



# The WAHI Inspector

Vol. XVII, No. 9

September 2013

Editor: Nicholas Petrie

## Upcoming Meetings

### Central Wisconsin Chapter

Wednesday, September 18

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

*Palms Supper Club Steak House*

*5912 Bus. Hwy 51, Schofield*

Speaker is a heating specialist.

### Chippewa Valley Chapter

Wednesday, September 4

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

*Jade Garden Restaurant*

*3620 Gateway Dr., Eau Claire*

Speaker is a rep from Airtech Environmental Services, Inc. who will talk about lead & asbestos testing and remediation.

### Fox Valley Chapter

Tuesday, September 17

Roundtable 6 p.m., dinner 6:45, speaker 7:15

*Stone Toad*

*1109 S. Oneida Street, Menasha*

Speakers are Jim and Steve from Truss Systems.

### 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, September 10

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

*Klemmer's Banquet Center*

*10401 W. Oklahoma Ave., West Allis*

Speaker is Jim Jendusa, an engineer with the WI Assoc of Foundation Repair Professionals, on recent changes to the Best Management Standards for Foundation Repair.

## From the President: Proposed New State Education Rules



This summer has been very busy for almost everyone involved in Real Estate. As we head into the fall, I hope the home sales and inspections continue. Home sales have been up for many months and I'm sure the business is appreciated by all.

By now, every state-licensed home inspector should have heard about the Department of Safety and Professional Services (DSPS)

continuing education (CE) audit, and all members should have submitted their hours to the state. This has been a wake-up call for many inspectors, some of whom were not as diligent about their record-keeping than they should have been. Other inspectors have been still less diligent about actually getting their required CE hours. To my knowledge, consequences for lack of CE's have not yet been determined by the DSPS.

The audit is still underway. Some issues have begun to emerge and DSPS staff has a few ideas about other changes that may be needed. In my conversations with DSPS staff members, I was told that DSPS will wait until the audit is complete before taking any actions.

We also have been in contact with Janet Swandby, our lobbyist at the state. There has been talk at DSPS about changing the requirements for continuing education for the home inspection industry. The state is proposing that the requirement be changed from 20 hours per year to 40 hours every two years.

I believe from my conversations with Janet that this is just a clarification of the state regulations. According to Janet via email, the following is what has been proposed and will happen:

While the scope statement that was released by DSPS covers a number of subject areas, separate rules will be drafted. A rule pertaining only to home inspectors will be prepared.

At this time, the home inspector rule change is to contain two parts.

A) Change the administrative rule to match the statutory renewal

# President

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date for home inspector registration. B) Change the continuing education requirement to 40 hours of continuing education every 2 years rather than 20 hours a year.

A DSPS “clean-up” bill will soon be introduced in the State Legislature. One of the issues that will be included in that “clean-up” bill will be a statute change of the continuing education requirement to 40 hours every 2 years. DSPS feels the statute needs to be changed before they can change the rule.

I have asked Janet to keep WAHI in the loop about the rule proposal draft and results of the audit. I also told Janet and Kathy Kilgore, her partner at Swandby/Kilgore, that we would like to be a part of any proposed changes and we would also like to have a presence through an advisory board if changes are to be discussed. Depending on the timing of the audit completion and the rule proposal introduction, DSPS could attempt to insert something into the rule proposal.

Janet will keep WAHI informed about the progress and content of the bill. The rule proposal will likely not be released to the public until the bill is passed by both houses and signed into law by the Governor. We will

stay on top of this and will keep you informed with new developments as they arrive.

On another subject, we will be unable to hold the infrared training this fall due to low attendance. I will keep working on the subject and try to hold the sessions during January or February, when attendance may be higher. Higher attendance will reduce the cost to anyone interested in the training.

Please also put the WAHI Fall Seminar on your calendar for December 6th and 7th. We are in the planning stages now, working to bring in top-notch presenters with diverse subjects. Although it will be difficult to surpass the recent Spring Seminar, we know we can do it, and we are sure WAHI members will enjoy both the education and the fellowship with other inspectors.

Just a final reminder that WAHI members are professionals. Our industry is a professional industry and our clients expect us to be professionals. We’ll keep doing our part to live up to the expectations of our clients.

Michael Von Gunten  
WAHI President

## Member Updates

### New Affiliate Member

**Scott LeMarr**  
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**The WAHI Inspector** is the official publication of the Wisconsin Association of Home Inspectors. Published monthly, deadlines are the 20th of the month before publication (ie. May 20th for the June issue).

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# Chapter Meeting Highlights



Our next meeting will be Wednesday, September 18th 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 heating specialist.



We gathered at the Jade Garden Restaurant on Wednesday, August 7th. We began with some discussion regarding the possible change at the State level of increasing the CE credit hours. Some discussion was made and we then were introduced to our main speaker, Joe Simmons with WIL-KIL Pest Control out of the Eau Claire office. Joe is a seasoned WPCA Master Technician and a Certified Entomologist. Joe discussed the history of his company and talked about wood-destroying organisms and related subjects. He talked at length about the powder post wood boring beetle and shared with us different things to look for regarding home-destroying insects. We all appreciated Joe's knowledge as he answered numerous questions from the audience.

Our next regular meeting will be Wednesday, September 4th 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 a representative from Airtech Environmental Services, Inc. out of Eau Claire. They specialize in lead and asbestos testing and well as the remediation methods. He plans on sharing both issues and the visible signs as we perform our home inspections. We ask all member to bring a onsite photos or questions regarding this subject.

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 September 4th, October 2nd, November 6th, etc.



The August speaker was Dave Daniels of Radon Specialists of Wisconsin. Thanks, Dave, for the informative discussions about radon testing and mitigation. We are looking for speakers for upcoming meetings. All members are asked to consider inviting contractors and consultants (you are familiar with) to do a presentation at a future meeting.

The next meeting will be Tuesday, September 17th 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. The September speaker will be Jim and Steve of Truss Systems. Our October speaker will be a plumber, so please send plumbing photos to Paul at [binspector@frontier.com](mailto:binspector@frontier.com).

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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, September 10th 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 Jim Jendusa, the engineer who works with the Wisconsin Association of Foundation Repair Professionals (WAFRP). Jim's presentation will explain recent changes to the Best Management Standards for Foundation Repair – the standards are widely accepted throughout SE Wisconsin.



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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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### ***Is there any way to tell the condition of a masonry chimney on a 3-story home where I cannot get on the roof?***

Binoculars will help only a little. There is one other way to get an idea, but only if the chimney is on the side of the house. If the chimney is on the side of the house, you should check to see if the chimney is plumb.

A good way to do that is to get your dominate eye as close to the outside corner of the brick as possible, and look up towards the sky. You can follow the edges of the brick with your eye, and see how plumb the chimney is (I would check both corners of the chimney looking up for plumb). If the chimney has any lean to it above the roof line, you know it is a candidate for rebuilding.

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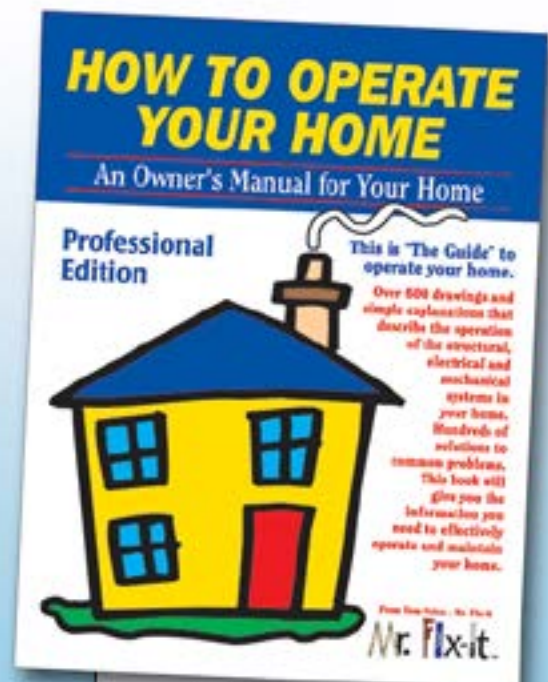
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# Voluntary Life Insurance Program Offered

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](mailto:rwagner@vonbriesen.com). Note: The WLS program is completely independent of the WAHI Arbitration System.

## Fall Seminar and Board Meeting

Mark your calendars for the weekend of December 6 and 7, 2013! The fall Education House, Seminar and Board Meeting will be in the Milwaukee area this year. Don't miss this great opportunity to obtain up to 15 continuing education credits. As always, the credits will be accepted by the State of Wisconsin, NAHI and ASHI. Stay tuned!

## 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](mailto:juliewahi@gmail.com) so that your contact information is current in the new roster and on the website.

## Wisconsin Realtors Association Convention

Public Relations Chair Bob Turcic is again coordinating the WAHI booth at the upcoming Realtors' fall convention on September 15 and 16, 2013. This year the convention is being held at the Kalahari Resort and Conven-

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# Tips and Tidbits

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tion Center in the Wisconsin Dells. If you are interested in volunteering your time to help staff the booth, contact Bob at 920-892-7654 or [homereview@wi.rr.com](mailto:homereview@wi.rr.com).

## New Email Address for WAHI Executive Director

Please update your email address book for Julie Arnstein. Effective immediately her new address is [juliewahi@gmail.com](mailto:juliewahi@gmail.com).

## Ride Along Program

The WAHI Ride Along Program assists new members as they embark on their business. Experienced members interested in sharing their knowledge and experience with a fellow member by allowing them to accompany you on an inspection 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@gmail.com](mailto:juliewahi@gmail.com).

## 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 Dave Strandberg at (608) 255-3966 or [dstrand8@tds.net](mailto:dstrand8@tds.net).

## We Need Your Current Email Address!

Via our website, WAHI sends mass emails containing important announcements and interesting articles/information. Having your correct email address is vital in terms of WAHI communication. 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](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.

## Member News

New member **Ryan Branz** (Milwaukee chapter) and his wife are proud to announce the birth of their 3rd child. Maxim Jonathan Branz entered this world at 10 lbs 2oz and 21 inches long. Congratulations Ryan!

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).

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# Tips and Tidbits

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## 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.

## 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 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@emabassyhomes.com](mailto:Andrew@emabassyhomes.com). You may also be interested in visiting [www.specialspacesmilwaukee.org](http://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](http://www.wahigroup.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@gmail.com](mailto:juliewahi@gmail.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 co-chairs Doug Hoerth (920-375-0723 or [finallookinspectionsservices@yahoo.com](mailto:finallookinspectionsservices@yahoo.com)) or Glenn Schmidt (920-923-0440 or [gcschmidt1@att.net](mailto:gcschmidt1@att.net)).

## 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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## Board of Directors

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**Vice President** Doug Hoerth  
(920) 375-0723

**Secretary** Julie Arnstein  
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**Treasurer** Tom Greenwaldt  
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**Members-at-Large**  
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Tom Kruse  
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Ron Miller  
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Nick Petrie  
(414) 961-1400

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Kent Schwanke  
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David Strandburg  
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**Executive Director**  
Julie Arnstein  
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Dennis Kruger, President  
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**Milwaukee Chapter**  
Scot McLean, President  
(414) 228-6573

## Statewide WAHI Committees

### Affiliates

*See Membership Committee*

### Arbitration

David Strandberg, Chair  
Roy Wagner

### Audit

Tom Greenwaldt, Chair  
George Finch • Roger Howard  
Scott Jarvis • Joe Perlock  
Dave Stoinski

### Clearinghouse (subcommittee of Legislative)

Inactive

### Education

Tom Kruse, Co-Chair  
Kent Schwanke, , Co-Chair  
John Moore • Pete Saltness

### Education House

Kent Schwanke, Chair

### Legislative

Ron Miller, Chair

### Membership

Doug Hoerth, Co-Chair  
Glenn Schmidt, Co-Chair  
Paul Birschbach • Roger Kautz  
Jerry Schneider

### Nominations/Elections

Andy Helgeson, Chair  
Rich Duerkop • Dennis Kruger  
Cassidy Kuchenbecker  
Scot McLean  
Kent Schwanke • Dave Waraxa

### Public Relations

Bob Turicik, Chair  
Troy Beasley • Bruce Low  
Nick Petrie • Chuck Weber

### Rules & Bylaws

Andy Helgeson, Chair  
Erick Beck • Tom Dempsey  
Tom Greenwaldt

### WAHI Legal Support (WLS)

Chair position is vacant  
Ron Miller • Roy Wagner

### Web Site

Doug Hoerth, Chair  
Keith Vanevenhoven