



The WAHI Inspector



TM



2015 FALL TRAINING SEMINAR - November 6th and 7th

From the President: **"BAT"-TER UP!**

Happy dog days of summer everyone! Summer is in full bloom and business is booming - what a great time of year! Even the Brewers are coming to life - fielding and pitching is great. Their bats are swinging, too! Speaking of bats, I have a couple of great bat stories to tell. Not about baseball bats...the flying kind.

As home inspectors we all occasionally encounter weird, funny and/or surprising things during an inspection. My wife and I are dealing with a situation in our own house right now but I'll start this article by sharing a couple other "bat" stories first.

I worked with a young female realtor in the small town of Clintonville. She had a couple of friends, both women, who wanted to buy an old farmhouse in the country. It had been vacant for a year. During the inspection, the four of us wound up in a side room of the attic, the door shut behind us. The floor was finished, but the rest of the room was not. Upon entering the room, I noticed bat droppings on the floor in the center of the room. This is fairly common in these old farmhouses so I mentioned the droppings. The immediate reaction from all 3 women was to run from the room, and hurry down the stairs to the yard. I watched from an attic window as they screamed and flailed away - they were freaking out! I laughed so hard, I was nearly in tears. As I began to exit the attic, which was about 15 feet long, I got about half way to the door when one of the biggest brown bats I have ever seen came swooping at me from the door....and I was trapped. Now the joke was on me!

A few months later, I was inspecting an old school that had been shut down for over 10 years. Behind the school was a lake, or so it was described. It was actually more of a swamp pond, a perfect breeding ground for mosquitoes. My client intended to convert the building to a bed and breakfast. The client couldn't make it, but the listing agent was present. Upon entering the school, many dead bats were lying all around. The basement floor was heaved from the hydrostatic pressure of the surrounding swamp pond ("lake"). The realtor informed me the school had been cleared

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CHAPTERS

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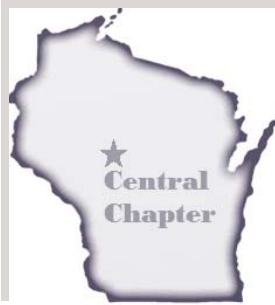
LOBBYING UPDATE

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NEW MEMBERS

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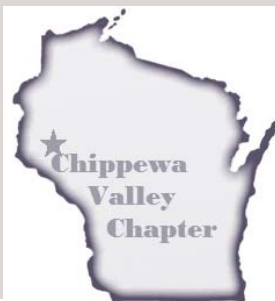


NEXT MEETING: Wednesday, August 19

Social at 6:00 p.m. & Dinner/Meeting at 6:30 p.m.

Palms Supper Club Steak House, 5912 Business Hwy 51, Schofield

Speaker: Jay Cricks, Northstar Cleaning & Restoration, Inc. Jay will be addressing the Chapter on environmental testing.



NEXT MEETING: Wednesday, August 5

Buffet Dinner at 5:30 p.m. & Meeting at 6:00 p.m.

Jade Garden Restaurant, 3620 Gateway Dr., Eau Claire

Speaker: Gene Wagner, Wagner's Chimney Service

Gene will be presenting information on masonry and metal chimneys. We encourage members to bring photos for presentation.



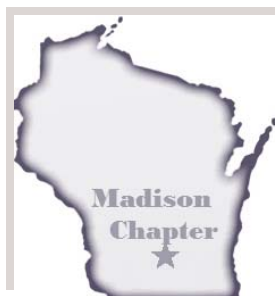
NEXT MEETING: Tuesday, August 18

Social at 6:00 p.m. & Meeting/Dinner at 6:30 p.m.

Stone Toad, 1109 S. Oneida St., Menasha

Speaker: To be determined.

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



NEXT MEETING: Thursday, September 17*

Roundtable at 6:00 p.m. & Meeting/Dinner at 6:30 p.m.

Rocky Rococo's Pizza, 1753 Thierer Rd., Madison

Speaker: To be determined

*Next meeting is in September - Enjoy your summer!



NEXT MEETING: Tuesday, August 11

Social at 6:00 p.m., Dinner at 6:30 p.m. and Meeting at 7:00 p.m.

Klemmer's Banquet Center 10401 W. Oklahoma Ave., West Allis

Speakers: Shelly Perry, Lift Master Garage Door Openers

Josh Fulfer, KVF Marketing

Shelly will address safety concerns and Josh will discuss strategies to improve sales.

LETTER FROM PRESIDENT CONT'D

of any bats about two months earlier. Knowing that bats are an endangered species and seeing that number of dead bats made me wonder. As I found the attic access, with a ladder already set up for my use, I started climbing to the attic. As I reached the top of the ladder, the feet of the ladder started to slide backwards - I was going to fall 15 feet onto a concrete floor. Fortunately for me, the ladder feet hit the wall about one inch before I would have hit the floor. *Lesson: NEVER use any other equipment but you own!* I did go back up and as I turned on my flashlight to peer into the attic I immediately saw huge piles of bat droppings. I counted about 10 round piles, roughly 4 feet high and about 5 feet wide. In addition to the piles of droppings were approximately 1,000 bats, hanging from the rafters. In some areas, three or four bats were hanging off each other. My inspection was done!

Speaking of schools, about 16 years ago, my wife talked me into buying a school in our town, Ripon. Three schools were up for auction. The one she was interested in was about 14,000 sq. ft. - it was her grade school and my children's as well. Terrazzo floors in the hallways and staircases, wrought iron railings, hardwood floors in the classrooms, three stories tall, all brick exterior, just gorgeous! After we renovated it into our home and offices (her real estate and my inspection business), we moved in. We had to replace the old locomotive sized steam boiler with 5 furnaces, abandoning the 6 foot by 6 foot chimney. When we sat out on our deck at night, we'd watch these strange birds fly in and out of the chimney, not giving it a second thought. Later that year, we hosted Easter dinner. The weather was great that year so my mom and I went outside to eat on the deck. Unfortunately, the wasps were bad so we went back in. As we re-entered the house, we thought a bird flew in the door with us. A few minutes later a bat flew into the kitchen/dining room - creating quite a disturbance for all 20 of us! My daughter screamed and ran to hide below the microwave shelf, my brother grabbed a paper bag to catch the bat and I went for a weapon....a tennis racket. After many attempts by my brother to "bag the bat", I swatted it with the tennis racket. The good news, I hit it! The bad news, it landed in my daughter's lap - the one hiding under the microwave. She screamed, stood up, hit her head on the microwave shelf - she nearly fainted! We quickly swooped up the bat in the paper bag and threw it out onto the driveway. My family reminded me that bats are endangered and that I just killed one. A few minutes later, while doing the dishes and looking out the window, we saw the paper bag outside start flying down the driveway.

So why all the bat stories? Because I have the "final straw" bat story.

My wife leaves for work at 6:00 AM so she is up at 5:00, while I sleep a few more hours. About a week ago, I heard her in the shower; I was still half asleep, but aware of a rustling sound under our bed. We currently live in a 140 year old farmhouse in the country and a few years ago started to have mouse problems, but our cat "took care" of this problem. Well, our cat died about two weeks ago at the ripe old age of 19, so the rustling sound was concerning. After listening to this sound for another 10 minutes or so I decided to bait and set a mouse trap. I placed the trap under the bed and as I stood up a large "creature" flew out from under our bed and proceeded to scare the crap out of me. I actually screamed! My wife had already gone downstairs and thought I was having a heart attack. I ran down to get a broom as my weapon this time and quickly explained the situation. My wife scooped up her lunch and phone, ran to the door and said, "Good luck, Honey," and slammed the door as she left. As I went back up to conquer this intruder, the darn thing cornered me! I was caught in the bathroom swinging away at the bat as it circled numerous times. It flew into the hallway allowing me to at least close the door to our room. At this point I decided to go downstairs to "get a grip" and wake up a bit more. As I came down the stairs, the son of a gun charged right at me! I was now weaponless as I left the broom upstairs! It circled three or four times and then disappeared upstairs again. Here is my dilemma. We have not seen the bat since and it's been three weeks now. Every night as my wife goes to bed, I have to perform a bat search in our bedroom. Every morning I walk slowly through the house armed with a tennis racket. I don't know if it's still around, alive, or sucking my blood late at night, but both of us now sleep deep under the covers!!! I have noticed when I look in the mirror my image seems to be a little paler each day.....

I suppose I should have saved this saga for Halloween, but do be careful out there! We know most bats carry rabies, and that their droppings can cause diseases. The message here is to be careful and smart when in attics, crawlspaces, anytime you see bats.

Respectfully submitted,
Kent Schwanke

LOBBYING UPDATE

WAHI Lobbyists

July 22, 2015



*Submitted by Kathi Kilgore
of Swandby/Kilgore Associates, Inc.*

2015-2017 State Biennial Budget

Back in the March edition of the newsletter, I highlighted a few of the proposals in Governor Scott Walker's 2015-2017 State Biennial Budget proposal. Since then, I have been monitored the Budget debate, and kept the WAHI President and Legislative Committee Chairman apprised of the actions the Legislature took on the State Budget. The State Budget was finally signed into law on July 12th, almost two weeks later than the start of the state's new fiscal year, which began on July 1st.

Here is an update on those items:

Department Merger

The Governor had proposed to merge the Department of Safety and Professional Services (DSPS), which oversees the regulation of home inspectors, with the Department of Financial Institutions (DFI) to form a new state agency that would have been called the Department of Financial Institutions and Professional Services (DFIPS). However, the legislative Joint Finance Committee (JFC) voted to remove the department merger from the State Budget. It would have not saved a significant amount of state funds and concerns had been raised by associations representing financial institutions and DSPS regulated professions.

Therefore, in the final version of the State Budget, there were NO changes to the structure of the Department of Safety and Professional Services.

Professional Licenses

Also in the Governor's State Budget proposal, there was a provision to change the length of licensing periods for most professional licenses regulated by DSPS from two years to four years. Home inspector certificates would have been one of the professional licenses and certificates impacted by this proposed change. The legislative Joint Finance Committee also removed this provision from the State Budget. Concerns had been raised that administering the new four-year licenses and certificates could have been more time-consuming for DSPS staff. The four-year licenses and certificates could have been more confusing for license and certificate holders, particularly in regard to continuing education requirements.

Therefore, in the final version of the State Budget bill, there were NO changes to home inspector certificate periods.

State Transportation Funding

This was one of the most contentious issues of the State Budget and was one of the reasons the Legislature was late passing the State Budget. The Governor's State Budget proposal did not include any tax or fee increases for the

(continued on pg. 5)

LOBBYING UPDATE CONT'D

transportation fund. Instead, the Governor's transportation proposal relied on \$1.3 billion in borrowing to fund transportation projects over the next two years. The proposal, almost immediately met with criticism from some legislators who felt a more permanent fix for the predicted Transportation Fund shortfall was needed rather than relying so heavily on bonding.

However, Governor Walker, who has now officially announced he is running for U.S. President, had stated he would veto a gas tax increase or an increase in vehicle registration fees if the State Legislature added them to the State Budget. In the end, the Legislature did not include tax or fee increases for the Transportation Fund, instead they decreased the amount of borrowing to fund transportation projects.

This reduction in funding could mean delays in transportation projects that have already begun or are scheduled to begin in the next two years. Concerns have been raised that transportation projects around the state, such as the Zoo Interchange project in Milwaukee, the Verona Road project in Madison, and the Highways 10 and 441 interchange project in the Fox Valley, could be impacted.

So while it will not cost you more to register or fill up your vehicle, you might be faced with more potholes and incomplete road projects on your way to an inspection.

Questions or Concerns

As always, feel free to contact me about any issues related to the State Budget, legislation, laws or rules that may affect you as a home inspector. I can be reached at 608.286.9599 or at Kilgore@swandby.com.

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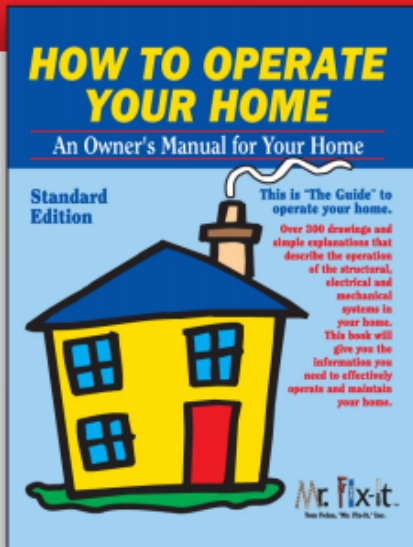
Kevin Scholze (Chippewa Valley)
Home Inspector Member
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kbs01358@yahoo.com

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Rob Steffes (Fox Valley)
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Richard Gotz (Milwaukee)
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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 newsletter and will also be posted on our website at
www.wahigroup.com

Membership Renewal

Payment for the 2015-16 WAHI membership period was due by August 1st. Anyone who has not renewed their WAHI membership by August 1st must immediately stop all references to WAHI, and/or membership in WAHI, on any and all business and marketing materials (contracts/agreements, business cards, brochures, flyers/newsletters, etc.) and their website.

If not renewing your membership was an oversight, contact Julie Arnstein by Monday, August 10th - 877.399.WAHI or julie@wahigroup.com.



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We want to stay in touch with YOU!

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 out on if your contact information is out of date.

If your information has changed, please contact Julie at:

Julie@wahigroup.com



Kent's Chapter Meeting Challenge – Now through November 30, 2015!

I am hoping you have not forgotten the challenge I presented to all WAHI members in my May 2015 President's Article. Just in case it has slipped your minds already...I am offering a \$50 gas card to the WAHI member who visits the most chapter meetings outside of their own chapter from the dates of May 1, 2015 - November 30, 2015. The only condition - you MUST have a minimum of three other chapter visits (it can be the same chapter). There are over 30 chapter meetings between now and November 30th.

I encourage you to visit other chapter meetings. What do you have to lose? Nothing! What do you have to gain? A LOT! At a minimum, you will meet new members and who knows what they may offer to help you become a better inspector.

Over the course of my 17+ year membership in WAHI, I have visited Fox Valley (my chapter) over 90 times, Milwaukee over 45 times, Madison over 10 times, Central at least 8 times and Chippewa Valley 4 times. I have learned new ideas, different points of view and gained new perspectives. These chapter experiences have been invaluable to my business decisions - ranging from report writing to business/company policies. It's amazing how different each chapter looks at various issues.

I ask you, I encourage you, I challenge you to do this. I suspect less than 5% of the membership has attended another chapter meeting. For that matter, I bet it is less than that who has attended multiple outside chapter meetings. Challenge yourself, experience other points of view, become better for the effort...and possibly win the \$50.00 gas card!



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*Coverages vary in FL, HI, LA, NY, VT. Ask your OREP agent for details.

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

Don't miss out on these savings!



Office Max has joined forces
with Office Depot.

Office Max/Office Depot revised their online program – stay tuned, more details to come. Based on these changes, we would encourage members to shop in-store to take advantage of any discounts offered (see page 15).

Please let Julie know if any of your frequently purchased items are not included in the program.

julie@wahigroup.com

SPECIAL SPACES

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



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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A: I honestly think it comes down to one thing - choose a company you trust!

There are a lot of ways to cheat on chimney work. I have found concrete crowns that give the appearance of being 4-5" thick, but are filled with brick in the middle, so they end up being 4-5" thick on the outside, but only 2-3" on the inside. I've seen tuckpointing where they didn't grind out enough and/or any of the old mortar. Two weeks ago, I found two masonry fireplace liners that were relined with stainless steel, but unfortunately both were wrong. The first didn't re-line the chimney the whole way; they didn't reline the bottom 18" of the defective clay tile liner, and they installed a 9" round liner, when they should have installed an 11" round liner (the fireplace didn't draft correctly). The other liner was insulated with something I have never seen before - seemed like small rocks falling out around the base of the liner instead of the required U.L. approved insulation.

I realize that I am in no way perfect, but I hope you trust me.

2014 - 2015 WAHI 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.



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!



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Get your calendars out and “save the dates” of our **2015 Fall training event** held at The Wilderness Resort in Wisconsin Dells.

The event dates are set for the weekend of
November 6 and 7, 2015.

We will again offer our education
house and classroom training.

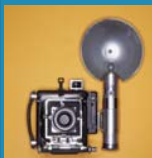
More details to follow.



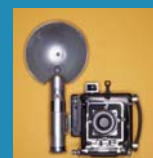
**Add a Photo to the WAHI Website and
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WAHI's website member database has a new and improved
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With a new website comes a new email address!

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

julie@wahigroup.com

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

WAHI Legal Support



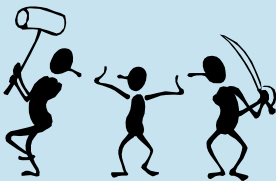
Attorney Roy Wagner of von Briesen and Roper continues to offer risk-free initial counseling to members with legal concerns. If further legal assistance is requested, the cost of the initial consultation will be included in the bill.

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

WAHI Arbitration Program

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, **Dave 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 Joy Douthwaite-Bott at 414-243-5895 or joy@thoroughinspectionservices.com



OUTGOING EMAILS THROUGH OUR WAHI WEBSITE

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

However, some mass emails get rejected by email accounts because they believe them to be spam. In order to ensure you receive 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 steps, tells your email account to recognize any emails from WAHI as legitimate and safe.



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