



**Ric Thompson
President**

December 2022 Vol. 26, Issue 12 www.wahigroup.com

Happy Holiday Season!

We're embarking on the time of year when safety should be at the forefront of our thoughts when doing our inspections. We all want to provide a very thorough inspection for our clients, but please, put your safety and well-being first. You won't do anyone any good laying on the ground because you wanted to prove your worth by getting up on the snow/ice covered roof!

This time of year also means we just concluded our fall education seminar - another successful 2 days of quality education was had by many inspectors! My sincere thanks to all who planned and implemented our event. Mark those 2023 calendars for March 3-4 in Fond du Lac - the lineup for spring is already looking stellar!

We held our fall Board of Directors meeting in Stevens Point in conjunction with the seminar. A couple really good things came out of that meeting. First, the Board decided to continue our Pre-Licensing Training Program. Our next training will again be held in Fond du Lac during the week leading up to our spring seminar. This will be a great way to enable incoming inspectors to see what WAHI is all about in terms of quality continuing education, networking, fellowship and the many benefits of membership.

In addition, the Board approved a membership drive targeting realtors as WAHI Affiliate members. During my term as President of WAHI, the relationship between WAHI and WRA has been a very successful focus for me! This shows how our two organizations can work in partnership to best provide a positive home buying experience for our clients! Feel free to reach out to your realtors and invite them to join our great organization! Direct them to our WAHI website to see the benefits of Affiliate membership and to complete a simple online application.

Spread the word about the 2023 Realtor-Affiliate Membership Drive and the Pre-Licensing Training Program February 27th through March 3rd in Fond du Lac! Our efforts are more effective when we work together to make WAHI the best we can be!

Be Safe Out There!
Ric Thompson, WAHI President

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CHAPTER UPDATES



NEXT MEETING: Wednesday, December 21st

Social at 6:00 pm & Meeting/Dinner/Education at 6:30 pm

[Sconni's Alehouse & Eatery, 1239 Schofield Ave, Schofield, WI 54467](#)

Education: Holiday Party - watch your email for details!

For speaker information, or to provide a suggestion/lead, please contact the Chapter President, Mike Carson 715.212.4051



NEXT MEETING: Wednesday, December 7th

Check-in by 5:15 pm & Meeting/Dinner/Education to follow

[Hangar 54 Grill \(in CV airport\), 3800 Starr Ave, Eau Claire, WI 54703](#)

Education: Chuck Daul, Air MD Restoration

Chuck's presentation will cover different types of mold, testing and mitigation procedures, as well as, a case study for attendees to review and assess.

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Co-Chairs, Pete Saltness 715.829.7348 and Marc Steig 715.797.1475



NEXT MEETING: Tuesday, December 20th

Check-in at 5:30 pm & Roundtable/Meeting/Dinner/Education at 6:00 pm

[Waverly Beach, N8870 Fire Lane 2, Menasha, WI 54952](#)

Education: Holiday Party and Affiliate Showcase

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair, Scott Hansen at 920.716.3025



NEXT MEETING: Wednesday, December 14th

Check-in starts at 5:30 pm & Meeting/Dinner/Education at 6:00 pm

[VFW Stoughton Post #328, 200 Veterans Rd, Stoughton, WI 53589](#)

Education: Holiday Party - watch your email for details!

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair, Ron Miller at 608.235.9836



NEXT MEETING: Tuesday, December 13th

Check-in starts at 5:30pm, Dinner available 5:45 pm & Meeting/Education at 6:30 pm

[The Pallas Restaurant, 1657 S 108th St, Milwaukee](#)

Education: Affiliate-Sponsored Holiday Party

For speaker information, or to provide a suggestion/lead, please contact NEW Chapter Education Chair Bingo Emmons at 414.397.4072

This is a brief recap of activity in the past month and a preview of what lay ahead. If anyone would ever like further information on something mentioned in this piece, just let me know - julie@wahigroup.com or 414.299.9766.

November 2022...

- **Fall 2022 Education House and Training Seminar:** My thanks to the planners and the “worker bees” who made the Fall ’22 Education House and Training Seminar another great success!
- **Meeting with WI Legislator:** WAHI President Ric Thompson, Lobbyist Kathi Kilgore and Fox Valley member Paul Vander Heiden met with Representative Shae Sortwell, out of Two Rivers, on Tuesday, November 1st. Rep. Sortwell is the Chairman of the Assembly Committee on Regulatory Licensing Reform and the Vice-President of the Legislative Council Study Committee on Occupational Licenses. It was a great opportunity to share WAHI’s current programs, future goals, and to discuss how WAHI might assist to shorten the delays incoming inspectors are experiencing with DSPS.

December 2022 and Beyond...

- **WAHI Pre-Licensing Training Program:** Our next 40-hour training course will be Monday, February 27th thru Friday, March 3rd in Fond du Lac. These dates coincide with the WAHI Spring 2023 Education House and Training Seminar, also in Fond du Lac, Friday, March 3rd and Saturday, March 4th. Please **spread the word** to anyone you know who is interested in entering the industry!
- **Spring 2023 Education House and Training Seminar:** We will be at the Radisson Hotel and Conference Center in Fond du Lac on Friday, March 3rd and Saturday, March 4 - the WAHI Education Committee and Fox Valley members gave already begun lining up speakers! **SAVE THE DATE!**
- **WAHI State and Chapter Elections:** In spring of 2023, WAHI will hold an election to determine the next State President to serve on the WAHI Board of Directors. The chapters will conduct their elections as well which will determine the 5 local members that will serve on the State Board as the Chapter-Elected Member at Large. Please consider “giving back” to WAHI - be it on your chapter level or on the State Board. WAHI leadership positions carry a 2-year term.
- **Political Action Committee:** Attending fundraisers for candidates who serve on committees that directly, as well as indirectly, affect the home inspection industry is the reason WAHI started a PAC - this is how we create and/or further develop WAHI awareness! We continue to seek PAC Committee members and member contributions to fund the PAC. If you are interested in either (or both!), please let me know at julie@wahigroup.com. For contributions, be sure to include the dollar amount you would like to contribute - I will generate an invoice and email that to you.
- **Affiliate Membership Drive:** WAHI is embarking on a membership drive to bring realtors into the association - this will create a better understanding and be beneficial for all! Watch your email and the January newsletter for details from Membership Committee Chair Ron Miller.
- **YOUR Profile on the WAHI Website:** Reminder...add a photo, add your logo, submit a Testimonial to be included as a Featured Member on the Home Page, detail your Services Provided, etc. Make your profile POP!



Julie Arnstein
Executive Director

You can **add your photo, logo, services provided, a testimonial and/or a link to your website** to your WAHI profile!

See page 8 in this newsletter for step by step instructions OR submit additions to me at: julie@wahigroup.com

IMPORTANT ARBITRATION INFORMATION

At a recent seminar Peter Merrill, President and CEO of Construction Dispute Resolution Services (CDRS), WAHI's current arbitration service provider, reminded everyone of the value of arbitration and your rights to go that route when it is in your signed agreement. In addition, Brianne Smith, of Inspector Pro Insurance, shared her insight on arbitration from the point of view of an insurer. Peter's focused on two main points: 1) A CDRS trained arbiter will always make his/her decision based on the contract in place between the two parties. 2) Any judge that dismisses an arbitration clause in an agreement or contract signed by both parties is breaking federal law. Brianne expressed Inspector Pro's confidence in CDRS to arbitrate complaints fairly and the importance of having your inspection agreement signed **before you begin** any part of a home inspection. See more details on their joint presentation in my full article on page 8 of the [September 2022 WAHI Inspector](#).

This summer a WAHI member had a previous customer file for arbitration AFTER the 2 year statute of limitations had expired. The inspector still had to respond to the arbitration but rather than going through the full arbitration process, the inspector requested a much shorter process called a Documents Only Arbitration. **It is up to the inspector to make that request.** See my full article on this situation as well as your rights, and what is your responsibility, when faced with an arbitration on page 4 in the [September 2022 WAHI Inspector](#).

I welcome any member with questions or concerns about WAHI's arbitration program to contact me. Peter Merrill's contact information can be found at: <https://www.constructiondisputes-cdrs.com/index.htm>. Note: Peter prefers phone calls rather than reply to long emails.

The WAHI Arbitration Committee is made aware of arbitrations involving WAHI members that are handled by CDRS. For privacy reasons, the Committee is not given the personal or business names of the parties involved with the arbitration, only the complaint details and the decision made. I am grateful for the candor of the member involved in the case cited above. I ask all members involved in an arbitration to provide feedback about their experience with the arbitration process. The member may remain anonymous, if they desire, and can provide the amount of feedback they are comfortable with. Any information you share will be very beneficial to WAHI, your fellow members and the continued success of arbitration as a path for conflict resolution.



David Nason
Arbitration
Committee Chair

Feel free to contact me:
262.443.8958 or
bestinspectionsllc@gmail.com

NEW MEMBERS

Dan Easley (Madison)
Home Inspector Member
Easley Services, LLC.
630.248.3198
dan@easleyservices.com

Matthew Hell (Chippewa Valley)
Home Inspector Member
A to Z Inspections, LLC
715.497.5632
atozinspectionsec@gmail.com

John Lowell (Madison)
Affiliate Member offering credit card processing, industry planning, scheduling and payroll services
Heartland Payment Systems
608.469.5119
john.lowell@heartland.us
www.heartland.us

Nicholas Meyer (Milwaukee)
Home Inspector Member
Freedom Inspection Services, LLC.
414.40537931
nicholas.meyer@freedominspection.com

H. David Orsch (Chippewa Valley)
Home Inspector Member
HouseMaster
715.598.3625
david.orsch@housemaster.com



MEMBERS ONLY INTERACTIVE FORUM

It has come to our attention that many of you may be unaware the WAHI website hosts an interactive forum on the Members Only page.

We encourage all members to check it out!

This is a very useful tool for communicating directly with fellow members and with our large membership, chances are very good that you will find someone who has a shared experience similar to yours or an answer to your question!

To access the forum section of the website you need to log-in to the website.

See page 8 for step-by-step instructions to log-in to your profile and make use of this additional "tool" and benefit WAHI offers to their members.



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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.

For information, please contact:
WAHI Arbitration Chair David Nason
262.443.8958

or

Construction Dispute Resolution Services (CDRS)
President & CEO Peter Merrill
505.473.7733

WAHI was recently asked, and answered, a question presented by a Home Inspector member on the "cusp" of retirement.

Must a home inspector continue his/her WAHI membership for the 2-year liability period following retirement to take advantage of the arbitration system in the event of a claim?

If so, at what level...Home Inspector member or Retired member?

While WAHI would appreciate your continued support and involvement as a Retired member, it is not required. Currently, if a Home Inspector member has not renewed their state license they are eligible to renew their membership in WAHI at the Retired status.



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UPDATE YOUR WAHI PROFILE IN 5 EASY STEPS

1. Go to www.wahigroup.com.
2. From the Home Page - upper right corner, **select "LOG IN."**
ENTER your email address on file with WAHI and password.
*If you have questions, contact Julie at julie@wahigroup.com.
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 updates, **select "SAVE"** in the gray rectangular box at the bottom of the page.



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Affiliate member Attorney Lauren Triebenbach of Michael Best and Friedrich offers a risk-free, INITIAL consultation to WAHI members with legal concerns. WAHI members have the right to contact any attorney of their choice. Should a WAHI member decide to work with Lauren, the steps below, provided by Lauren, provide an explanation of her services.

1. If you receive an email, letter, text, or pleading from a customer, please contact my office.
2. I will ask that you provide me with the communication you received plus your inspection agreement and report. If there are other communications related to the claim, I will ask for those too.
3. After I review your documents, I will schedule a time to talk to you. Calls generally last 15-30 minutes. I will discuss with you your options, which could include working it out on your own, engaging me to respond on your behalf, or tendering the claim to your insurance company. The strategy I discuss will be based on your specific claim, whether litigation or arbitration has already been initiated, and whether your inspection agreement specifies arbitration as the method of dispute resolution.
4. If you don't hire me, you don't get a bill. If you do hire me, the time spent reviewing the case will be included in the final billing.
5. Knowledge is power. I want inspectors to know their options so they can the decision that's best for them and their business.

Visit the WAHI Affiliate Member page to contact Lauren: <https://wahigroup.com/Affiliate-Members/>



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This article is the sole opinion of the author. WAHI strongly advises you to explore any specialized training and/or certification necessary to perform additional services as a part of your inspections.

MANAGING RISK WHILE INSPECTING OLDER HOMES

By Tanner Weyland, Content Marketing Specialist InspectorPro Insurance

When you inspect an older home, you're turning a page in history. You see historical construction methods, old or outdated materials, and fascinating (or worrying) structural designs. This makes older and historic homes both exciting and risky to inspect. Time leads to decay, shoddy repairs, and concealed defects, which can turn into a complaint call or a claim if you're not careful.

Meanwhile, statistics show that home inspectors are increasingly likely to encounter older homes than newer ones. The National Association of Home Builders ([NAHB](#)) analyzed the 2019 American Community Survey (conducted by the [U.S. Census Bureau](#)) and found that a surge of US homeowners live in houses over 50 years old. For example, in 2009, 30 percent of owner-occupied housing stock was over 50 years old. When they measured it again in 2019, that percentage rose to 37 percent.

There are a few reasons for this movement: the first, of course, is time. More houses are built every year than are torn down. This causes the housing stock to increase, while the old homes remain and continue to grow older. Second, older homes offer some of the best options for affordable housing with desirable locations. Consequentially, homeowners trying to save money are remodeling older homes to meet modern expectations rather than tearing down old houses to build new.

So, what does this mean for you? We will explore what to expect and how to avoid risk when inspecting an older home.

Older Homes: What to Expect

The age of old homes that you can expect to see fully depends on your area. [Census data](#) shows that the highest median home age is in the northeast of the country. This makes sense when we recall that American settlements began in the east and moved westward. Of the inspectors we interviewed, many from the east coast had inspected homes older than the founding of this country in the 1700s. In other parts of the country, you can still expect to find homes that are over 100 years old.

Whether they're 50 or 300 years old, older homes present similar strains of issues. According to our interviews, these are some typical issues to watch for during inspections.

Framing and Structure

Popular architectural styles and materials change in waves of trends over time. As a result, you may find uncommon or unfamiliar structures in homes over a century old. For example, while stick or platform framing has been used since the mid-20th century, houses before then may have balloon framing or post and beam framing. As Dean Carrier of [Renovation Consultants LLC](#) in Maine explains, inspectors inexperienced with these older styles may not know how to identify remodeling [issues related to the home's original structure](#).

"A lot of these [older] houses are still standing and were built very well," Carrier said. "But contractors are not familiar with the old framing methods and may remove certain structural framing components of a house that should never have been removed." These days, it's a popular remodeling practice to create open space by removing a supporting wall or beam. As a result, the structure may begin to sag—an issue that could go unnoticed until the roof or second floor falls through. This is especially true with post and beam structures, Carrier stresses with new inspectors he trains.

"Everything was cut and notched together, hand-hewed, and held together with wood pegs. And if any one of those members is disrupted, you've potentially damaged the structure of the whole home because it all acts as a system," he said.



READ MORE

See our ad on page 12!

Stay in touch with the WAHI Facebook page!

Our WAHI Facebook community provides the perfect opportunity to: post minutes, make chapter announcements, post meeting changes, start a dialog/ask questions of other inspectors or just see what your fellow WAHI members have been up to.



If you have any questions,
please contact:



Bob Turicik
920.892.7654

homeview@wi.rr.com



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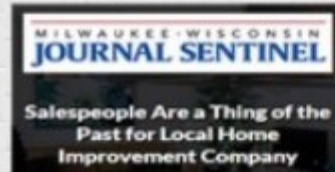
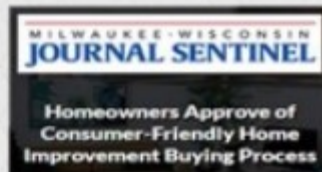
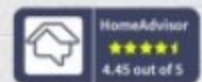
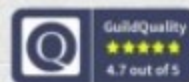
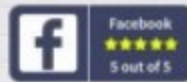
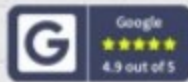
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COMMERCIAL INSPECTIONS

In recent months several WAHI members have considered adding commercial inspections to their services and wondered if WAHI may have any plans to include commercial inspections in an upcoming seminar.

I shared that information with the WAHI Board of Directors and, in return, received what I consider several well thought out responses. As always, decisions like this are ENTIRELY up to you as a business owner but, based on the general consensus among the Board, I do not see WAHI offering a commercial inspection training course anytime soon. I am sharing their “cautionary comments” below.

Words of Caution #1

You can't cover commercial inspections in 1-2 days. Commercial is a different creature. Some inspectors will say that they offer “light” commercial inspections - there is no such thing, either it is, or it is not. Also, there is no state certification required but there are standards out there for commercial inspections.

I see a great many inspectors that use our WAHI residential agreement and wordsmith it for commercial. Also, a great number use a residential report form for commercial use and just change a few things. Not a good practice.

Words of Caution #2

Commercial work is an entirely different world! You don't actually do an inspection - it's a Property Condition Assessment with the inspector performing a Walk-Through Survey (based on ASTM Standards which are the most commonly used standards). An analogy would be the difference between high school or college sports and the Pro's. I'm not aware of any State or Federal standards for this and anyone doing them uses the ASTM or whatever they choose. There are groups offering commercial inspection training with courses usually at least a week long.

Everything is different from what WAHI does. Most of the inspectors doing commercial are long time inspectors with years of experience who decide to branch out or they have a specialized background geared toward this. I highly discourage most inspectors from doing this - you're generally dealing with the big boys who have the wherewithal to crush you!

Words of Cautions #3

Commercial Inspections do not have standards of practice. The reason WAHI pushed for mandated home inspection standards is that attorneys were suing home inspectors over negligence based on their and the client's *opinion* of what *should be* included in standard home inspection - E & O insurance was three to four times the cost, with much larger deductibles, than what it is now. It is far easier to train someone to do a home inspection by using the standards. A course offered in Toronto barely scratches the surface of the technical knowledge you better have to stay out of court doing commercial inspections.

Words of Cautions #4

Commercial is a different animal. The inspections depends on the type of building it is and there are many types, even multiple types mixed together in some instances. These generally require hiring a commercial HVAC tech and Electrician, many times a Mason and/or Structural Engineer. The commercial training I had through House-Master was a full week long. It was called Commercial Property Assessment (not an inspection) and had an Agreement tailored to the specific requirements of that property.

Please contact me with any questions or comments - julie@wahigroup.com or 414.299.9766

WAHI WELCOME COMMITTEE

Our Welcome Committee is intended to do just that....*welcome* our new members into WAHI. As a new member, expect a call from a member from your chapter. If you are a "newer" member – maybe you joined a while ago but haven't yet attended a meeting - feel free to reach out to a committee member from your chapter and make arrangements to meet at the next or an upcoming meeting.

We want our new members to feel "welcome", feel a connection with the group... and the members listed below are the right people to do that!

CENTRAL

Mike Carson - 715.212.4051 or carsonhomeinspector@gmail.com

Paul Zenker - 715-303-1937 or pzenker@onpointwisconsin.com

Kyle Zimmermann - 715.897.3636 or kyle@royaltinspections.com

CHIPPEWA VALLEY

Jon Hempel - 715.210.3217 or jhempel@newageinspection.com

Marc Steig - 715.797.1475 or inspectormarc3@gmail.com

FOX VALLEY

Dave Brading - 920.889.2120 or dave.brading@yahoo.com

Bob Turicik - 920.946.0433 or homereview@wi.rr.com

MADISON

Sean Martinsen - 608.206.1108 or sktailhook@yahoo.com

Rich Reinart - 608.535.9206 or thehomeinspectorllcwi@gmail.com

MILWAUKEE

Nick Hammett - 414.412.2637 or humblehomeinspector@gmail.com

Andy Helgeson - 414.315.0266 or helge4674@outlook.com

Thank you all for stepping up to serve on one of the **most important** committees within the WAHI organization!

SURVEILLANCE CAMERAS

A realtor contacted me regarding a WAHI inspector who turned off 2 video cameras in a home he was inspecting. The agent was calling for clarification as she was not certain what the rules are concerning recording devices. At the time of the inspection, the inspector explained he disengaged the 2 cameras in order to be compliant with the State Statutes - he explained that if his actions and any commentary were recorded and viewed by a party of than his client he would be in violation of State Statute 440.975

(7) A home inspector may not do any of the following:

(b) Deliver a home inspection report to any person other than the client without the client's consent.

In the inspector's mind, by being filmed, he was "delivering" contents of his report to someone other than his client. I reached out to the Department of Safety and Professional Services (DSPS) to see how they would view this situation should someone file a complaint.

The Department would not view it as the inspector did. They said that video surveillance does not fall under sharing contents of the inspection and/or an inspection report. State Statute 440.975 (3) reads as follows:

After completing a home inspection, a home inspector shall submit a WRITTEN report to a client that does all of the following: etc. etc. (See 440.975 (3) (a-d) for remaining details)

In January 2020, Senate Bill 247 passed and a portion reads as follows:

995.60 (2) USE OF SURVEILLANCE DEVICES. Except as provided under sub. (3), an owner of real estate may use a surveillance device in or on the real estate to observe or record an individual who is present in or on the real estate for a private showing, open house, or other viewing of the real estate in connection with the owner's attempt to sell the real estate.

At the WAHI Spring 2019 Training Seminar, a speaker touched on surveillance cameras. He suggested attendees seek legal advice regarding privacy/disclosure rules in our state and/or add a disclaimer to their report. Something along the lines of:

We will make every reasonable effort to keep the results of the inspection confidential and will provide a report to you only (unless otherwise directed by you in writing). However, we have no control over home security surveillance systems that may be present and activated during the inspection, and it is possible that other parties might observe the inspection without our knowledge.

Please contact me with any questions or concerns – julie@wahigroup.com or 414.299.9766

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Marc Steig • Dave Welch
Jim Weyenberg

Nominations/Elections

Andy Helgeson, Chair
Mike Carson • Terry Elliott
Sean Martinson
Jim Oezer • Ric Thompson

Public Relations

Bob Turicik, Chair
Marc Steig

Rules & By-laws

Andy Helgeson, Chair
Tom Greenwaldt
Roger Kautz

Website

Julie Arnstein
Nick Hammetter • Misty Russell

Welcome

See page 15 in this newsletter

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Fax: 267.647.3247
jascher@coverrainurance.com
www.coverrainurance.com

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Contact: Jeff Frank, 414.221.0364
jfrank@robertsonryan.com
www.robertsonryan.com

InspectorPro Insurance

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