup.com

Executive Director: Julie Arnstein
juliewahi@gmail.com

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Rich Duerkop, President
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Affiliates

See Membership Committee

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Troy Beasley • Bruce Low
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Rules & Bylaws

Andy Helgeson, Chair
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WAHI Legal Support (WLS)

Chair position is vacant
Ron Miller • Roy Wagner

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Doug Hoerth, Chair
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