



**Ric Thompson
President**

October 2021 Vol. 25, Issue 10 www.wahigroup.com



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Good day Happy Campers!

My favorite time of year is here... FALL! Football is in full swing! The morning air is cool and crisp! Attics are bearable again! Life is good. ☺

Fall is also a sign that our WAHI Education House and Training Seminar is right around the corner. The crown jewel of our great association will take place in the Dells, Friday, November 5th and Saturday, November 6th. We are pulling together a great line up of presenters for the Education House and speakers for our Saturday program! This is truly a “can’t miss” event!

At the seminar, we have some special guests joining us. Several representatives of the Wisconsin Realtors Association (WRA) will be joining us on Friday and Saturday to see firsthand what the **premier** home inspector association in Wisconsin does to make WAHI Inspectors the best in the state! This is the next step in creating a great partnership in the real estate transaction. Home Buyers can’t realize the dream of home ownership if we don’t work together. Helping buyers achieve that dream is the goal for all involved!

Speaking of education, we decided to reschedule our pre-licensing training program to the week of January 17th. We ask all of our members to **spread the word** that pre-licensing education through WAHI will start a new inspector on the right path from the very beginning! Training incoming inspectors (aka future WAHI members) is an exciting and important venture for WAHI. The success of this program will take WAHI to a new level in the home inspection industry. We need your support!

Now for this month’s Defect or Not?... Lack of GFCI Receptacles. This was a topic of discussion at a recent chapter meeting. Personally, regardless of the age of the home, if they are lacking in the required areas, I note it as a Defect. It’s a safety hazard in my book. When a house is of an age where it could possibly be “grandfathered” in, I still call it a Defect but explain that possibility to my client. If they, or the sellers, want to call in an electrician to see about that, they should do so. I don’t argue with the experts. As usual, this is just how I do it - no definitive right or wrong way to do it. You need to determine the best way for you to do it.

Exciting things are coming to WAHI and it’s a great time to be a part of this fantastic association! Want to get involved – just ask...and know that the answer will be “Yes!”.

Be safe out there!

Ric Thompson, WAHI President

CHAPTER UPDATES



NEXT MEETING: Wednesday, October 20

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, October 6

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.

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

Education: To Be Announced

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



NEXT MEETING: Tuesday, October 19

Social 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: Tuesday, DECEMBER 14 - no chapter meeting in October or November—hope to see you at the WAHI Fall 2021 Education House and Training Seminar instead!

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: To Be Announced

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



NEXT MEETING: Tuesday, October 12

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

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

Education: To Be Announced

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.

September 2021

- **WAHI Pre-Licensing Education Program:** WAHI made the decision to reschedule our new educational program for incoming inspectors to January 2022 – several factors came into play. Our focus has always been on continuing education but now that 40 hours of pre-licensing education is required it was a natural progression for WAHI to enter that arena as well. Madison Chapter Home Inspector members Ron Miller and David Strandberg, both experienced educators, will be conducting the class. We ask all of our current members to “spread the word” to all family and friends interested in getting in the home inspection industry. As reported previously, WAHI produced 2 marketing videos. One is intended to pique the interest of those considering a career in the home inspection industry. We were advised to keep that one *short and sweet* to hold the attention of viewers and, in the video, direct them to our website for further information - <https://youtu.be/K5Qly83IUwc>. The 2nd one, while similar in content, goes further into the many benefits of membership in WAHI - <https://youtu.be/GTGKbdqYCCA>
- **Increasing WAHI Awareness:** WAHI is striving to increase our awareness among realtors and consumers and this effort “takes a village”! Watch your email for ways you can increase your online presence at the same time you help to elevate WAHI’s!
- **Continued 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

October 2021 and Beyond

- **Wisconsin Realtors Association (WRA) Fall 2021 Convention:** PR Chair Bob Turicik is again coordinating the staffing of the WAHI booth this fall - Oct 5th and 6th. This event is being held in Milwaukee. See page 6 in this newsletter for Bob’s contact info.
- **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 4 in this newsletter.
- **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 – especially now with the Delta Variant bringing COVID back to the forefront. It’s important to 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. Registration coming **SOON!**



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

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.



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WAHI BOOTH at WRA CONVENTION



The 2021 WRA Convention is scheduled for October 5th and 6th at The Wisconsin Center in Milwaukee and WAHI will have a booth during the show!

WAHI Public Relations Chair, Bob Turicik, is again coordinating the booth and the WAHI volunteer "staff".

Booth hours are Tuesday, October 5th, from 8:30 AM to 6 PM and Wednesday, October 6th, from 8 AM to 12:30 PM.

If you are interested in volunteering for a shift to represent our great association, please contact Bob Turicik at homeview@wi.rr.com.

Be sure to include the day and time-frame you are available to help!

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:

 Like

Bob Turicik
920.892.7654

homeview@wi.rr.com

 Like

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 13 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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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.

CRAWL BOTS FOR HOME INSPECTORS

Author By Alyssa Cink, Content Marketing Assistant at InspectorPro Insurance

Crawlspaces aren't exactly the highlight of a home inspector's day. Stuffy, cramped, and poorly lit, these areas present a significant challenge. In fact, with some inspectors [reporting hazards](#) such as animals, exposed wiring, and toxins like mold and sewage, crawlspaces can be more than uncomfortable. They can be dangerous.

It isn't surprising, then, that many home inspectors want to find an easier way to examine these spaces. The crawlspace robot has emerged, and, like any new tool, has brought with it a storm of questions. In this article, we address the advantages and disadvantages of using a crawl bot to help you decide if this technology is right for your business. We also offer suggestions for mitigating your risk while using a crawl bot.



Why Home Inspectors Use Crawl Bots

Crawlspace robots, also known as crawl bots or crawlers, are remote-operated, unmanned ground vehicles (UGVs) designed to capture photos and videos in otherwise inaccessible crawlspaces. Although newer to the inspection industry, this technology has decades-long history in other fields, such as space, agriculture, mining, emergency response, and military.

When asked why they use robots to perform crawlspace inspections, the home inspectors we interviewed shared the following reasons:

1. They wanted to perform more crawlspace inspections.

Certain [limitations](#), such as narrow entrances, dangerous or disease-carrying animals, and signs of airborne toxins may prevent an inspector from personally inspecting crawlspaces. Thus, inspectors may worry about providing an incomplete service.

That concern is exactly why inspectors like Morgan Blau of [Roof To Floor Home Inspection](#) in Texas choose to invest in crawl bots. Between him and the bot, he rarely encounters a crawlspace that he can't access. This allows him to provide more thorough and consistent inspections.

"I try to provide the best service possible, as long as I am safe," Blau said. "With the bot, I can get into more places."

Todd Thuss of [Integra Inspection Services LLC](#) in Alabama felt a similar motive. In the rare situations where he couldn't enter a crawlspace, he wondered about any defects or issues he may have missed by not inspecting it. He hoped a crawl bot would ease these concerns.

"There were just some crawlspaces that even a small guy like me couldn't fit in," Thuss said. "I was worried: What could I have overlooked? What lingering problems were back there that I just couldn't see? I don't like disclaiming things [when I don't have to]. It just goes against the grain."

2. They wanted to reduce exposure to harm.

Another reason for using a crawl bot is to reduce your direct exposure to uncomfortable and hazardous environments. For example, if wet crawlspaces or dangerous snakes are more common in your inspection region, you may prefer to observe these hazards from a distance—without skipping the crawlspace altogether.

"In this part of the country, [crawlspaces are] almost always wet and moldy. They're not healthy places," Thuss said. "But it's such a critical place to inspect, and it's really a locus of a lot of the problems that I see."

[READ MORE](#)

See our ad on page 14!

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.

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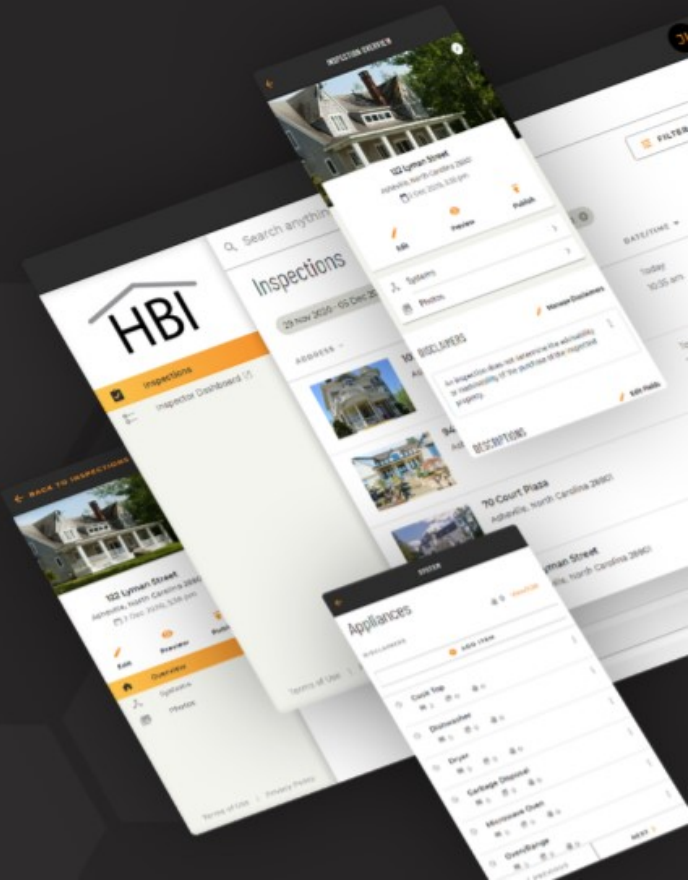
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SURVEILLANCE CAMERAS

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 (DPS) 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

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 16 for information on their in-store program and page 17 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!"

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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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.

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.



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See page 8 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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Contact: Paul Gomez
Phone: (855) 337-6811 ext. 12809
Email: paul.gomez1@officedepot.com

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