



**Ric Thompson
President**

September 2022 Vol. 26, Issue 9 www.wahigroup.com

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Good day all!

In previous articles I have repeatedly encouraged members to get involved in WAHI. For myself, being a part of the leadership has made me a better inspector. During my 2 terms as President, I had the privilege to be on the frontlines of the 2019 legislative issue and I also had the opportunity to be very hands-on with our training seminars.

We recently learned that both Mike Carson, Education House Committee Chair, and John Moore, Education Committee Chair, will be stepping down after our fall 2022 training event in Stevens Point. Both have decided that it is time to move on and let someone else *take the reins*. Lucky for WAHI, they both want to stay involved...just not to the extent they have been. Their hard work is apparent in how successful the seminar weekends have been each year! I want to extend a heartfelt "Thank you" to both gentlemen - I wish them the best.

With that said...who will be next to step up and lead? This is a great opportunity to give back to our great association! Our seminars are the crown jewel of WAHI and are very exciting to be a part of. By volunteering to help with our upcoming event in Stevens Point you will have the opportunity to work with Mike and John this fall to get a feel for the job. As chair, or committee member, you work as a team to fill-in the "speaker blanks" from seminar to seminar...you will not be re-inventing the wheel but, often with new leadership, come new ideas - we welcome new ideas! I look forward to working with the new chairs in each position.

Last, but not least, Wisconsin elections are coming up! This is a great time to get in touch with your candidates - see what they are about, share your experience with them and begin to get people in position to help us. WAHI learned in 2019 that we needed to get in front of legislators, to be better known when future bills that affect our industry come up. We were in a reactionary position in 2019, now is the time for you to be *legislatively proactive* and get people working for us! As an association we do not back individual candidates, that is up to you as an individual inspector to decide.

Be safe out there!
Ric Thompson, WAHI President

CHAPTER UPDATES



NEXT MEETING: Wednesday, September 21st

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, September 7th

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

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

Education: Greg Aldridge, Onsite Services - Radon Mitigation and Testing

Greg will share information on radon testing and mitigation systems.

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



NEXT MEETING: Tuesday, September 20th

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

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

Education: 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, September 14th

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

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

Education: Affiliate members Torrance Kramer and Steve Bohachek, Airtight Exteriors

Torrance and Steve have a great presentation called "Tales of the House"- all the unusual they have encountered over the years. These presentations are always informative... and fun!

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



NEXT MEETING: Tuesday, September 13th...FIELD TRIP!

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

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

Education: Affiliate members Bingo Emmons, Creative Construction of WI and

Chris Mancuso, Accurate Basement Repair

Bingo and Chris have tag-teamed (location and area of expertise) to present Foundation Repair Issues.

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.

August 2022...and a little from late July

- **Membership Renewal:** Notices went out, via US Mail, to a number of members who had not renewed their membership yet. I am happy to report that mailing sparked lots of “Oops, Julie, I messed up!” emails and calls. 😊 My sincere thanks to all of our loyal, dedicated members for their continued support of WAHI!
- **Inspection Agreement Update:** The arbitration clause in the WAHI Inspection Agreement has an update - Construction Dispute Resolution Systems (CDRS) is no longer using a PO Box - the current mailing address for CDRS is 4 Toro Lane, Santa Fe, NM 87508.
- **Political Action Committee (PAC):** WAHI Lobbyist Kathi Kilgore represented WAHI at our 1st political event on July 28th. Attending fundraisers for candidates who serve on committees that directly, as well as indirectly, affect the home inspection industry was the purpose in starting our PAC. Kathi had an opportunity to speak directly with Representative Moore Omokunde and his staff at the event – this is how we create and/or further develop WAHI-awareness! We continue to seek PAC Committee members and member contributions to fund the PAC. If you are interested in either (or both!), please let me know at julie@wahigroup.com. For contributions, be sure to include the dollar amount you would like to contribute - I will generate an invoice and email that to you.
- **Increasing WAHI Awareness:** WAHI is striving to increase our awareness among realtors, consumers, nonmember home inspector/affiliates and those interested in entering the industry. As we move forward, we will share ways you can increase your online presence and at the same time you help to elevate WAHI's. It takes a village to get the best results!
- **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 15 in this newsletter for step by step instructions OR submit additions to me at: julie@wahigroup.com

September 2022 and Beyond...

- **Pre-Licensing Training:** Our next class is planned for September 26-30 in Fond du Lac - **SPREAD THE WORD!**
- **WAHI Booth at the WRA Convention, October 3rd and 4th:** See page 5 in this issue for details and how can you participate!
- **Fall 2022 Education House and Training Seminar:** We will be in Stevens Point in fall - November 4th and 5th. The Holiday Inn Hotel and Conference Center will again host our event. Watch your email for the announcement that registration is available on our website!
- **Spring 2023 Education House and Training Seminar:** This one is official now too! We will be at the Radisson Hotel and Conference Center in Fond du Lac on Friday, March 3rd and Saturday, March 4 - **SAVE THE DATE!**
- **WAHI State and Chapter Elections:** In spring of 2023, WAHI will hold an election to determine the next State President to serve on the WAHI Board of Directors. The chapters will conduct their elections as well which will determine the 5 local members that will serve on the State Board as the Chapter-Elected Member at Large. Please consider “giving back” to WAHI – be it on your chapter level or on the State Board. WAHI leadership positions carry a 2-year term.

ARBITRATION - KNOW YOUR OPTIONS!

By WAHI Arbitration Chair David Nason

At a recent WAHI seminar, Peter Merrill, President and CEO of Construction Dispute Resolution Services (CDRS), WAHI's current arbitration service provider, shared how important it is for a home inspector in Wisconsin to always have their inspection agreement signed prior to the beginning of an inspection. By doing this, a home inspector should be confident that our state Standards of Practice and State Statutes would be adhered to if a customer files for arbitration against the inspector.

But what if the homeowner initiates arbitration after the 2-year limit of liability? A WAHI member recently had this experience and it proved to be quite a learning experience for him! Read the important information below...carefully.

Every time an application for arbitration is filed with CDRS, no matter when the arbitration is filed, CDRS is required to initiate the arbitration and assign an arbitrator. The WAHI Pre-Inspection Agreement requires the party that initiates the arbitration to pay the Request for Arbitration Services Fee of \$450; the minimum fee for any type of arbitration is \$1,000.00 and is split between the two parties.

In this case, where the 2-year statute of limitations had expired, rather than going through the *typical* arbitration process which can consume a lot of an inspector's time, the inspector requested a much shorter process called a **Documents Only Arbitration**. It is up to the inspector to make that request.

The rules and procedures for arbitration can be found on the CDRS website, however, there are General Arbitration Rules and Procedures **and** there are Home Inspection Arbitration Rules and Procedures. The option for *Documents Only Arbitration* is presented under rule **HIA3 INITIATION OF ARBITRATION** on pages 2-3 in the Home Inspection Arbitration Rules and Procedures. This option eliminates the need for an in-person arbitration involving all the parties and consists of a review of all documents and information submitted by both parties by the arbitrator only. If the arbitrator determines that the request for arbitration was filed in compliance with the State Statutes, a full arbitration will be scheduled; if the arbitrator determines the request for arbitration was not filed in compliance with the State Statutes, the case will be closed. The links to the rules and procedures on the CDRS website can be found at the links below.

CDRS Arbitration Rules and Procedures page:

<https://www.constructiondisputes-cdrs.com/RULES%20&%20PROCEDURES.htm>

General Arbitration Rules and Procedures:

<https://www.constructiondisputes-cdrs.com/PDF%20files/March15,%202021%20WEBSITE%20REVISED%20GENERAL%20ARBITRATION%20RULES-PROCEDURES%20.pdf>

Home Inspection Arbitration Rules and Procedures:

<https://www.constructiondisputes-cdrs.com/PDF%20files/March%2015,%202021%20WEBSITE%20REVISED%20HOME%20INSPECTION%20ARBITRATION%20RULES%20AND%20PROCEDURES.pdf>

The arbitrator assigned to the WAHI member's arbitration mentioned above determined that the Request for Arbitration was not filed in compliance with the State Statutes and closed the case with no award to the homeowner.

I encourage any member with any questions or concerns about WAHI's arbitration program to reach out to me at 262.443.8958 or bestinspectionsllc@gmail.com; Peter Merrill's contact information can be found at: <https://www.constructiondisputes-cdrs.com/index.htm>. Note: Peter prefers to answer questions over the phone rather than reply to long emails.

I am grateful for the candor of the member involved in the case cited above. For the continued success of our arbitration program, it is critical that we are made aware of fair outcomes, as well as frustrating hurdles a member may experience with the arbitration process. You may remain anonymous and can provide the amount of feedback you are comfortable with. Any information about the process will be very beneficial to WAHI, your fellow members and the continued success of arbitration as a path for conflict resolution.

WAHI BOOTH AT WRA CONVENTION

The 2022 Wisconsin Realtors Association (WRA) Convention is scheduled for Monday, October 3rd and Tuesday, October 4th at The Kalahari in the WI Dells and WAHI will again 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 Monday, October 3rd, from 8:30 AM to 6 PM and Tuesday, October 4th, from 8 AM to 12:30 PM - there is set up/break down time before and after as well.

If you are interested in volunteering for a shift to represent our GREAT association, please contact Bob Turicik at homereview@wi.rr.com.
Be sure to include the day and timeframe you are available to help!

WAHI ARBITRATION PROGRAM

Not every homeowner/inspector interaction goes smoothly. Although all members are encouraged to make every effort to resolve disputes on their own, we know that is not always successful.

WAHI's Dispute Resolution Program is here for you during those difficult times.

For information, please contact:

WAHI Arbitration Chair David Nason - 262.443.8958

or

Construction Dispute Resolution Services (CDRS)

President & CEO Peter Merrill - 505.473.7733

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

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

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

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

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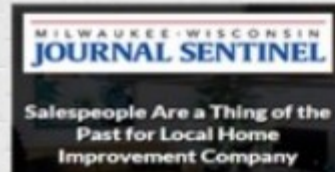
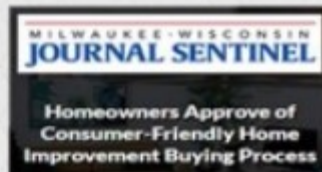
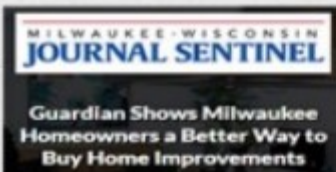
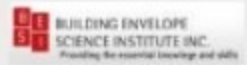
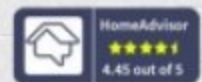
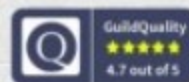
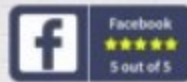
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This article is the sole opinion of the author. WAHI strongly advises you to explore any specialized training and/or certification necessary to perform additional services as a part of your inspections.

WATCH YOUR STEP: A CONDO INSPECTION CLAIM

By Tanner Weyland, Content Marketing Specialist InspectorPro Insurance

It was spring break in Florida, and one of our home inspectors was inspecting a condo. It was on the second floor of a multi-unit building. He had finished inspecting the condo itself when he decided to inspect the attic before leaving. It was a shared attic, unlike the typical attics of single-family homes he would inspect. As he was working his way through the stifling hot attic, he felt a crunch under his shoe. This was followed by a spray of water. He had stepped on the fire sprinkler line.

The line broke, emitting gallons of water to the floors below. The broken line flooded two stories, collapsed the ceiling in the second-floor condo and, potentially, damaged all four condos. Ironically, the sprinkler system designed to protect the building helped create significant [water damage](#).



The Claim

Immediately, the home inspector went into problem-solving mode. He called the property management for the building and worked on shutting off the water to reduce damages. Next, he called our claims team to report the property damage.

Our team called a water mitigation company to assess the damage. The company found extensive water damage to the master bedroom, bathroom, and closet of the first second-floor condo. The pouring water damaged the walls, the floors, and the ceiling. In addition, the water damaged at least \$3,000 worth of the tenants' personal items. The first-floor condo below that was not as extensively damaged, as it was unoccupied, but its bedroom needed repairs. Luckily, the water did not damage the other two adjacent condos.

The Resolution

In tandem with the property management, the fire system company, a restoration team, and the affected tenants, our claims team set out to repair the damages. The fire system company turned off the water for 24 hours while the glue dried on the new sprinkle pipe. The fire department required the property management to hire a fire watch during the time that the system was down. Our claims team covered that, too. While the restoration team took a few weeks to repair the condos, the second-floor tenants needed a hotel. Our claims team paid for their hotel, which was expensive considering the demand for rooms in Florida during spring break. After paying for the repairs, damages, and other costs, the overall invoice came out to about \$30,000.

Since our home inspector had [general liability coverage](#) that covered him for property damage he caused, his bank account was not severely impacted. He only paid his deductible of \$1,000, and we paid the rest. Thankfully, he had contacted our claims team, so he could continue inspecting other homes he had scheduled later that week. We coordinated all the repairs to take it off his mind and hands.

Key Takeaways From This Condo Inspection Claim

In the end, a simple misstep caused a big problem. Here are a few simple takeaways from this story that can help you in future home inspections.

Attics: Beware!

Entering an attic is often a risky proposition. Besides the limited visibility, the heat, and the cramped ceilings, you also must worry about damaging the property. Whether you [create a ceiling hole](#) or break a pipe, like this inspector, making a mistake in an attic can be costly—not to mention dangerous. In a past article where we discussed [attic safety](#), we interviewed home inspectors who stressed the importance of not rushing an attic inspection.

READ MORE

See our ad on page 17!

ARBITRATION COMMITTEE UPDATE

Last year's fall seminar ended with an informative presentation by Peter Merrill, President and CEO of [Construction Dispute Resolution Services \(CDRS\)](#), WAHI's current arbitration service provider and Brianne Smith, of [Inspector Pro Insurance](#), who shared her insight on arbitration from the point of view of an insurer.

Peter's presentation displayed his passion and wealth of knowledge on arbitration, which he has been involved with nationwide for many years. He focused on two main points with his presentation:

- 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 the confidence that Inspector Pro has in the ability of CDRS to arbitrate complaints against their insureds fairly and the importance of having your inspection agreement signed **before** you begin any part of a home inspection.

I encourage any member with any questions or concerns about WAHI's arbitration program to reach out to me; Peter has expressed his willingness to answer any questions WAHI members may have as well. You can find his contact information at:

<https://www.constructiondisputes-cdrs.com/contact information.htm>

If you have questions about Inspector Pro Insurance, you can find their contact information in their ad in the newsletter.

The WAHI Arbitration Committee is aware of several arbitrations involving WAHI members that were recently handled by CDRS. 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. I am asking any inspector member 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 about the process will be very beneficial to WAHI and your fellow members.



David Nason
Arbitration
Committee Chair

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

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/>



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 15 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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Home Inspector Member
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262.620.8092

josh@vertical-inspections.com

Phil Kaznowski (Central)

Home Inspector Member
Alpine Home Inspection
715.848.1304

alpinehomeinspect@gmail.com

David Meyer (Milwaukee)

Home Inspector Member
Freedom Inspection Services
414.405.7931

1151060@gmail.com

Ryan Stemmerman (Milwaukee)

Home Inspector Member
Shamrock Building Inspection Consultants, LLC.
262.367.1536

ryan@shamrockwi.com

Daniel Withee (Madison)

Associate/Student Member
608.209.8816

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CONGRATS TO AFFILIATE MEMBER ATTORNEY TRACE HUMMEL



On July 7th 2002, von Briesen & Roper, s.c. announced that Trace P. Hummel had been promoted to Shareholder.

Trace is a member of the Litigation and Risk Management Practice Group and the Construction and Real Estate Sections. He practices in the firm's Milwaukee and Neenah offices where he focuses on commercial and contract litigation, including lease disputes, boundary disputes, water litigation, and construction defects. He also works with residential and commercial real estate owners on real estate projects. Hummel is a member of the Wisconsin Association of Home Inspectors, Wisconsin Society of Land Surveyors, Milwaukee Bar Association, State Bar of Wisconsin, Eastern District of Wisconsin Bar Association and American Bar Association. He received a J.D., *cum laude*, from Marquette University and a B.A., *cum laude*, from Illinois Wesleyan University.

von Briesen is one of Wisconsin's premier law firms with over 180 professionals providing a full range of legal services to businesses, institutions and individuals.

Contact Tract at 414.287.1439 or thummel@vonbriesen.com

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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.

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

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

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,
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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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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



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See page 7 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

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

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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

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

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Welcome

See page 18 in this newsletter

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