



**Ric Thompson
President**

July 2021

Vol. 25, Issue 7

www.wahigroup.com



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Hello all,

In the June WAHI Inspector, I shared a preview of my article, The Home Inspector Bill, that would be in the WRA's June magazine. This article is a positive sign of our relationship with the WRA. They extended the offer to include the home inspector's perspective of Act 17 when we met with them in May. This invitation is a great step in the direction I hoped to take when I became President. I will continue to further our working relationship and partnership throughout my 2nd term.

The WRA understands the challenges that we face as home inspectors with the new bill and how it may affect transactions early on. As we work through these changes, the WRA agreed that a visible partnership between our two associations will show each other's members that we can work together to ensure the client's best interest is in the forefront.

I would be remiss if I did not take a moment and thank our 3 outgoing board members, Brian Derewicz, Brian Opelt and David Strandberg, for their service to our association. In a volunteer organization such as ours, these 3 took their role very seriously and were a great asset to me during my first term. Each of them brought a completely different perspective to the challenges at hand and helped the board forge ahead with our members' success in mind. We had challenges that I thought were just 2 sided but these 3 were as quick as any to show that there are a million ways to skin a cat.

So... Brian, Brian and David, THANK YOU! You were integral in making the board a well-oiled machine and I am sad to see you go. I wish you the best as you move on from the board. Whether you are still an active inspector or spending more time inspecting the greens at the local golf course, please stay involved and continue to make WAHI home inspectors the best in the state!

To their replacements, David Nason, Ken Smith and David Welch...you have big shoes to fill but I have full confidence that as you get in the groove of the Board, you will take those shoes up a size or 2! Our membership counts on the Board of Directors to help make the best decisions for WAHI - I know you will take that responsibility very seriously. I look forward to working with you - welcome aboard!

Now, for a new section in my monthly article: Defect: Yes or No? I will keep an eye on our WAHI Facebook Page and give my perspective on some topics that pop up. I'm putting my sports commentary to rest for the moment for 2 reasons - #1, I don't want to jinx the Crew, and #2, we can only talk about Rodgers and the Packers so much. Here goes...

(continued on pg 4)

The Coronavirus recommendations continue to advise against gathering in large groups but several chapters are able to resume in-person meetings. See below for chapter specifics.



NEXT MEETING: Wednesday, July 21

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

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

Education: Chapter President Mike Carson

Mike will lead a discussion on "Inspecting in the Age of Waiving the Home Inspection Contingency."

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



NEXT MEETING: Wednesday, July 7

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

Meeting may be recorded and available online also - see your email for further details.

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

Education: Rick Yoder, PolyRaise

Rick will address raising and leveling concrete.

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair, Dan Kegley at 715.497.3458



NEXT MEETING: Tuesday, July 20

Social at 5:30 pm & Roundtable/Meeting/Dinner/Education at 6:00 pm

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

Education: A representative of the County Health Department

The representative will speak on the health risks associated with radon exposure.

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



NEXT MEETING: Tuesday, July 13 In-person and Zoom

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

[Maple Tree Supper Club, 3010 US-51, McFarland, WI 53558](#)

Education: Education Chair Ron Miller

Ron will lead a discussion on foundation issues and repair methods. Please send foundation pictures to Ron in advance of the meeting—ronmiller547@gmail.com

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



NEXT MEETING: Tuesday, July 13

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

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

Education: WAHI Founding Member Mark Thomas

Mark, who has now retired, will share his vast experience as a longtime inspector on "How to Run a Successful Home Inspection Business."

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair, Ryan Eigenfeld at 414.795.9018

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.

June 2021

- **Legislative Changes:** As of June 1st, home inspectors now **MUST** use the term and classification of Defect when a condition aligns with the new definition already in place. June 1st was also the date the prescribed Summary Page went into effect.
- **Membership Renewal:** July 1st is the start of the new membership year. If you have not renewed your membership yet, do so **BEFORE** July 1st to avoid the “dreaded” late fee!
- **Wisconsin Real Estate Magazine:** WAHI President Ric Thompson was invited to submit an article for the June issue of the WRA’s monthly magazine. The article was shared in our June WAHI Inspector (President’s article) and via email - a link to the WRA’s online version. We feel this opportunity is a clear indication of the joint effort to continue to build a partnership between WAHI and the WRA. Watch for a reciprocal article from the WRA as WAHI has invited them to submit an article for our newsletter as well.
- **Website Enhancements:** Madison Home Inspector Member Misty Russell continues to update the appearance of our website. I encourage you to take a glance - remember to do a refresh when you get to the site. **All members are asked to update their profile – 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.** Misty and I would love to hear some feedback – send comments, further suggestions, and praise for Misty’s creative work to julie@wahigroup.com



Julie Arnstein
Executive Director

You can **add your photo and/or a link to your website** to your WAHI profile!

See page 10 in this newsletter for step by step instructions OR submit additions to me at: julie@wahigroup.com

July 2021 and Beyond

- **WRA Fall 2021 Convention:** PR Chair Bob Turicik will again coordinate the staffing of the WAHI booth this fall - Oct 5th and 6th. This event will be held in Milwaukee. Watch your email for info to volunteer your time in the booth.
- **Affiliate Membership Drive/Contest:** Please do not lose sight of this important effort. Without question, the Coronavirus has impacted our chapter meetings which are so instrumental in formulating relationships between our Home Inspector and Affiliate members. See details on page 6 in this newsletter. Due to the Coronavirus, we will extend the contest beyond the Fall 2021 seminar.
- **COVID-19 Safety Practices:** Please remember that regardless of your position on the virus, to be respectful of the position your buyer, the seller and/or agents involved may have. We are moving forward but not out of the woods just yet - we must continue to be mindful and respectful of those your job impacts.
- **WAHI Fall 2021 Education House and Training Seminar:** Mark those calendars for Friday, November 5th and Saturday, November 6th - we will be at Chula Vista in the WI Dells.

PRESIDENT (cont'd)

DEFECT: YES or NO? Vermiculite is the latest topic of discussion. I do list vermiculite as a defect. I take time to explain that undisturbed, such as in an attic where we commonly find it, it isn't a hazard. But, vermiculite is known to have asbestos and once it is disturbed that asbestos can become airborne and become a health hazard. I explain more verbally, rather than in writing. You may choose to put an explanation in writing in your report. If you do, that's great – it's what works for you. Keep doing' what you're doing'. I want to stress that I am just sharing my view. You may see it differently and that is fine. As I said earlier, there are a million ways to skin a cat. Pick the way that is best for you and your business!

Be safe out there!
Ric Thompson, WAHI President

OFFICE DEPOT/MAX

Office Max and Office Depot merged some time ago. The Office Max discount program offered to WAHI members no longer exists – the savings became spotty as the merger was coming together and then finalized.

Office Depot has come to WAHI with a new, improved program.

See page 15 for information on their in-store program and page 16 for a program overview and the contact person to establish an online account.

From one of our Central Chapter members - "I needed 2,000 copies made – they quoted me \$160.00. AFTER I presented my WAHI card, the cost dropped to \$50.00! What an AWESOME savings!"

From one of our Madison Chapter members - "I recently had printing done at my local Office Depot/Max. Cost before WAHI discount = \$137.00. AFTER the WAHI discount was applied = \$36.00!!! WOW!"

NEW MEMBERS

Howie Heier (Fox Valley)

*Affiliate Member manufacturers representative
serving the Plumbing and HVAC industry*

Hydro-Flo Products, Inc.

262.781.2810

hheier@hydro-flo.com

www.hydro-flo.com

Josh Johnson (Milwaukee)

Home Inspector Member

Vertical Inspections

262.620.8092

josh@vertical-inspections.com

An IMPORTANT Announcement regarding Chapter Meetings Online

WAHI has been, and still is, a believer in our approach to education - what I call the “WAHI way”! We still see great value in holding our seminars and chapter meetings in person, with the speaker right there in the room for full interaction, Affiliate members and vendors in attendance to develop relationships of confidence and trust, and last but certainly not least, your fellow inspectors, many sole proprietors like you, to share experience, insight and lessons learned along the way!

But, with all of that said, we recognize the need for online programming from WAHI, the ONLY continuing education provider **focused solely** on WI inspectors, WI Standards of Practice and WI rules and regulations (State Statutes)! Long before COVID entered our lives, we knew that some of our members found it difficult to attend their local chapter meetings for a variety of reasons.

Since COVID, many of our chapters have been recording and/or live streaming their meetings. As a courtesy to our members, as we coped with these strange, uncertain times, we offered continuing education credits for those meetings at no charge. This process has been by trial and error, while not perfect, the chapters did the best they could. We recognize how critical it is for speakers to speak clearly and at a reasonable volume for the value of the presentation to effectively reach our at-home viewers.

Any member not comfortable or unable to attend a meeting in-person may continue to connect with their chapter online (and we encourage that!), however, **to earn the 2 continuing education credits there will be a charge of \$20.00** - to be paid through your local chapter treasurer, in most cases. You will be notified by email if your chapter has a different plan in place. WAHI will also be **posting one “highlighted” chapter meeting per month on the WAHI YouTube channel** – for now, payment and certificates for that will be handled by WAHI Executive Director Julie Arnstein. Watch your email for specific details each month.

There are online service providers who can streamline this process but for now, we are “testing the water” to explore the response from our members and determine our best route going forward.

On behalf of WAHI, I thank you for your continued support of our educational programming and your patience as we embarked on this new path.



WHICH CHAPTER will be the WINNER of the WAHI AFFILIATE MEMBERSHIP DRIVE?

As of the WAHI Spring 2020 Education House and Training Seminar WAHI will be conducting an **Affiliate Membership Drive**. The goal of this effort is to increase our pool of qualified contractors and product or service providers. To bring out everyone's *competitive spirit*, we have decided to make this a **contest!** The contest end date has been extended to the WAHI Fall 2021 seminar weekend due to COVID-19.

The rules are simple...

1. Each chapter will need to increase their affiliate membership by at least 5% of their total chapter membership as of March 5th. Based on counts at that time:
 - Central chapter will need at least 3 new affiliate members
 - Chippewa Valley chapter will need at least 3 new affiliate members
 - Fox Valley chapter will need at least 4 new affiliate members
 - Madison chapter will need at least 4 new affiliate members
 - Milwaukee chapter will need at least 8 new affiliate members
2. The new Affiliate member must be a paying member, not the recipient of a complimentary membership for speaking at a chapter meeting or seminar.
3. Direct interested parties to the Member Benefits page on the WAHI website to complete an online application - <https://wahigroup.com/Member-Benefits>

The chapter with the largest percentage of new affiliate members, over the minimum, will be deemed the winner!

The “prize” for the winning chapter is a complimentary chapter meeting - paid for out of the WAHI state coffers - AND more importantly, will be known as THE BEST CHAPTER IN WAHI, complete with bragging rights!

Watch for “progress reports” in the newsletter each month to see which chapter is in the lead. **Let the games begin and may the BEST chapter win!**



Ron Miller
Membership Chair

**Please contact me with
any questions:**

**608-235-9836
or
ronmiller547@gmail.com**

ARBITRATION COMMITTEE - SEEKING FEEDBACK!

In early 2019 the WAHI Arbitration Committee went through the process to find a new arbitration provider for our members. In April 2019, several WAHI members attended arbitrator training, and in May 2019, WAHI distributed a new Inspection Agreement to the membership naming Construction Dispute Resolution Services (CDRS) as the arbitration provider.

The primary reason for seeking out a new provider was to improve the arbitration process by only using arbitrators who are experienced in the construction and inspection industries and, in order to maintain impartiality, no connection to WAHI. After meeting with other industry professionals, the Committee decided to proceed with CDRS. The level of professionalism and training provided by CDRS were very important in the Committee's decision. The ability to have some oversight and obtain feedback was also important to the Committee to ensure that the program is serving the WAHI membership well.

The Committee has learned that there have been some home inspector cases brought before CDRS for resolution. For privacy reasons, the Committee is not given the personal or business names of the parties involved with the arbitration, only that the arbitration occurred, the complaint details and the decision made.

In order to maintain oversight of the program from the home inspectors perspective, the Committee is asking any inspector member involved in arbitration to provide feedback. The member may remain anonymous, if they desire, and can provide the amount of feedback they are comfortable with. Any information about the process will be very beneficial to WAHI and our members.



David Nason
Arbitration
Committee Chair
See David's contact
information below.

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 bestinspectionsllc@gmail.com

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.

MEMBERS ONLY INTERACTIVE

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 10 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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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)(b):

(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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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



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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ATTIC INSPECTIONS: 5 WAYS TO STAY SAFE

By Aubri Devashrayee, Content Marketing Coordinator

Last year, an inspector was performing an attic inspection in the peak heat of summer. Not recognizing the signs of heat exhaustion, the inspector finished the attic inspection and the rest of the home inspection. With worsening symptoms, the inspector drove home to rest. Upon returning home, the inspector's condition declined rapidly. Before he could receive medical attention, the inspector tragically suffered a fatal heat stroke. His loss was felt deeply by those who knew him, especially those in the inspection industry.

Attic Inspection Safety and Home Inspectors

Inspecting homes is a dangerous job. From slick roofs to feral animals, rotted subflooring to invisible toxins, the average home inspector faces countless perils during their career. Some dangers, like attic inspections, can even be deadly. After the sudden and heartbreaking passing of the above home inspector, we wanted to give you the resources you need to keep yourself and your employees safe during attic inspections, especially in hot climates.



Among the dangers inspectors face while performing attic inspections, these four stand out:

1. Heat-Related Illnesses
2. Electrical Hazards
3. Falls
4. Harmful Debris

We go over the specifics of these dangers, how you can avoid them, and steps you can take to prioritize your attic inspection safety.

Heat-Related Illnesses

In the heat, attics reach unsafe temperatures, which can lead to heat-related illnesses. These include:

- Heat Rash
- Overheating Cramps
- Heat Exhaustion
- Heat Stroke

These ailments and their symptoms can creep up on you and your workers. You further open yourself up to danger by discounting the symptoms and not taking proper safety measures.

Some of these symptoms include, but are not limited to:

- Rashes or Red Bumps
- Thirst
- Muscle Spasms
- Dizziness
- Headaches
- Fainting
- Confusion

We will more thoroughly address these symptoms and what you should do when you experience them later.

[READ MORE](#)

See our ad on page 13!

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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See page 11 for an informative article provided by InspectorPro

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

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

Brian Derewicz - 262.343.1614 or briandthehomeinspector@gmail.com

Ryan Eigenfeld - 414.795.9018 or flarsbar@gmail.com

Nick Hammetter - 414.412.2637 or humblehomeinspector@gmail.com

Andy Helgeson - 414.315.0266 or helge4674@outlook.com

Mike von Gunten - 262.945.2446 or mvgbvg@wi.rr.com

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

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For assistance with gaining on-line access, please contact:

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