

**David Nason
President**

July 2023

Vol. 27, Issue 7

www.wahigroup.com

INSIDE THIS ISSUE

Chapter Meetings 2

Important News 3

New Members 8

Risk Management 9



Hello WAHI Members,

Summer is finally here! Hope you are all taking some time to enjoy the beautiful weather we have been experiencing.

In the southeastern part of our state, this summer has been near drought conditions. And as much as I like the sunshine, we could use more rain (although as I'm writing this that much needed rain is falling). These dry conditions can make evaluating a foundation a little more challenging. Chris Mancuso, owner of Accurate Basement Repair and Milwaukee Chapter Affiliate Member, told me that as clay soil dries out, it can pull back on a foundation that is tipped or bowing in during wet ground conditions. So when we see a concrete block foundation wall that has horizontal and step cracks, but the wall is not out of plumb or bowed, it could be moving in and out based on the wet or dry condition of the soil. Consider recommending "further evaluation" by a qualified foundation consultant or repair contractor to determine if bracing is needed.

Speaking of WAHI Affiliate Members, these contractors are a valuable resource for home inspectors. They provide very beneficial information and education when giving presentations at our chapter meetings and training seminars. Recently, Julie sent an email to our Chapter-Elected Member at Large Board Members. She requested they seek names of quality contractors and service providers their chapter members rely on regularly - the plan is to encourage them to become a WAHI Affiliate Member. If you have relationships with contractors that you count on, who know their industry well, please pass along their information at your next chapter meeting.

The real estate market is crazy again with offers being written with no inspection contingencies. I suggest taking the time to update your inspection template if needed, complete some online training, and stay in touch with realtors that refer you on a regular basis so you're ready when needed.

I'll be taking some upcoming road trips to attend each chapter's meeting before this fall's seminar in Milwaukee so I can get to know more of our members - see you then!

Best,
David Nason

CHAPTER UPDATES



NEXT MEETING: Wednesday, July 19th

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

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

Education: To Be Announced

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



NEXT MEETING: Wednesday, July 12th (2nd Wednesday for July ONLY)

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: Gene Wagner of Wagner's Chimney Service of Eau Claire

Gene's presentation will address the fireplace and chimney types and construction.

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Co-Chairs, Matthew Hell 715.497.5632 and Pete Saltness 715.829.7348



NEXT MEETING: Tuesday, July 18th

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

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

Education: To Be Announced

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



NEXT MEETING: Wednesday, July 12th...FIELD TRIP!

[Madison Metro Sewage District, 1610 Moorland Rd, Madison](#)

Tour begins at 3pm - a brief business meeting and dinner *someplace* (optional) to follow.

Education: Madison Metro Sewage District Tour

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



NEXT MEETING: Tuesday, July 11th...FIELD TRIP!

[Creative Construction of WI, 2129 S 55th St, West Allis, WI 53214](#)

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

Education: Affiliate Member Howie Heier of Hydro Flo

Howie will cover Hydronic Heating and Cooling.

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

WHAT'S HAPPENING - MAY 2023

Here is a brief 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.

- **Marketing WAHI:** The new Marketing Committee continues to meet to determine the best way to spread the *WAHI Word!* We need to let home inspectors - existing and newly licensed - who are not yet a part of our great association, know that we exist and why they need to be a member! We need to better market our training programs - in-person and online. Thank you Dave Kolesari, Chris Mancuso, David Nason, Misty Russell, and Bob Turicik for joining me on this VERY IMPORTANT effort. If marketing is an area of interest or expertise of yours, let me know - love to add you to the committee!
- **WAHI Online Education:** By now I hope you have checked out our **NEW streamlined** process to earn continuing education credit through WAHI when you can't attend your chapter meeting, a seminar or just want to get smarter! See page 4 in this newsletter for all the details.
- **WAHI Pre-Licensing Training Program:** Our third 40-hour training course in Fond du Lac has come and gone and was a GREAT success! Lead instructors Ron Miller and David Strandberg prepared 9 students to enter the home inspection industry with classroom training on Monday, Tuesday and Wednesday. On Thursday and Friday, Ron and David were joined by multiple experienced WAHI inspectors who worked one-on-one with the students for the Field Training portion. WAHI is very proud of this newest training program. Our 4th class will be conducted Monday, November 6th through Friday, November 10th in Milwaukee, in conjunction with our WAHI Fall 2023 Education House and Training Seminar. Registration will be available on the WAI website SOON - spread the word!
- **Political Action Committee (PAC):** 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. See page 5 in this newsletter for further information.
- **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! See page 14 of this newsletter for details!
- **Fall 2023 Education House and Training Seminar:** We are confirmed! Save the dates of Friday, November 10th and Saturday, November 11th. This training will be held at the Embassy Suites on Moorland Rd. in Brookfield. More details to come!
- **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 4 in this newsletter for step by step instructions OR submit additions to me at: julie@wahigroup.com

WAHI'S NEW ONLINE EDUCATION CATALOG

WAHI is excited to announce that our recorded monthly chapter meetings will now be available for easy access through our WAHI website! Select your topic, make your payment, receive the link to the WAHI YouTube Channel, submit Q&A plus Password to earn CE credits and receive your CE Certificate - it's ALL there!

WAHI wants to thank Chippewa Valley Home Inspector member Marc Steig for the tremendous job he has done consistently recording his local chapter meetings since COVID hit us! Online education was not a path WAHI had gone down yet and Marc stepped up to the challenge and made it possible for our members to obtain their continuing education through WAHI during COVID and beyond! Many members took advantage of this option while COVID concerns were high and continue to do so.

Our thanks also go out to Madison Chapter Home Inspector member Misty Russell. In addition to home inspection, Misty has a strong interest and aptitude in web design, SEO and pretty much "all things internet." Misty developed our new Online Education Catalog page and all the steps that will take you to your Certificate of Completion.

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.

INCREASING WAHI AWARENESS with the WAHI PAC

In early 2022, WAHI chapters polled their members at monthly meetings to gauge the level of interest in starting a Political Action Committee (PAC). The primary reason in starting the WAHI PAC was to increase awareness with state legislators. The response was favorable and a WAHI PAC was formed. The needs of this committee are 2-fold.

First, we needed to fund the PAC to enable WAHI to make contributions to fundraising efforts and/or attend events. PAC funds are used to attend fundraisers of legislators involved in and/or serving on a committee that impacts the home inspection industry. The funds are not to be used to support (i.e. endorse) any specific candidates running for office.

WAHI is grateful to the following members who generously contributed to our 1st plea last summer:

Jameel Dawan
Denny Kruger
Ron Miller
Sean Martinson

David Nason
Glenn Borucki
Ken Smith
Jill Hauk

Terry Elliot
Dan Reik
Scot McLean
Jeff Ellsworth

Willy Wayne
Al Weiland
Riley Schuster
Frank Raupp

Our second need was to *populate* the PAC. WAHI's goal is to have 2 members from each chapter serve on this committee. This is important in the event a fundraiser is held in a particular area of the state, with the thought that at least one of 2 members would be able to attend the event to represent WAHI.

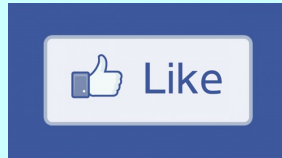
We are still seeking both - funds and committee members. Please contact WAHI Executive Director Julie Arnstein with interest in either or both needs - with any questions of course too! - julie@wahigroup.com or 414.531.3199.



Environmental Initiatives of North America, INC
414.651.6653 | 608.790.2665 | 847.293.7554 | 920.253.1247



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 or
homereview@wi.rr.com



We're not just good, we're Accurate!

Foundation Restoration and Waterproofing

We've never missed a closing deadline!

After your inspection is complete, if your buyer's/seller's property has signs of possible foundation repair or water seepage, we are ready to respond.



Nationally Certified Foundation Repair Staff



FULL SERVICE

Call: (414) 744-6900
www.accuratebasementrepair.com • Milwaukee, WI



My FAVORITE THINGS

*When the dog bites
When their boots slip
When my inspectors get harmed
I simply remember my workers' comp
And then I don't feel so alarmed*

**PROTECT YOUR INSPECTOR EMPLOYEES
WITH WORKERS' COMPENSATION INSURANCE**

Call 866-916-9419 or visit inspectorproinsurance.com



See page 9 for an informative article provided by InspectorPro

NEW MEMBERS

Michael St John (Milwaukee)

Affiliate Member who formerly provided home inspections. Mike now specializes in Drone Roof Images for residential and commercial inspections.

Checker Home Inspection, LLC
414.531.6666
msjfixit@gmail.com

Lic. DC - 110900004
Lic. DCQ - 120900026
EDI WI-20

CREATIVE

CONSTRUCTION OF WISCONSIN Inc.

(414) 397-4072 www.CallCreativeConstruction.com

Fully Insured, Guaranteed, Prompt Service

Plaster Stucco EIFS
EIFS/Stucco Inspection
Historical Restoration
Tuck Pointing Masonry

Bingo Emmons
MCR, CR, CRPM, UDCP
2129 S. 55th St.
West Allis, WI 53219



Your trusted home inspection software and business suite. All under one roof.

Simplicity and reliability where it matters most.

Try HomeGauge for 3 months at only \$9.90/month!*

(828) 254-2030, Ext. 4 | HomeGauge.com/trial

*Regular pricing of \$99/month resumes after 3 months.



REPORT WRITER



BUSINESS MANAGEMENT



ONLINE SCHEDULING



WEBSITES & SEO



TRAINING & SUPPORT

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.

Like Father, Like Daughter: A Home Inspector Spotlight

By Alyssa Cink, Content Marketing Specialist InspectorPro Insurance

A home inspector with 15 years of experience and a love for renovation. A former retail manager who wanted to set her own schedule. What do these two have in common? They're father and daughter. Today, they run a family home inspection business.

While they say blood and business don't mix, one look at Edward (Ed) and Rebecca Castro of [Sunrise Inspections](#) in California shows that parents and children can form successful teams. Not only does this father-daughter inspection duo share a common passion for service; they also use their unique strengths and perspectives to make the family home inspection business the best it can be.

Home Inspections: A Calling

Ed became a home inspector almost 20 years ago. He'd left his previous job working for the city and was considering retirement. But something stopped him.

"I'm not very good at golf," Ed joked. "So I thought I should keep working."

He sought a different adventure. He'd always been a fixer, Ed realized; he loved exploring the ins and outs of how components and systems function together. One of his favorite pastimes was buying, repairing, and re-selling things that needed a tune-up—first cars, and later houses. When he wasn't working on a project of his own, Ed helped a close friend with his home renovations. Still, Ed continued his city job. His fixation on the finer details remained a hobby.

That was until the very same friend, who happened to be a realtor, saw something in Ed he didn't see in himself. The realtor friend told Ed he would make a great home inspector. From there, the rest was history.

"I found out what [a home inspector] was, I went to home inspection school, and I never looked back," Ed said.

Ed had found his calling. He loved that he could still examine the inner workings of a home and use his expertise. He loved even more that the job didn't require him to fix anything. Nearly 20 years later, and the job remains as fun for Ed as it was when he first started. Little did he know that his new enterprise had inspired someone else in the family: his daughter, Rebecca.

Following in Ed's Footsteps

Rebecca grew up watching her father run his home inspection business. She saw him leave for work in the morning and write his inspection reports at night. On occasion, when she was bored or Ed needed an extra hand, Rebecca would even tag along. Throughout the years, she listened intently as Ed pointed out defects in various components. She didn't realize at the time, but piece by piece, Ed was indirectly teaching Rebecca how to be a home inspector.

"I feel like I have just been doing this stuff my whole life," Rebecca said. "I've been familiar with [the business] for a long time, as long as he's been inspecting. But it wasn't until, probably five years ago, that I noticed how busy he was. He needed help."

Having worked as a retail manager, Rebecca knew how to hire and work with a team. So, about 15 years into Ed's career, she got an idea. She decided to reach out and find an apprentice or additional inspector to relieve some of her dad's workload. Rebecca received several job applications. However, as she started reviewing them, she began to worry: What if the applicants weren't as committed to developing and maintaining relationships? How could they be sure a new hire would come into every inspection with the same quality of service, the same commitment to thoroughness? That's when it clicked. *She* could help him.



[READ MORE](#)

See our ad on page 7!

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 President and Arbitration Chair David Nason at 262.443.8958

or

Construction Dispute Resolution Services (CDRS)

President & CEO Peter Merrill at 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.

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 4 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.

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](#).

Last 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
President and
Arbitration Chair**

Feel free to contact me:

**262.443.8958
or
bestinspectionsllc@gmail.com**

TOP-RATED BUILDING ENVELOPE SPECIALISTS

Repair - Restoration - Replacement Residential & Commercial

Roofing



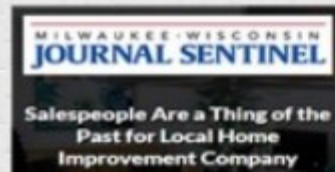
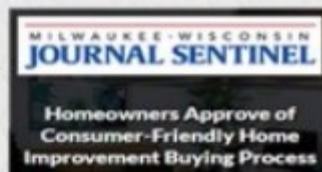
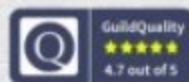
Siding



Windows & Doors



- **Guardian Exclusive Unmatched Guarantees and Consumer Assurances**
- **Guardian Exclusive "Smart Way To Pay" flexible payment Options**
- **Guardian Exclusive "Better Way To Buy" consumer-focused system transforms the buying process and delivers Award Winning Service.**



Scan QR Code to Visit
GuardianExts.com &
Read Our Press Releases



Locally & Nationally Recognized Expert



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/>



4712 N. 125th St.
Butler, WI 53007
Office: (262) 797-8181
Cell: (414) 588-5800
www.smokestacks.net



The only chimney company in WI to win the BBB Torch Award for Business Ethics and Integrity .

EXPERT CHIMNEY AND FIREPLACE REPAIR, INSPECTIONS AND SWEEPING!

We know recommending the right contractor to your clients can be risky...at SmokeStacks, Inc. we have multiple certifications and are highly rated with the Better Business Bureau and Angie's List. SmokeStacks, Inc. has proudly served thousands of homeowners in Milwaukee and Waukesha counties.

Below are a few of the services offered at SmokeStacks:

- Chimney and Flashing Repair
- Fireplace Repair and Service - Indoor and Outdoor
- Decorative Masonry
- Chimney Sweeping and Inspections
- Water Leak Diagnosis and Repair

Visit our website for more details to see photos of our work - www.smokestacks.net

AFFILIATE MEMBERSHIP GROWTH...REALTORS!

WAHI is embarking on a Realtor Affiliate Membership Drive and Contest. The goal of this effort is to:

- Develop a better understanding of the 2 “entwined” industries - responsibility to own client, legal/statutory responsibilities, ethical responsibilities, limitations, etc.
- Foster (and maintain!) relationships of respect between individual Home Inspector and Realtor Affiliate members. This could have a very positive impact for you and your client on the whole process given the fact that the 2 industries “work” in such close proximity.

The rules are simple...

1. The new Realtor Affiliate member must be a paying member, not the recipient of a complimentary membership for speaking at a chapter meeting or seminar.
2. Direct interested Realtors to the Member Benefits page on the WAHI website to complete an online application - <https://wahigroup.com/Member-Benefits>

To encourage everyone’s competitive spirit, WAHI is offering a prize to the member who brings in the most new Realtor Affiliate members by October 31, 2023 (2 minimum). The “prize” for the winning member is complimentary attendance at an upcoming WAHI Training Seminar - the Saturday portion of our biannual training events - a \$200 prize!



Ron Miller
Membership Chair

Please contact me:

ronmiller547@gmail.com

or

608.235.9835

An advertisement for Hoppe Tree Service. The background is a blurred outdoor scene with trees. At the top, it says "Tree Risk Assessment by Qualified Arborists" in yellow. Below that is the company logo "HOPPE" in large blue letters, with a gold "50th Anniversary" seal over the "O". Underneath "HOPPE" is "TREE SERVICE" in green. Below that, it lists services: "Pruning • Removal • Plant Health Care". At the bottom, it provides the phone number "414.257.2111" and the website "hoppetreeservice.com".

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

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 other 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

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 Hammetter - 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!

BOARD OF DIRECTORS

President
David Nason
262.443.8958
Ron Miller
608.235.9836

Vice President
Terry Elliott
715.577.4211
Ken Smith
608.352.0530

Secretary & Executive Director
Julie Arnstein
414.299.9466
Marc Steig
715.797.1474

Treasurer
Andy Helgeson
262.377.0751
Jim Weyenberg
920.850.5890

Past President
Ric Thompson
920.410.6682
Chapter Presidents
Central
Mike Carson
715.212.4051

Members-at-Large
Mike Carson
715.212.4051
Chippewa Valley
Marc Steig
715.797.1474

Todd Jones
414.477.3775
Fox Valley
Ric Thompson
920.410.6682

Sean Martinson
608.206.1108
Madison
Sean Martinson
608.206.1108

Scot McLean
414.228.6573
Milwaukee
Jim Oezer
262.636.0909

WAHI COMMITTEES

Arbitration
David Nason, Chair
Ron Nohre

Audit
Andy Helgeson, Chair
Dave Corby
James Davis
Randy Gilson
Misty Russell
Blake Teschner

Education
John Moore, Chair
Mike Carson
Bingo Emmons
Scott Hansen
Matthew Hell
Ron Miller
Pete Saltness

Education House
Mike Carson, Chair

Legislative
Ken Smith, Chair
David Strandberg

Long Term Planning
Andy Helgeson, Chair
Tom Beatty
Mike Carson
Terry Elliott
Rich Reinart
Ric Thompson

Membership
Ron Miller, Chair
Mike Carson
Brian Derewicz
Roger Kautz
Ken Smith
Marc Steig
Dave Welch
Jim Weyenberg

Nominations/Elections
Andy Helgeson, Chair
Mike Carson
Sean Martinson
Jim Oezer
Marc Steig
Ric Thompson

Public Relations
Bob Turicik, Chair
Marc Steig

Rules & By-laws
Andy Helegeson, Chair
Tom Greenwaldt
Roger Kautz

Website
Julie Arnstein
Nick Hammetter
Misty Russell

Welcome
See page 17 in this newsletter

E&O INSURANCE FOR INSPECTORS

Allen Insurance Group
Phone: 800.474.4472 x172
Great service. Many choices and fee schedules. Covers radon too.

Associations Liability Insurance Agency
Phone: 800.882.4410
Offers competitive rates, a low deductible and a package of other benefits. Rates for commercial and residential inspections, not based on volume or revenue.

Coverra Insurance Services
535 Industrial Drive, Sparta, WI 54656
Contact: Jeff Ascher, 608.269.2127
Fax: 267.647.3247
jascher@coverrainsurance.com
www.coverrainsurance.com

Hanover Insurance
330 E. Kilbourn Avenue, #650, Milwaukee, WI 53202
Contact: Jeff Frank, 414.221.0364
jfrank@robertsonryan.com
www.robertsonryan.com

InspectorPro Insurance
2600 W. Executive Pkwy, Suite 500, Lehi, UT 84043
Contact: Brianne Meagan, 801.610.2723 or bmeagan@citadelus.com
Fax: 801.610.2701
www.inspectorproinsurance.com
Our free pre-claims assistance and risk management education decrease how often claims arise. And our E&O and general liability insurance policies serve your unique business needs. Insuring elsewhere isn't worth the risk.

OREP
Phone: 888.347.5273
Includes premises coverage and most incidental coverage. Competitive rates.

Radant-Advantage Ins Svs of Wausau
2703 Rib Mountain Dr, Wausau, WI 54402
Contact: Sean Corsten, 715.845.9204
seanc@aisofwausau.com
www.advantagewausau.com

Vincent, Urban & Walker
Phone: 920.432.7246
Many types and companies. Services individual inspectors, fee based on volume. Covers radon too.

Zolofra Insurance Agency
Phone: 888.858.1777
www.allprocoverage.com
Multiple carriers. Coverage on mold and lead testing, septic, pest and pool inspections, prior acts, workers comp., commercial auto and more.