



The WAHI Inspector



2015 FALL TRAINING SEMINAR NOVEMBER 6 & 7



From the President: **WAHI SPRINGS INTO ACTION**

I am happy to report that we had a great turnout at the Spring 2015 Training Seminar and Education House! It was great to see all of you - including all the vendors. I want to thank the volunteers for their efforts, and for taking time out of their busy work and personal schedules to help others learn from your knowledge and experience. The Seminar and Education House are just two, of many examples, of what we offer that makes WAHI what it is - one of the best providers of continuing education in the home inspection industry.



The seminar weekend reminded me of the importance of keeping a positive outlook on life when it throws us curves, often without notice. Three of our volunteers lost loved ones very shortly before the seminar, yet still fulfilled their commitment. A very special thanks to those individuals.

As you know, our state election was held in early March. I would like to recognize the 4 members who will not be returning to the Board - Denny Kruger, Bruce Low, Ron Miller, and Nick Petrie. I extend my great appreciation for their fellowship and the experience they have brought to the Board over the years. Newly elected, to serve a 2-year term as Member at Large, are Tom Dempsey, Joy Douthwaite Bott, Andy Helgeson, and the triumphant continuation of Mike Von Gunten. Welcome new board members!

Changes have occurred on the Chapter and Committee level as well. For election results see **page 3** in this newsletter, as well as our website – www.wahigroup.com. Committee chairs and members are listed on the last page of each newsletter. Please feel free to contact a committee chair or chapter leader to volunteer in an area of interest. We can always use (and welcome!) the help.

In closing, don't forget that while spring has officially arrived....we are in Wisconsin! That means there are still icy, slippery spots on roofs, sidewalks and many exterior areas where a simple "slip and fall" can end a good beginning to the year. Remember ladder safety and protect yourself. Update your first aid kit and check all of your equipment to make sure it is in good condition and proper working order. Happy inspecting!

~Kent Schwanke

Inside this issue:

Chapter Updates



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Election Results



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Silent Alarms, Deadly Differences—Smoke Alarm Article



PG 6

New Members



PG 12

CHAPTER MEETINGS & HIGHLIGHTS

Our March meeting was with a master electrician. We discussed common electrical problems in the home. It was really a involved and good educational meeting.



NEXT MEETING:
Wednesday, April 15
Social at 6:00 p.m.
Dinner/Meeting at 6:30 p.m.
Palms Supper Club Steak House
5912 Business Hwy 51, Schofield

Speaker: A Master Plumber.



(Fox Valley Cont'd)

NEXT MEETING:
Tuesday, April 21
Social at 6:00 p.m.
Meeting/Dinner at 6:30 p.m.
Stone Toad
1109 S. Oneida St., Menasha
Speaker: Dave Gauger of RaiseRite
Concrete Lifting. Dave will discuss concrete lifting (mud jacking).



Our March meeting speaker was Mike Jenson from Erv Smith Services. Mike presented on gas fireplaces, chimneys and flues.

NEXT MEETING:
Wednesday, April 1
Buffet dinner at 5:30 p.m.
Meeting at 6:00 p.m.
Jade Garden Restaurant
3620 Gateway Dr., Eau Claire

Speaker: Brian Kelly of Certainteed. Brian will address New Horizon (organic), as well as new information regarding other roofing products.

*The Madison Chapter meets only during the following months:
January, February, May, June, September and October.*



NEXT MEETING:
Thursday, May 21, 2015*
Roundtable at 6:00 p.m.
Meeting/Dinner at 6:30 p.m.
Rocky Rococo's Pizza
1753 Thierer Rd., Madison

**Please note the next meeting date is May.
There are is no meeting in April.*

Our March speakers were Mark Maynard, The Chimney Guy and his Mrs. - Katie (The Chimney Gal?) who is also very active in the business. They covered fireplaces, chimneys and flues, industry standards, design, construction, installation, repair and inspection.



They are always a wealth of information! "Bottom line"- refer to a specialist when issues are observed. Repairs can be quite expensive.

See the top of the next column for April's meeting and speaker information.



NEXT MEETING:
Tuesday, April 14
Social at 6:00 p.m.,
Dinner at 6:30 p.m.
Meeting at 7:00 p.m.
Klemmer's Banquet Center
**10401 W. Oklahoma Ave.,
West Allis**

Speaker: Todd Stair of Rozga Heating and Plumbing. Todd will share his expertise on sewer systems.

2015 WAHI ELECTION RESULTS

THE CHAPTER ELECTION RESULTS HAVE BEEN CALCULATED!

WAHI sincerely thanks all of the candidates that ran in this year's election, as well as the members who cast their vote in this year's election. Your participation makes a difference!



Chapter Election Results (Madison elections to be held in May):

CENTRAL

President:
Rich Duerkop

Vice President:
Kyle Zimmermann

Secretary:
Terry McCann

Treasurer:
Nathan Peterson

Education Chair:
Rich Duerkop

*Chapter Elected
State Board
Member at Large:*
Kyle Zimmermann

CHIPPEWA VALLEY

President:
Dave Welch

Vice President:
Jessica Groh

Secretary:
Pete Saltness

Treasurer:
James Davis

Education Chair:
Pete Saltness

*Chapter Elected
State Board
Member at Large:*
Brian Opelt

FOX VALLEY

President:
Dave Brading

Vice President:
Erik Mikkelsen

Secretary:
Bruce Low

Treasurer:
Dave Stoinski

Education Chair:
Paul Birschbach

*Chapter Elected
State Board
Member at Large:*
Dave Pribyl

MILWAUKEE

President:
James Smead

Vice President:
Roger Kautz

Secretary:
Chad Beck

Treasurer:
George Finch

Education Chair:
Steve Knoebel

*Chapter Elected
State Board
Member at Large:*
Scot McLean

INCOMING AND OUTGOING STATE MEMBER AT LARGE POSITIONS

Your new WAHI State Board Members at Large, all serving a 2-year term, are: Tom Dempsey, Joy Douthwaite Bott, Andy Helgeson and Mike von Gunten. The new officers will assume their positions on May 1, 2015.

The four outgoing state elected Members at Large were recognized at the Annual Meeting in Baraboo (see photo below, listed left to right): Nick Petrie, Denny Kruger, Ron Miller, and Bruce Low.



2015 SPRING SEMINAR WRAP UP & EDITOR POSITION

A big thank you to all of our attendees, vendors and speakers at our Spring 2015 Education House and Seminar – what a great weekend of education, networking, friendship and fun!

Get those calendars out and
SAVE THE DATES for our
Fall 2015 training event -
November 6th and 7th - at the
Wilderness Resort in
Wisconsin Dells.

We will again be offering our
in-house and classroom training.
More details to follow.



HELP WANTED!

POSITION: Editor for the monthly newsletter publication, The WAHI Inspector.

DESCRIPTION: This position requires a few minutes each month to share in the final proofing of the newsletter with Executive Director, Julie Arnstein. It also involves previewing articles submitted by home inspectors and affiliate members. It's important to have a home inspector member in this position - as you would expect, the articles submitted can be of a technical nature.

This position was previously held by Nick Petrie since 2009 and he did an excellent job - thank you very much, Nick! In Nick we had the added bonus of his writing skills, however, do not let that scare you off - many who held the position before Nick did not have that background and served WAHI very well.

CONTACT: If interested, please contact Julie Arnstein at julie@wahigroup.com or at 877-399-WAHI.

WAHI WEBSITE 101

INSTRUCTIONS TO UPDATE YOUR PROFILE IN 5 EASY STEPS:

1. Go to www.wahigroup.com.
2. From the Home Page - upper right corner, select "LOGIN."
ENTER your email address on file with WAHI * and password.
*If you have multiple email addresses and are uncertain of your WAHI email address, contact Julie at julie@wahigroup.com - she can provide your WAHI address or update it for you.
3. Once logged in, the upper right corner shows your name, "Change Password" and "Log Out."
CLICK on your name.
4. You should now be on the "My Profile" page. Select "EDIT PROFILE" in the gray rectangular box.
5. After making your changes/updates, select "SAVE" in the gray rectangular box at the bottom of the page.



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SILENT ALARMS; DEADLY DIFFERENCES



This article was written by Skip Walker, Walker Property Evaluation Services. Skip was a speaker at the WAHI Spring 2015 Training Seminar in Baraboo.

Imagine your car air bags deploying randomly when you hit a pothole or speed bump but failing to deploy over half the time in a collision. That is the stark reality with the smoke alarms that are most often found in North American homes. Like most, I had always assumed that a smoke alarm was a smoke alarm. What I now know is that there are two basic types of residential smoke alarms sold in the U.S.: ionization and photoelectric.

In real-world fatal fires, these two types of alarms behave very differently. In this case – different is not good. Understanding the difference could very well save your life.

“A smoke detector that sounds approximately nineteen minutes after smoke reached its sensing chamber is like an airbag that does not deploy until nineteen minutes after a car accident.”

- Judge David E. Schoenthaler, Mercer v. Pitway/BRK Brands (First Alert)

Over 90% of U.S. homes have ionization sensor smoke alarms installed. Around 5% of U.S. homes have photoelectric sensor alarms installed. Approximately 4% have no alarm of any kind installed (footnote 1). Back in the 1960s, residential smoke alarms were almost unheard of and the fire death rate was about 7 to 8 fatalities per 1,000 U.S. home fires. Between the mid-70s and now, we have gone from about 10% of U.S. homes having smoke alarms to 96% of U.S. homes reporting having at least one smoke alarm (footnote 2). Surprisingly, after installing smoke alarms in over 100 million U.S. homes over 30 years, the odds of dying in a fire remain about the same. Perhaps it's just me, but that doesn't make sense.

Between 1977 and 2009 the number of U.S. home fires and fire deaths have fallen by roughly 50%. *However, the risk of dying when a fire occurs today is only slightly lower than in the 1970s.* Over the period, the rate fluctuates considerably up and down between 6.5 and 10 deaths per 1,000 fires. This brings into question the value of installing hundreds of millions of ionization alarms.

Overall for the 1977-2011 period, the number of home fire deaths decreased from 5,865 in 1977 to 2,520 in 2011 for a decrease of 51%. The number of home fire incidents also declined steadily for an overall decrease of 49% for the same period. When the death rate per 1,000 home fire incidents is looked at (Figure 1), there is no steady decline, but rather the rate fluctuates considerably up and down. In fact, the death rate per 1,000 home fires was 8.1 in 1977 and 6.8 in 2011 for a decrease of 16%. These results suggest that even though the number of home fires and home fire deaths declined similarly during the period, the death rate did not, and when there is a home fire, the fire death rate risk has not changed much for the period.

The smoke alarm industry points out that all alarms and detectors must meet the standards developed by Underwriters Laboratories (UL). U.S. residential smoke detectors must meet the UL 217 standard. Alarms in Canada have a somewhat different UL-Canada (ULC) standard. For years the major smoke alarm manufacturers--UL, the National Fire Protection Association (NFPA), the Consumer Product Safety Commission (CPSC) and the National Institute for Standards and Testing (NIST)--maintained that either ionization or photoelectric alarms meeting the UL standard afforded adequate protection in most fires.

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SILENT ALARMS; DEADLY DIFFERENCES (CONT'D)

For years the major smoke alarm manufacturers--UL, the National Fire Protection Association (NFPA), the Consumer Product Safety Commission (CPSC) and the National Institute for Standards and Testing (NIST)--maintained that either ionization or photoelectric alarms meeting the UL standard afforded adequate protection in most fires. Beginning circa 2006, their recommendations changed. After decades of saying that either alarm was adequate, they started to recommend that we have both types of alarms. The reason for this abrupt shift was never explained.

Most industry studies infer that all fires carry an equal risk of death. An analysis of the underlying data published by these same organizations does not support this position. In general, cooking/fast-flame fires account for a large percentage of fires and injuries but only about 15% of fire deaths. Bedroom and general living area fires are predominantly smoldering fires. This group accounts for only about 12% of fires but over half of all fire deaths and a third of injuries (footnote 3).

Current UL alarm standards are essentially the same as those developed in the 1970s. Smoke alarm response requirements are defined in the UL 217 standard. The UL tests use a set of standard test scenarios and materials. One scenario is a "fast flame" fire, the other is for smoldering fires. A fast flame fire is the flaming/last stage of a smoldering fire or one based on accelerants, such as gasoline, cooking oils, grease, paper, etc. Fast-flame fires produce large quantities of sub-micron/small fast moving particles. A smoldering fire occurs in the early stages, before open flames develop. Smoldering fires produce slow moving particles. The smoke particles are much larger and tend to be fewer in number but more dense.

The UL smoldering fire test standards were developed when most home furnishings were natural materials such as cotton, wool, etc. To simulate a smoldering fire such as one in upholstered furniture, UL smolders Ponderosa Pine sticks on a hot plate at slightly over 700 degrees with a fan blowing the smoke. Today virtually all furnishings and a large percentage of building materials are synthetic or engineered materials. The behavior and type of smoke produced by burning natural materials is radically different than those produced by burning synthetic ones. Yet the UL standards have not substantially changed for decades.

Under UL test conditions, ionization alarms consistently respond about 30 to 90 seconds faster to open or "fast-flame" fires than photoelectric smoke alarms. However, the vast majority of residential fire fatalities are due to smoke inhalation, not the actual flames. Nearly 2/3's of fire fatalities occur at night while you sleep. Ionization alarms respond on average between 15 to 50 minutes slower in a smoldering fire than photoelectric alarms. Studies by UL,⁴ NIST, (footnote 5) Texas A&M (footnote 6) and others found ionization alarms may completely fail to activate in 20 to 25% of fires.

Let's look at testing conducted on smoke alarms by one of our top universities. During 1991-1994, a research team at Texas A&M University, Department of Construction Science, conducted extensive testing on residential fire detection devices. The research project was titled "Full-Scale Research and Testing on Fire Detection Systems in a Residential Structure." (footnote 7) The Texas A&M study concluded that, during smoldering fires, the probability of a fatality was 55.8% with ionization alarms but only 4.06% with photoelectric alarms. The study also concluded that, in fast-flame fires, the probability of a fatality was 19.8% with ionization alarms but only 3.99% with photoelectric alarms. This testing was based on a fault-tree analysis design developed by Bell Labs for the U.S. Air Force. The Texas A&M research clearly demonstrates that when all factors are taken into account, such as how often each alarm gets disabled due to nuisance alarm problems, to how they respond in actual testing across the full spectrum of fires, photoelectric alarms have a clear advantage.

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SILENT ALARMS; DEADLY DIFFERENCES (CONT'D)

The International Association of Firefighters (IAFF) is the largest firefighters union in the U.S. and Canada, with nearly 300,000 members. During the IAFF 2008 conference, they adopted an official position recommending that only photoelectric smoke alarms be installed. The IAFF position also commits the organization to working for changes in the law and model codes to require photoelectric technology alarms. Further, the IAFF position specifically states that combination type alarms are not acceptable. In July, 2010, Albany, California became the first city in that state to require photoelectric smoke alarms in new construction and remodels. In California, the cities of Palo Alto, Orange and the Sebastopol have enacted ordinances requiring photoelectric technology alarms. Shaker Heights, Chagrin Falls and several other cities in Ohio have enacted similar ordinances.

In 2011, the California Real Estate Inspection Association (CREIA) became the first home inspection organization to take a stand when it adopted a position mirroring the IAFF position. At the January 2013 Board of Directors meeting, ASHI became the first national home inspection organization in the world to take a stand when it adopted a pro-photoelectric alarm position. At this time, Vermont, Massachusetts, Maine and Iowa have laws that require photoelectric technology alarms in residential construction. Similar action is under consideration in several states. Cincinnati, Ohio recently became the largest U.S. city to enact a photoelectric ordinance. The ordinance covers rental housing. Six smaller cities in Ohio have photoelectric ordinances. New York City is currently considering a photoelectric ordinance. The Northern Territory in Australia recently adopted a photoelectric technology law.

The New York Senate and Assembly are currently considering a photoelectric smoke alarm tax credit referred to as ***Averyana's Law*** (footnote 11). As part of the justification, the law states: "On March 11, 2012, two year old Averyana Dale tragically lost her life due to smoke inhalation in a fire in Auburn, NY. " It was later determined that the fire was a smoldering fire, which produces a significant amount of smoke but very little actual flame. Averyana Dale and her godmother most likely lost their lives because the ionization smoke detector that was present in the home did not alert to the fire until it was too late. If a photoelectric detector had been in the home, it is considerably more likely they would have been alerted to the smoke significantly sooner and would have made it out safely.

"Nationally, the percentage of people dying when the smoke detector works, but works too late, is approximately 40 percent." - *Jay Fleming, Boston Deputy Fire Chief, CBS Boston Interview, 2007*

TYPE OF TECHNOLOGY DO I HAVE? It is not always possible to know. In general, if the label says anything about radioactive material, Americium-241 or the model number has an "I,"—then it is almost certainly an ionization alarm. If you have any doubt, there is over a 90% chance that the alarm you have is an ionization unit. Photoelectric models often have the word "photoelectric" or the capital letter P printed or embossed on them. To be safe, simply replace any unknown units with photoelectric-only alarms. Any smoke alarm that is 10 years old or older should be replaced regardless of type.

WHAT ABOUT COMBINATION ALARMS? There are combination photoelectric/ionization smoke alarms available. At first blush, these seem like a perfect solution. For this reason, many mistakenly recommend them. There is no industry standard for setting the individual sensor sensitivity in combination alarms. As long as the alarm responds within the UL 217 requirements, the manufacturers are free to adjust each sensors sensitivity levels. These units have the same issues as ionization-only alarms. In some instances – they may be worse. A CPSC study shows that they may be even more prone to nuisance tripping than ionization-only alarms when in very close proximity to cooking sources (footnote 12).

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SILENT ALARMS; DEADLY DIFFERENCES (CONT'D)

In 2007, UL published the "Smoke Characterization Study". This study tested both types of smoke alarms using current testing standards and materials; they also tested the alarms using UL test criteria integrating a variety of synthetic materials. The alarms were tested with burnt toast as well. The results are frightening. Ionization alarms failed the UL 217 test 20% of the time using required test materials. This is the test that the alarms must pass to even be offered for sale in the U.S. When tested using synthetic materials, ionization alarms **Did Not Trigger (DNT) in 7 out of 8 synthetic test scenarios**, for a 87.5% DNT rate. In the one test where the ionization alarm did trigger, it activated almost 43 minutes after the photoelectric alarm and at a level exceeding the maximum allowed under the UL 217 standard. Understand, this is UL running UL tests and showing that ionization alarms did not respond in 8 out of 8 smoldering test scenarios.

In the same UL tests, photoelectric alarms activated in 5 of 5 tests, or 100% of the time using the standard UL 217 test materials. Photoelectric alarms activated properly in 8 of 8 synthetic material tests, a 100% activation rate. The ionization alarm outperformed the photoelectric in only one case, the burnt toast test. There the ionization alarms responded 22% faster.

It should be noted that there were three test scenarios where neither alarm activated. The researchers determined that the sample size used was too small to generate sufficient smoke. (footnote 8) Those materials were retested using larger samples, and the results included in the above eight test scenarios.

The issue with ionization alarms is far more than just the slow response to deadly smoldering fires. Ionization alarms are notorious for nuisance tripping. They frequently go off when you cook, burn toast, shower, etc. When alarms nuisance trip, people become frustrated and intentionally disable them. This leaves their families completely unprotected. Several CPSC and NFPA studies report that 97% of all nuisance alarm activations are from ionization alarms.⁹ An Alaskan Public Housing Study shows that about 19% of ionization alarms were disabled within six months of installation; 10 other studies indicate that the percentage may be higher.

"Considering photoelectric smoke alarms are determined by industry experts to be significantly less prone to nuisance alarm and potential disabling of the batteries by consumers, we support and encourage fire service administration and lawmakers that are moving toward the use of photoelectric smoke sensing technology."

- BRK/First Alert Letter to Vermont fire departments, July 17, 2008

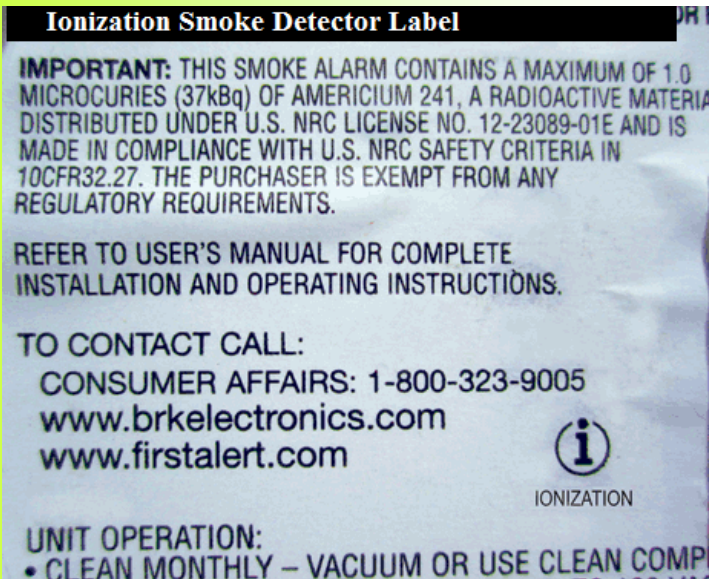
Remember, about 96% of US homes have at least one smoke alarm. Nearly two-thirds of all residential fire deaths occur in homes that are unprotected. Roughly 50% of homeowners with nonfunctional alarms cite nuisance tripping as the reason for disabling their alarms. To complete the picture, many of the remaining 1/3 of residential fire deaths occur in homes where an alarm sounds, but it sounds too late for the occupants to escape. Over the years a number of government, university and manufacturer research studies, many going back to the mid-1970s, clearly show that ionization alarms are slow to react in deadly smoldering fires and account for the vast majority of nuisance trips.

It has taken decades, but there is finally a growing public awareness of this issue. On October 3, 2012, the NBC Today Show and NBC Nightly News aired a "Rossen Report" investigative segment on this issue. On July 7, 2012 with a follow-up report on August 1, 2012, Huntsville, Alabama TV station WHNT aired "A Taking Action" investigative report featuring ASHI President-Elect Bill Loden. On November 16, 2012, San Francisco CBS 5 "ConsumerWatch" aired a segment with Albany, California retired Fire Chief Marc McGinn and me demonstrating the poor performance of ionization alarms.

(continued on pg.10)

SILENT ALARMS; DEADLY DIFFERENCES (CONT'D)

The definition of a combination alarm is found in NFPA 72. NFPA 72: A.3.3.66.4 states: "These detectors do not utilize a mathematical evaluation principle of signal processing more than a simple "OR" function. Normally, these detectors provide a single response resulting from either sensing method, each of which operates independent and distinct of the other. These detectors can provide a separate and distinct response resulting from either sensing method, each of which is processed independent from the other."



Newer combination alarms use what is called "OR" logic. With "OR" logic, either sensor can sound the alarm. The photoelectric sensor picks up the smoldering fires, so the ionization sensor does not become a factor. However, the ionization sensor is still susceptible to nuisance tripping. The manufacturers do not want the customer to disable the alarm. To combat nuisance tripping, manufacturers often reduce (desensitize) the smoke sensitivity/response of the ionization portion of a combination alarm. The net effect is that "OR" alarms perform similarly to photoelectric-only alarms in smoldering fires (footnote 13).

Older combination alarms may use either "AND" or "OR" logic. In "AND" units, BOTH sensors must trigger to sound the alarm. In these units, the photoelectric portion will pick up the

smoldering fires first but will not sound until the ionization sensor triggers. Since a smoldering fire poses the greatest danger, this is a problem. The family is often asleep while the alarm waits quietly for the ionization sensor to finally trigger. Conversely, while this unit will be less susceptible to nuisance tripping because the photoelectric sensor must also respond to nuisance sources such as burnt toast, you risk losing your life if the ionization doesn't respond in a dangerous smoldering-fire situation.

NIST is on record stating, "**Since an individual sensor can be set to meet all current sensitivity standards, it is not obvious what overall benefit is achieved from a dual alarm.**" (footnote 14) In the same NIST report, they indicate that when the combination alarm responded faster to smoldering fires, it is because the photoelectric sensor responded first. When the ionization sensor in a combination alarm nuisance trips and the battery gets removed, there is no protection. That scenario accounts for 1/3 of all U.S. fire deaths.

The International Association of Fire Fighters (IAFF), CREIA and ASHI specifically recommend against installing combination alarms. In the simplest terms, if you take a device that works and pair it with a device that has serious shortcomings, how can that possibly improve performance?

There are also combination photoelectric/carbon monoxide (CO) alarms. Smoke and CO alarms experience an estimated 3% random failure rate per year. Much like a light bulb, they simply burn out. With combination alarms, if you lose one – you lose both. These are life-safety devices. A single point of failure in a life-safety system is bad. For safety reasons, all smoke alarms should be replaced every 10 years or less. Depending on the manufacturer, CO alarms should be replaced every 5 to 7 years. With combination CO/smoke alarms, you must replace the smoke alarm portion more often than really needed based on the CO replacement period. Separate units simply make more sense. With combination alarms, if you lose one – you lose both. These are life-safety devices.

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SILENT ALARMS; DEADLY DIFFERENCES (CONT'D)

A single point of failure in a life-safety system is bad. For safety reasons, all smoke alarms should be replaced every 10 years or less. Depending on the manufacturer, CO alarms should be replaced every 5 to 7 years. With combination CO/smoke alarms, you must replace the smoke alarm portion more often than really needed based on the CO replacement period. Separate units simply make more sense.

In conclusion, we know that no one alarm can save everyone in every possible circumstance, and we know there are many promising technologies being developed. That said, Deputy Boston Fire Chief Jay Fleming estimates that “about 1,000 people die needlessly in residential fires, with thousands more seriously injured each year.” With everything we know, the facts tell us that photoelectric alarms provide superior protection across the broad spectrum of real-world fatal fires. Photoelectric alarms are available today, and they cost only a few dollars more than ionization alarms. Do not allow your family, friends, neighbors and clients to become one of these statistics. This year, don't just replace your smoke alarm batteries – replace your alarms with photoelectric alarms and recommend that everyone you know do the same!

~ This article was written by Skip Walker, ACI Master Inspector, ICC Certified Combination Residential Building Inspector and a FIRE Certified Fireplace Inspector. This article was reprinted with the permission of the ASHI Reporter. To view footnotes and more pictures visit [HERE](#).

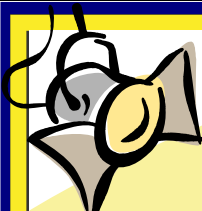

(SIDE BAR ARTICLE) WHY IT MATTERS SO MUCH! - JULIE TURNBULL & ANDREA DENNIS

Julie Turnbull was in her junior year at Miami University in Ohio. Julie died along with Kate Welling and Steve Smith in an off-campus dorm fire on April 10, 2005. She was 20 years old at the time of her death. The fire is believed to have been started by a cigarette in a couch and appears to have smoldered for one to two hours before erupting into flames. As is usually the case, it was the smoke that killed. One of the victims was found on the first floor near the door, apparently trying to escape. From what was pieced together from neighbors and those who escaped, thick smoke had already engulfed the house before a single smoke alarm even sounded. At this point, it is likely that Julie and the others were already dead. The house had 17 smoke alarms installed. Some were disabled by the kids who were apparently annoyed by the alarms' constant nuisance tripping when they cooked. All of the alarms were ionization alarms. Most never sounded during the fire.

Andrea Dennis was a month away from graduation at Ohio State. She and four others died on Palm Sunday, April 13, 2003. The circumstances were all too similar to Julie's death. Andrea's father, Dean, reached out to Julie's father, Doug, at Julie's funeral service. In their search for answers, the issue of ionization alarms became very personal. They went on to found Fathers for Fire Safety as a way to educate the public and fire service about this critical issue. This group works closely with the World Fire Safety Foundation, an organization instrumental in educating the fire service community and general public about this critical issue.

Dean Dennis states, “I believe the photo would have gone off first, giving my daughter (Andrea) at least a chance.... It is my belief and the belief of Doug Turnbull, Julie's father, that Julie would be alive today if the smoke alarms had been photoelectric alarms.”

About two years after Andrea's death, the house where she had died was rebuilt and occupied. A new group of Ohio State students occupied the new dwelling. A walk-through of the property confirmed that smoke alarms had been installed when they rebuilt. There were wires dangling from many of the ceiling mounted smoke alarm boxes. The students had gotten tired of the constant nuisance tripping and had removed them. The ones left all proved to be ionization alarms. If we do not learn from the past, we are condemned to repeat it. And the consequences will be deadly.

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Not every homeowner/inspector interaction goes smoothly.

Although all members are encouraged to make every effort to resolve disputes on their own, we know that is not always successful.

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

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

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

Email: info@ResoluteSystems.com

Website: www.resolutesystems.com

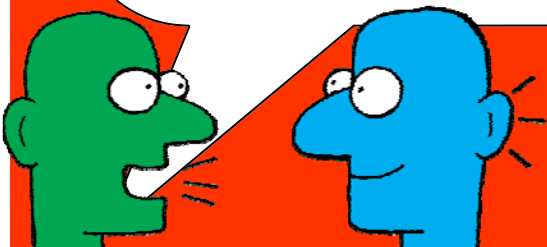
For more information, please contact Arbitration Committee Chair, **David Strandberg** at (608) 255-3966 or dstrand8@tds.net.

COMMUNICATION

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

The Membership Committee will implement this policy.

Contact Doug Hoerth at 920-375-0723 or email him at finallookinspectionsservices@yahoo.com.



WAHI Legal Support



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

Contact Roy at (414) 287-1250 or rwagner@vonbriesen.com.

NEWS



Effective immediately! Executive Director, Julie Arnstein has a new email address:

julie@wahigroup.com

Please update your address book and/or contact list; however, emails sent to juliewahi@gmail.com will still be received for several months.

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

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



Please contact Bob Turicik with questions at: 920-892-7654 or homeview@wi.rr.com.

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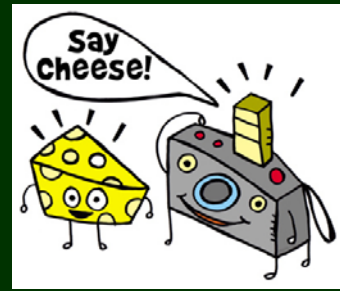


Office Max has recently joined forces with Office Depot - that has not affected the discount program offered to WAHI members (see pages 20 and 21).

If you recently tried to log-in to place an online order and were unsuccessful, try again! The User Name (wahi) and Password (member1) had gone dormant - too much time had passed since the last WAHI member log-in. They have both been re-established.

Don't miss out on this great opportunity for savings! Also, please contact Julie if you find items you frequently purchase that are not included in the program -

julie@wahigroup.com.



Add a Photo to the WAHI Website and Link to Your Business Site

WAHI's website member database has a NEW and IMPROVED multi-choice search option.

Submit photo and/or company web addresses to:

info@wahigroup.com

2014-2015 MEMBERSHIP ROSTER

By now you have heard about our new, very user-friendly, web-based Membership Management Program! This program exceeds all past WAHI website database systems! As a result, the WAHI Board of Directors has decided to forgo posting a printable 2014-2015 membership roster at this time.



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As I may have told some of you earlier, Smokestacks now offers chimney video flue inspections (NFPA Level II Inspections) and chimney cleaning. Should any of you need this service, I would be happy to do it for you. Also, a special thank you for allowing me to demonstrate how to install a proper chimney flashing on a masonry chimney at the Spring 2015 Education House in Baraboo. If you ever have a question, don't hesitate to call - 414.588.5800

STATE BOARD MEETING



The next WAHI Board of Directors meeting will be held in Mauston, WI the last week of May - specific details yet to be finalized. Watch the newsletter and website for specific date, time and location.

All members are welcome to attend.

Contact Julie Arnstein if you'd like to attend - julie@wahigroup.com or (877) 399-WAHI



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WAHI Ride Along

The WAHI Board of Directors has decided to discontinue the Ride Along Program, effective immediately. This was, and remains, a valuable learning opportunity for new inspectors.

However, concern has been raised regarding liability issues that come into play with a WAHI program of this nature. Members who wish to offer this to a fellow member on a personal level may certainly do so but it would not be WAHI sanctioned. Our thanks to all of the WAHI members who have offered their time and experience to a new member!



Keep In Touch!

We encourage members to keep in contact and make sure their information is current!

We want other members and potential clients to be able to contact you.

Also, we send interesting, timely emails that you may miss our on if your contact information is out of date.

Please contact [Julie](mailto:Julie@wahigroup.com) if your information has changed:

Julie@wahigroup.com

CHAPTER SECRETARIES

You are reminded to include upcoming speakers and topic information when you submit monthly meeting minutes to Julie Arnstein at julie@wahigroup.com.

The information will be included in the monthly newsletter and will also be posted on our website at: www.wahigroup.com.

SPECIAL SPACES FOR KIDS

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

Special spaces, is a non-profit that creates dream bedrooms for children with life threatening illnesses.

The program is always looking for volunteers. If you would like to give of your time and talents, please contact Andrew at 262-841-8510 x111 or Andrew@embassyhomes.com

specialspacesmilwaukee.org



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OUTGOING EMAILS THROUGH THE WAHI WEBSITE

As you know, WAHI has a new website! The new WAHI website has the capability to send out mass emails, (emails to a large number of recipients), and this is great because we can reach all of you at once!

However, some mass emails get rejected by email accounts because they believe them to be spam. In order to make sure you receive your WAHI emails in your inbox, and they don't return as undeliverable or filter to your junk/spam folders, **the WAHI Website Committee is asking all members to please add wahinews@wahigroup.com to their email address book or contact list.**

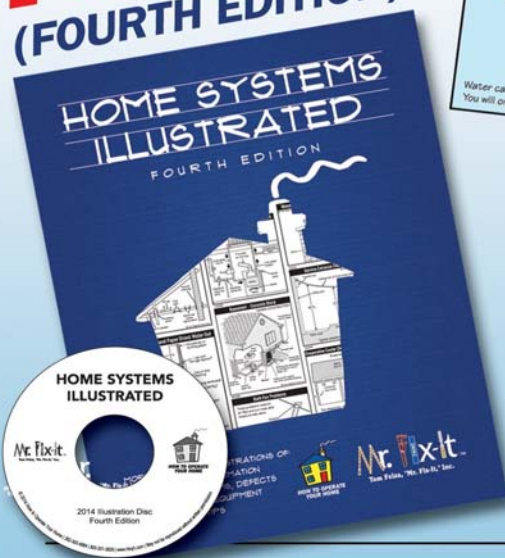


Taking time to do this one easy step, tells your email account to recognize any emails from WAHI as legitimate and safe.

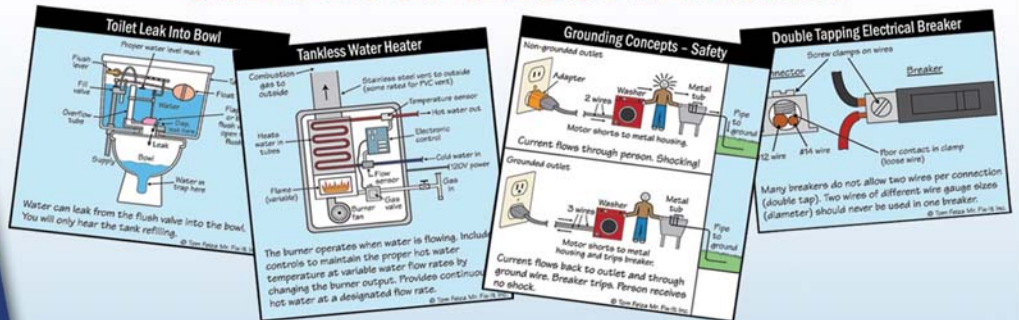
Thank you for your cooperation on this matter.

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To order visit: www.OfficeMaxSolutions.com.

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If you have any further questions, please contact

Julie at julie@wahigroup.com



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WAHI COMMITTEES

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Education House Kent Schwanke, Chair James Smead <i>Seeking 1 more member</i>	Rules & Bylaws Andy Helgeson, Chair Tom Dempsey Tom Greenwaldt
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