



The WAHI Inspector

Vol. XVII, No. 6

June 2013

Editor: Nicholas Petrie

Upcoming Meetings

Central Wisconsin Chapter

Wednesday, June 19

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

Palms Supper Club Steak House

5912 Bus. Hwy 51, Schofield

Speaker is a master electrician.

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: See website for speaker details.

Fox Valley Chapter

Tuesday, June 18

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

Stone Toad

1109 S. Oneida Street, Menasha

Speaker is Andy Geiger of Fuhmann Heating and Air Conditioning.

Madison Chapter

Thursday, June 20

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, June 11

6:30-8:30 p.m. at 6021 Menomonee Drive,
Wauwatosa. "BBQ and a Side of Education"
with a live drain tile test and reviewing the
effects of a home with severed settlement
issues. No cost. Sponsored by Accurate
Basement Repair. *See flier on page 4.*

From the President:

State to Audit All Inspectors' Continuing Ed



This is the busy season for home inspectors, and I hope each and every one of you are having a productive and profitable busy season. But there is an important addition to your to-do list this season, because of a 2011-2012 Continuing Education Audit from the Wisconsin Department of Safety and Professional Services (DSPS), formerly known as the Department of Regulation and Licensing.

After a bit of investigation by your WAHI leadership, it appears that all state licensed home inspectors will be audited this year.

Some WAHI members have been notified by email, and others by letter, but even if you have not yet been contacted by DSPS, plan to be audited. You can find the continuing education audit attendance table on the DSPS website under the home inspector section.

And although I wish that the DSPS had not scheduled their audit for the busiest time in our busy season, I am a big fan of continuing education, and not just because it is required by state law. The ongoing education of home inspectors is the backbone of our profession, and one of the primary reasons for WAHI's founding.

Like you, I pursue my ongoing education every day by talking to contractors, doing research on the web, and talking to fellow home inspectors. But like many WAHI members, I also get a great deal of education from monthly chapter meetings and our big Spring and Fall Seminars. The speakers and information are top-notch, and the fellowship among the best I've known. And for those budget-minded inspectors, WAHI CE credits provide a great bang for the buck.

But a CE Audit is not the only thing on my mind in spring and summer. Many inspectors make most of their income during these busiest months of the year. (This allows me to take time off in the fall for my favorite activities, hunting and fishing.) But as we're working hard and saving our money for the lean months, we also should focus on taking care of our clients, being accurate in our reporting, and keeping safe on those ladders. And please, don't forget to stay hydrated. Heat stroke is very

President

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real, and inspecting exteriors, roofs and attics can really heat you up and dry you out. Not to mention those foreclosures and rentals without air conditioning! So make sure to take with you – and drink – as much water as your body needs every day.

And of course, don't forget to take some time to relax a little! Take time for family and friends and enjoy the summer in Wisconsin,

because it will be winter again before you know it.

I'll keep this one short because I've got a lot yet to do tonight, and I hope you do too! Stay busy and stay safe, fellow professionals!

Michael Von Gunten
WAHI President

Chapter Meeting Highlights



Central
Chapter

Our next meeting date will be Wednesday, June 19th. 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. Our speaker will be a master electrician.

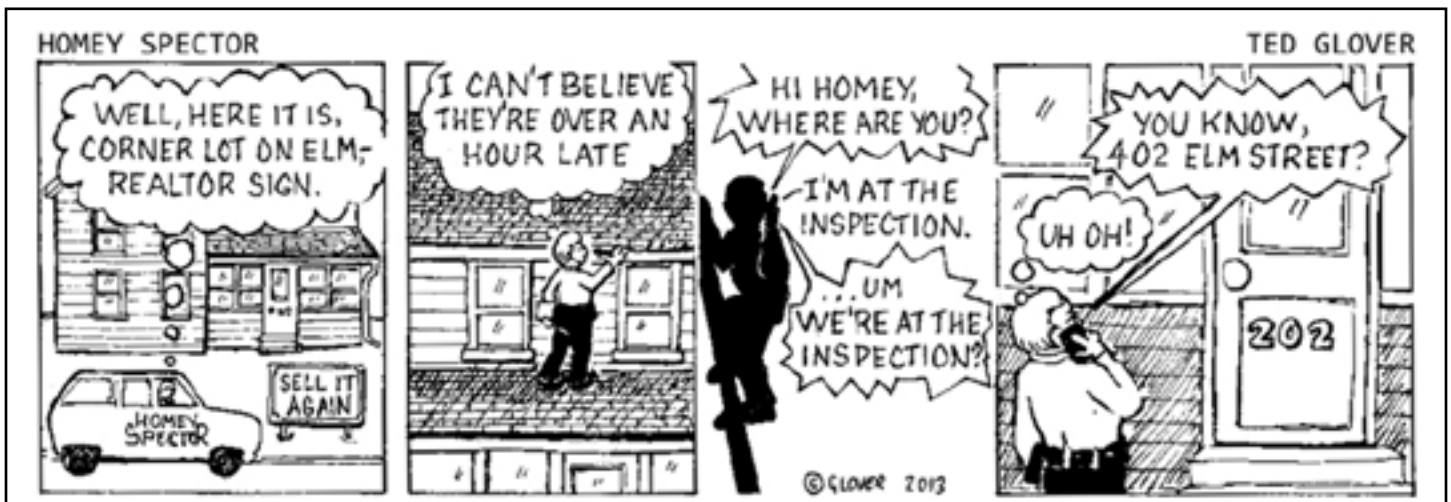


Chippewa
Valley
Chapter

Our next regular meeting will be on 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). Check the website for speaker details or contact Chapter Education Chair Pete Saltness.

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.

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The May speakers were electricians Randy Lewins and Tom Schmidelkofer. Tom and Randy addressed electrical issues often encountered during an inspection.

The next meeting will be Tuesday, June 18th 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 Andy Geiger of Fuhrmann Heating and Air Conditioning.



Dave Prybil (left) and Glenn Schmidt were honored for their longtime service to WAHI on the state and chapter level.



Our next meeting will be on Thursday, June 20th 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, June 11th from 6:30 to 8:30 p.m. Dinner will be catered by Saz's. There is no charge, as the event is sponsored by Accurate Basement Repair. This will be a special meeting, with the topic "BBQ and a Side of Education." We'll meet at a home at 6021 Menomonee Drive in Wauwatosa, where we'll watch a live drain tile test, and see the effects of a home with severe settlement issues. *Please see the flier on the next page.*

New Email Address

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

You are invited!!!

WHAT: BBQ with a side of education
(Catering by Saz's!!)

WHEN: Tuesday, June 11th, 2013

TIME: 6:30pm - 8:30pm

WHERE: 6021 Menomonee Drive, Wauwatosa



At the intersection of Menomonee Dr, W Trenton Pl, N 60th St and W Valley Forge Dr.
Note: Honey Creek Pkwy turns into Menomonee Dr.

**Live, and in action (drumroll, please).....
a drain tile test!!!!!!**

**Also, see the effects of a home with
severe settlement issues.**

Don't forget to bring:

Sunglasses

Shorts

An appetite

And probably a notebook


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Questions? 414-744-6900

Food and beverage by:



In conjunction with:  WAHI



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 Cell: (414) 588-5800
 www.smokestacks.net



Closest in a Masonry Chimney?

I have been in two houses in the past 20 years where there was a closet in the masonry structure of the chimney. Don't know how it got designed this way, but there was no denying it.

Should you ever come across a house where this is the case, pay really, really close attention to new drywall or water staining. Unless you make this chimney 100% waterproof to incoming water, it is going to have leakage issues forever

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Member Updates

New Home Inspector Members

Paul Hughet
Capitol Inspection Services LLC
1014 Drake St.
Madison 53715
608-515-8950
Fax 608-515-8950
paulhughet@gmail.com
Madison Member

Brian Pedersen
Brandy Creek Home Inspections
7569 Cty Hwy N
Tomah 54660
608-387-2005
brian604@live.com
Chippewa Valley Member

Alan Schultz
2779 Continental Drive
Green Bay 54311
920-619-4333
aschultz24@new.rr.com
Fox Valley Member

New Affiliate Member

Gary Kuhn
S&K Pump
20880 W. Enterprise Ave.
Brookfield 53045
262-782-7190
Fax 262-782-9642
gary@snkpump.com
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Pat R. ~ Weyauwega*

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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Important Announcement: State to Audit Continuing Education Requirements

All Wisconsin home inspectors are being audited by the State of Wisconsin Department of Safety and Professional Services (DSPS) for their continuing education credits for 2011 and 2012. If you have not yet received notification, you will.

All WAHI members receive an annual notice indicating their monthly meeting attendance credits for that year. All Seminar attendees receive an attendance/credit certificate on site at all WAHI seminars.

Please review your files to see if you, in fact, still have the required documentation to satisfy the state. Visit the website to review past newsletters for specific speaker information pertaining to chapter meetings and seminars.

Requests for duplicate copies of past credits will be responded to during the weeks of June 10th and June 17th in the order in which the request was received. The state has issued a deadline of July 1st.

Where to Find E&O Insurance for Inspectors

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Fort Valley, GA 31030
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Melissa or Heather (ext. 175)
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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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April 3, 2013

BUSINESS OPPORTUNITY

Established Home Inspection Business for Sale.

Tom Feiza, (Mr. Fix-It), has run his Best Home Inspection business since 1991 in the Milwaukee area and has over 8,000 satisfied customers. Tom is planning for semi-retirement and wants to partner with a professional for the next few years to transfer his home inspection business to a new owner. For the right person, referrals are available right now.

You may know Tom through his AM620 WTMJ radio show (45,000 listeners), books, and speaking business - **Tom Feiza Mr. Fix-It Inc.** Tom will continue to provide books, illustrations, quick tips and seminars to the home inspection industry and be involved in the media. Tom is only selling his home inspection business.

Tom's goal is to find a quality person who wants to grow his own business starting with Tom's Best Home Inspection business and extensive referral base.

If you are interested, submit information in writing - I will contact the person I want to consider as my partner and eventual business owner. Please don't call.

Please submit information to the above address or email address:

Background

Work Experience

Home Inspection Experience

Technical Background Related to Home Inspection

Membership and Activities in Professional Organizations

Professional Registrations

Educational - Formal and Home Inspection Related

References - Include contacts who know your work.

Contact Information - Your contact information and how you would like me to contact you.

All submissions will be strictly confidential.

Oil Tank Removal

Until recently, my neighbor had an oil-burning boiler with an active buried oil tank. When he switched to a gas boiler, the state required that he have the tank removed within one year. On the day tank removal contractor Gary Schacht arrived, I had 2 home inspections, but they weren't far from my home, so I was able to catch some of the process with my camera while I pestered Gary with questions.

First, Gary and his hired excavator (backhoe/loader, dump truck, trailer) gently exposed the top of the tank. Gary then cut off the fill and vent pipes with a reciprocating saw, and made a large three-sided flap in the top of the tank. Using his bucket like a surgical instrument, the

backhoe operator peeled open the flap to allow Gary access to the tank interior.

There was still about ten gallons of fuel oil left in the tank. When the backhoe opened the flap, the oil stink was substantial, even from my vantage point about ten feet away. Gary collected the liquid fuel and sludge with a bucket and scraper and placed it in a metal fuel drum for later disposal. He used an industry product (like kitty litter but more expensive) to soak up the last bit of goo, and collected that as well.

Then Gary performed a visual inspection of the tank bottom to confirm no holes or other evidence of leakage. This tank was quite thick and the bottom was still in good shape after eighty years. Gary was happy to see that the tank had not turned to Swiss cheese, but also said that tank damage was rare in his experience, only about 1 in 20 tanks showing leakage.

Using the backhoe bucket and a shovel, Gary and the equipment operator exposed the rest of the tank, including most of the underside. It took some effort to get the cylindrical tank free of the soil, eventually requiring the significant hydraulic power of the backhoe, lifting with the teeth of its bucket tucked under the flap, to overcome the soil adhesion and inertia of old steel stuck in mud. (When I've been in the ground eighty years, please just leave me be.)

Then the equipment operator picked up the tank with a chain and slowly drove it out across my lawn to his trailer, leaving a hole in our joined yards and twin sunken tracks across the grass, despite the plywood laid for protection. This was in April, and the ground was soaked and soft.

I left before the inspection of the hole by a state certified tank inspector because I had to go back to work. Gary noted later that the state has just begun auditing tank removals to ensure correct procedures are followed, although this particular job was not audited. Gary provided all the required paperwork to show the work was done to state standards. I made a point to remind my neighbor to hang onto that paperwork, even if only for his heirs.

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Oil Tank Removal

cont. from p. 12

Gary tells his clients that tank removal typically runs about \$2300, with variance up or down depending on equipment access and other factors. This includes all required inspections and paperwork. If the soil is contaminated, the cost can escalate significantly, but Gary stressed that this is not a common occurrence.

Once Gary was gone, my neighbor filled in the track ruts with compost and seed. He runs a landscaping business, and has paid a great deal of no-billed attention to my lawn, making it look much better than it ever did before, even if it will never look half as good as his own.

Although many think buried oil tanks are becoming a thing of the past, I find evidence for buried tanks perhaps a dozen times each year, in many different communities with older homes. Sometimes they've been removed, and sometimes not. Sometimes there's paperwork, but usually not. A Realtor in the North Shore told me last winter that Shorewood alone still has over one hundred buried tanks.

I've found evidence of buried oil tanks in homes built at the turn of the century (the last century, not this one), homes built in the the fifties, and everywhere in between. I've found buried tanks serving homes as large as ten thousand square feet and as small as twelve hundred. This spring I found two tanks for a single home located under the newer driveway, which also had to be partially removed and replaced. The home had been inspected multiple times in the last twenty years. The seller was unhappy and didn't understand why her own inspector hadn't found the tank. I wasn't sure either – the pipes were right in front of me when I walked into the mechanical room.

Buried oil tanks are best found by looking for an exterior fill pipe and/or vent, usually 2" steel coming through the ground near the house, or two smaller galvanized or copper pipes, usually waist- to chest-high, on an exterior foundation wall. Bigger houses often have bigger pipes.

Sometimes I find the interior pipes by looking at the footprint of the old heating equipment, seeing two small pipes in the floor, and tracking them back along the wall. Sometimes

they emerge from the floor and are covered in a rough cement shield as they run along the foundation. It only takes a few minutes to look, and your client will thank you. (And if you want to hear a ladylike Realtor curse like a sailor, just announce that you've found evidence of a buried oil tank.)

In-basement oil tanks are much more common. But don't confuse the evidence of a former in-basement tank with evidence of a current or former buried tank. In-basement tanks will have only one copper line to the heating equipment, and the fill and vent pipes will usually protrude from the foundation wall itself, or show themselves as large pipes (or patches) high in the basement wall.

I do see some buried tanks still in use, and some lenders require pressure testing of existing tanks. But gas is so much cheaper than oil that every customer of mine in memory planned to change from oil to gas as soon as the home was purchased, whether the tank was buried or not.

The state standards for inspectors note that inspectors are required to inspect "interior fuel storage equipment", and are not required to inspect "underground items". Many inspectors do not consider looking for a buried oil tank part of a home inspection, and I agree. But that won't make an unhappy owner of a buried oil tank less unhappy with an inspector.

When I see evidence of a buried oil tank, my report reflects this fact as a major concern, and recommends that the client ask the owner for any information on buried tanks, and also to search municipal and state records, because tank removal can be expensive. If the tank has been leaking for a decade or longer, removal can be very expensive. I also have a boilerplate note early in my report directing clients to research the property in state and local records to ensure their knowledge of those items not included in a home inspection.

I'd like to extend special thanks to Gary Schacht, tank removal specialist, who has spoken at WAHI's Milwaukee chapter and welcomes questions from home inspectors. He can be reached at 414/788-6151 and 262/623-6157.

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.

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.

Membership Renewal

Be on the lookout for your 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.

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.

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Tips and Tidbits

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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 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 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 valuable program that he and Embassy Homes

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Tips and Tidbits

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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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Statewide WAHI Committees

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Clearinghouse (subcommittee of Legislative) Inactive	Rules & Bylaws Andy Helgeson, Chair Erick Beck • Tom Dempsey Tom Greenwaldt
Education Tom Kruse, Co-Chair Kent Schwanke, , Co-Chair John Moore • Pete Saltness	WAHI Legal Support (WLS) Chair position is vacant Ron Miller • Roy Wagner
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