

The WAHI Inspector



WAHI Spring 2017 Education House, Seminar and Annual Meeting

March 10th and 11th

Holiday Inn Hotel and Convention Center, Stevens Point

Earn up to 15 Credits! [Click HERE](#) for details and registration!

Lobbying Update
Lobbyist Kathi Kilgore
Swandby/Kilgore Associates, Inc.



2017-2019 State Biennial Budget

On February 8, Governor Scott Walker delivered his State Budget address and unveiled his proposed 2017-2019 State Biennial Budget. There are a few items in the Governor's budget proposal that would impact home inspectors IF the proposals were to become law.

Occupational License Review Council

To "remove barriers to employment caused by excessive regulation," the state budget proposal includes language that would establish an Occupational License Review Council. The 13-person Council would review all licenses, permits, certifications, registrations or other approvals granted by the Department of Safety and Professional Services (DPS) or a board under DPS. If this provision remains in the state budget proposal, home inspectors would be included as part of this occupational license review.

The Council would be required to submit a report by the end of 2018 to the Governor and the Legislature that includes the Council's recommendations for the elimination of occupational licenses in this Wisconsin and the reduction or elimination of occupational license continuing education requirements. The council's recommendations for the elimination of occupational licenses would have to take into account a number of considerations, including an evaluation of whether the unregulated practice of the profession, occupation, or trade can clearly harm or endanger the health, safety, or welfare of the public.

Legislation would also be prepared based on the council's recommendations, and the Legislature would have to take final action on the proposed legislation no later than June 30, 2019.

(continued on pg. 6)

IN THIS ISSUE...

**Reasons NOT To Go to
the WAHI Spring
Seminar**
Page 3

ELECTIONS

Page 5

Seminar Details

Page 7

NEW MEMBERS

Page 8

Our February speaker was WAHI member, Mike Carson. Mike talked about interesting things he has found when doing inspections.



★
**Central
Chapter**

NEXT MEETING: **Wednesday, March 15**
Social at 6:00 p.m. & Meeting/Dinner at 6:30 p.m.
Meeting and meal is \$30; meeting only is \$10.
Palms Supper Club Steak House, 5912 Business Hwy 51, Schofield
Speaker: Phil Borchart, City of Wausau Property Inspector

For speaker information, or to provide a suggestion/lead, please contact the Chapter President, Richard Duerkop at 715-241-8222.



★
**Chippewa
Valley
Chapter**

NEXT MEETING: **Wednesday, March 1**
Buffet Dinner at 5:30 p.m. & Meeting at 6:00 p.m.
Jade Garden Restaurant, 3620 Gateway Dr., Eau Claire
Speaker: Calvin Miller, City of Eau Claire Bulding Inspector
Calvin will be presenting information on corrugated gage pipe groudng, fire separation and egress window requirements.

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair, Pete Saltness at 715-829-7348.

Our February speakers were WAHI member Eric Mikkelsen and Sam Yate of Badgerland Radon Services who spoke about radon issues, testing and mitigation.



**Fox
Valley
Chapter** ★

NEXT MEETING: **Tuesday, March 21**
Social at 6:00 p.m. & Meeting/Dinner at 6:30 p.m.
Stone Toad, 1109 S. Oneida St., Menasha
Speaker: WAHI member and Public Relations Committe Chair, Bob Turicik
Bob will share a recap and photos of the Spring Training Seminar and Education House held March 10th and 11th in Steven s Point.

Note: Our April meeting will change to Monday, April 17, 2017 - the Stone Toad is closed on Tuesday, April 18th.

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair, Scott Hansen at 920-716-3025.

Speaker Cory Benson of Zander Solutions addressed radon mitigation standards they use when testing and installing systems, the areas of Wisconsin that have higher radon levels and different exhaust options used. Another Zander rep., Shane, covered water intrusion in basements—the contributing factors and how to correct those issues.



**Madison
Chapter**

The Madison Chapter meets only the following months: January, February, May, June, September and October.

NEXT MEETING: **Thursday, May 18**
Roundtable at 6:00 p.m. & Meeting/Dinner at 6:30 p.m.
Alt n' Bach's Town Tap, 2602 Whalen Lane, Madison
Speaker: To be determined

For speaker information, or to provide a suggestion/lead, please contact the Chapter President, Denny Kruger at 608-835-5395.



**Milwaukee
Chapter** ★

NEXT MEETING: **Tuesday, March 14**
Social at 6:00 p.m., Dinner at 6:30 p.m. and Meeting at 7:00 p.m.
Klemmer's Banquet Center, 10401 W. Oklahoma Ave., West Allis
Speakers: Affiliate member, Don Gumieny of Electrical Concepts, Inc.
Don will share his insight and recommendations he has learned through his years in the industry.

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair, Steven Knoebel at 414-828-4217.

WAHI Spring 2017 Education House and Training Seminar

To go, or not to go, that is the question.....

In case you missed this last month...

The WAHI Spring Seminar is coming up. Don't feel like going to the trouble of registering and driving to Stevens Point? Here are some handy reasons **NOT** to go:

1. Who needs training to be a home inspector? I got training years ago, and now I train myself. Nine houses out of 10, I pretty much know everything in there. If there is anything in a house I do not know, I just exclude it. If my clients don't like it, too bad. They rarely do anything about it. Besides I haven't heard from any attorneys *lately*.
2. I do not need to go to a WAHI seminar to know what's going on in WAHI. I went once years ago. It's the same old stuff, and same old people. I don't know why some new people and new ideas do not show up. Hmmmm, maybe I could change that by volunteering to help on a committee or run for a chapter or state leadership position???
3. I do not need to see the dozen or so vendors that show up. I have been doing my inspections my way, without fancy tools and extra services, for 25 years and that is good enough. Let other inspectors use moisture meters, do recall checks, and other "stuff" like that. I get enough inspections to pay the bills and don't need to try to be better than other guys or increase my income.
4. I do not need to meet the candidates for WAHI leadership. Seems like the same old people. Nobody like me ever seems to run for anything. I just vote for the first name on the list. Seems like good people don't get elected to those jobs anyway. Wait a minute, a thought just popped into my head....maybe I could change that by getting involved.
5. I don't really like the travel. Stevens Point is like what...two hours away. I am happy just to do what I do every evening - eat my normal food, sit and watch my normal TV shows and do my reports. I don't care if it is all business expenses and essentially free, it is still a hassle. Why would I want to attend the Friday night Vendor Cocktail Party? Who wants to socialize with fellow inspectors, eat great food and have the opportunity to win a 1-yr membership (or renewal) in WAHI or one of the other great raffle prizes donated by the vendors?
6. I don't need any more CEUs. I am sure I will get enough somehow, and if not, so what? What are the chances of another audit in the next couple years? You know, the State was pretty upset with the results last time, it may come again sooner than I think. I really had to scramble last year to meet the requirements.
7. I don't need to know what every other inspector is doing. So what if I get sued because I measured a basement wall differently than everyone else or because I didn't state something in the report in the best way. I don't mind getting sued and meeting with lawyers - I like a good fight. Actually, now that I think about it, I got really nervous the last time a client called. Whew, I was lucky to talk my way out of that complaint.

So, if you are having a debate with yourself about whether to go to the seminar, maybe one of these excuses sounds like you. If so, feel free to use it. If you think you are **better than that**, join us at the seminar and hang out for a day or two with your fellow WAHI members. People get out of WAHI what they put into it, 2017 is a great time to become more active!

See YOU there!

~ Roger Kautz, Milwaukee Chapter Vice President

What's Happening in WAHI?

By Executive Director, Julie Arnstein



Here is the 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, 414.299.9766

February 2017

- It's not too late to sign up for the WAHI Spring 2017 Education House and Training Seminar! The Education House Peer Review (in the morning), however, has reached maximum capacity - call me if you would like to be added to the waiting list. Not in abundance but cancellations do occur. At the time of this publication, the Rotation Training (in the afternoon) still had a few more openings. Registration for Saturday is still available - I always select a venue that can accommodate all those interested in attending. Our speaker line up for Friday and Saturday is great! If you are still in doubt about joining us....see pages 3 and 7 in this newsletter. See you in Stevens Point!
- Our lobbyist, Kathi Kilgore, of Swandby/Kilgore Associates has been busy this month keeping us informed of goings-on in Madison. See Kathy's update on the cover of this newsletter.
- For any WAHI committee work, remember WAHI has an account with an online meeting provider, Zoom. This service is available for use by the Board of Directors, chapter leadership and State and Chapter committees. Contact me for further information or to schedule a meeting for your group.

March 2017 and Beyond...

- The 2017 State Election, to fill the 4 State-Elected Member at Large seats on the WAHI Board of Directors, will be held right AFTER the spring seminar. See page 5 in this newsletter for important details and dates. An email will be sent to all members with voting rights (Home Inspector and Retired members), which will include candidates and their bios.
- Chapter elections are upon us this spring as well. Chapter elections are held at the chapter-level at a monthly meeting. Check with your chapter leadership if you would like to get involved as a candidate and/or to find out election details. All chapter leadership positions are up for election every 2 years – President, Vice President, Secretary, Treasurer, Education Chair (lines up monthly speakers) and Chapter-Elected Member at Large (serves on the State Board of Directors).
- An association like WAHI counts on its longtime members to bring stability and maintain the history of the association but we desperately need our new members to become involved too and bring forth new ideas and energy. If a leadership position seems too daunting for your initial involvement, check out the last page of the newsletter – see if a committee looks of interest to you – we welcome (*need*) your involvement!

State and Chapter Elections 2017

Nominations are in...for the State election and the chapter level as well! An email will go out to all members with voting rights, which will include the State election candidates and their bios.



ELECTIONS AHEAD

The State Election:

As you know, the membership will be electing 4 State Board of Director Member at Large positions. Each position is a 2-year term. The election will be held in mid March, very soon AFTER the WAHI Spring 2017 Education House and Training Seminar in Stevens Point. This plan has been previously announced. The intention is to increase voter participation. With this plan the seminar attendees will now have an opportunity to meet the candidates in addition to reading their bio.

The State election will again be held electronically– using the same process used the past 3 years. I am happy to report that ALL WAHI members now have an email address.

Please contact the State President and Nominations & Elections Chair, Andy Helgeson, at 414.315.0266 or or ajhelgeson@wi.rr.com or WAHI Executive Director, Julie Arnstein, at 414.299.9766 or julie@wahigroup.com with any questions.

Important Dates

- ***Sunday March 5th***
Bio Deadline: All candidates are asked to submit a brief bio to share with the members eligible to vote. Julie Arnstein will contact all candidates regarding their bio request.
- ***Friday March 17th***
Voting Deadline: Vote must be cast by end of day (11:59 PM) to be included in the ballot tally. Members with voting rights will be able to cast their vote starting Monday March 13th through Friday, March 17th.

Chapter Elections:

All Chapters will hold elections in spring 2017. Leadership positions on the Chapter level are: President, Vice President, Secretary, Treasurer, Education Chair and Chapter-Elected Member at Large (serves on the State Board to represent your Chapter). All positions have a 2-year term.

Chapter elections are held during a Chapter meeting, typically in March or April. If you have interest in serving at your Chapter level, you may contact your Chapter President, who serves on the Nominations & Elections Committee or Committee Chair Andy Helgeson (see contact info above).

Members Only - Interactive Forum

It has come to our attention that many of you may be unaware that the WAHI website hosts an interactive forum on the Members Only page. We encourage all members to check it out! This is a very useful tool for communicating directly with fellow members and with our large membership, chances are very good that you will find someone who has a shared experience similar to yours or an answer to your question! To access the forum section of the website you need to log-in to the website.



See page 10, of this newsletter 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.

(Lobbyist cont'd from pg. 1)

Rental Weatherization Program

The state budget proposal would also eliminate rental unit energy efficiency standards and certification requirements. While the proposal would allow DSPS to continue to take enforcement action related to violations of those standards that occur before the law (if passed) would go into effect, the budget proposal eliminates the requirement that an owner of a rental unit, before transferring an ownership interest in the unit, have the unit inspected by a certified inspector who issues a certificate stating that the unit meets the minimum energy efficiency standards.

Budget Process

The items above are included in the Governor's state budget proposal. However, the State Budget has a long way to go before it becomes law and there could be changes to the proposals discussed above.

If this State Budget follows the "traditional" timeline for passage, the legislative Finance Committee will begin its review of the state budget proposal by holding public hearings in mid-March and will begin to vote on the State Budget, issue by issue, in early to mid-April. The Finance Committee will likely wrap up its work on the budget proposal by late May/early June. Then each house of the State Legislature – the Assembly and the Senate – will have their chance to make further changes to the state budget proposal in June. The State Budget will then go back to Governor Walker for his final consideration and actions before July 1st. However, due to the differing opinions between the Governor and Republican legislative leaders regarding funding for the Department of Transportation and the state highway program, some have speculated that the State Budget debate could stretch into late summer or early fall.

Questions or Concerns

As always, feel free to contact me about any issues related to the State budget, legislation, laws or rules that may affect you as a home inspector. I can be reached at 608.286.9599 or at Kilgore@swandby.com.

WAHI Annual Meeting

The 16th Annual Meeting will be held in conjunction with the WAHI Spring 2017 Training Seminar during lunch on Saturday. Members not attending the seminar/lunch but interested in attending the Annual Meeting should contact Julie Arnstein by Monday March 6th to ensure sufficient seating in the room.

WAHI Board Meeting

The next WAHI Board of Directors meeting will be Friday, March 10, 2017 starting at 2:00 pm. This meeting will be held in conjunction with the Spring 2017 Education House and Training Seminar. All WAHI members are welcome to attend. Please contact Julie Arnstein by Monday, March 6th if you would like to attend - julie@wahigroup.com or (414) 299-9766.

WAHI Spring 2017 Education House, Training Seminar and Annual Meeting

It's not too late to join us March 10th and 11th at
The Holiday Inn Hotel and Convention Center in Stevens Point!

Friday the 10th - Education House, Board Meeting and Vendor Cocktail Party
Saturday the 11th - Training Seminar and Annual Meeting

[See the website for registration and further details.](#) Don't delay-the Friday AM Peer Review is full (call Julie to get on the waiting list—414.299.9766) and the Rotation Training in the afternoon is near capacity, but we always secure a facility for the classroom training on Saturday that can accommodate anyone interested in joining us.

See you then!

Feeling a Little Apprehensive about Attending the Seminar?



Maybe you have never gone to a WAHI seminar, and might like to check it out, but you're feeling a little uncomfortable because you don't know a lot of other inspectors. Don't worry, a lot of us have felt that way.

The reality of our business is that we work alone and rarely get to talk to fellow inspectors about how we - or they - do things. You will be amazed at how fast you get to know people when you have so much in common!

Are you wondering about what software other people are happy with? If anyone has good - or bad - experiences with a particular insurance company? Has anyone resolved the conflicting information about black CSST? Ironically, while the formal training schedule is valuable, some of the best information we get are during the breaks or over lunch.

These seminars are our opportunity, twice a year, to get together, learn a few things, and share some laughs. Got a great story about a "creative" homeowner who built his shower around the electric panel, or used dryer vent for a chimney, or who decided to create his own plumbing codes? Home inspectors love these stories, and only we can really appreciate them. So don't worry whether or not you will fit in; in fact, there are few places that you will fit in better.

~Valuable insight from a fellow WAHI member

Frank Charles (Central)

Home Inspector Member
J & M Home Inspections, LLC.
715-623-4378
j.m_homespection@yahoo.com

Michael Christian (Milwaukee)

Home Inspector Member
Ground to Gable Home Inspections
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mikec.fppllc@gmail.com

Ryan Eigenfeld (Milwaukee)

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Travis Fronk (Chippewa Valley)

Home Inspector Member
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608-636-4772
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Jason Geiger (Milwaukee)

Home Inspector Member
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262-312-9099
jason@priorityhomeinspect.com

Russ Germain (Central)

Home Inspector Member
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germainhomeinspections@gmail.com

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WAHI Arbitration Program

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

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

The process begins when the complainant (homeowner) contacts the Program Administrator at Resolute Systems by one of the following ways:

Mail: 1550 N. Prospect Ave, Milwaukee, WI 53020

Email: info@ResoluteSystems.com

Website: www.resolutesystems.com

For more information, please contact
Arbitration Committee Chair, Mark Thomas at (414) 486-2367 or
mark@thomasbuildingconsulting.com



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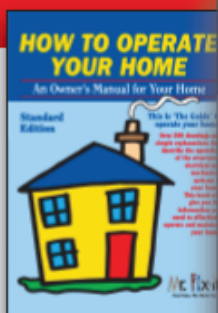
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WAHI 101 - INSTRUCTIONS TO UPDATE YOUR PROFILE IN 5 EASY STEPS:

1. Go to www.wahigroup.com.
2. From the Home Page - upper right corner, select "LOGIN." ENTER your email address on file with WAHI and password. *If you have multiple email addresses or are uncertain of your WAHI email address, contact Julie at julie@wahigroup.com - she can provide your WAHI address or update it for you.
3. Once logged in, the upper right corner shows your name, "Change Password" and "Log Out." CLICK on your name.
4. You should now be on the "My Profile" page. Select "EDIT PROFILE" in the gray rectangular box.
5. After making your updates, select "SAVE" in the gray rectangular box at the bottom of the page.



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Add a photo to the [WAHI website](#) and link it to your business site!



WAHI's website member database has an IMPROVED multi-choice search option.

Submit photo and/or company website info. to:

julie@wahigroup.com



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Q: What is the best way to remain safe on a ladder?

A: Here's a quick reminder when ascending or descending a ladder, you should always maintain 3 points of contact at all times (i.e. two hands and one foot, or two feet and one hand). I have had many past employees make the mistake of grabbing the ladder rungs with their hands when going up or down. This can lead to not having 3 points of contact unless you are going very slow. It can also lead to a fall. In my opinion, I prefer having my hands wrapped around the back rail of the ladder and glide them as I go up or down, that way, they are never off of the ladder, and I always safely maintain the 3 points of contact.

Happy climbing!

DISPUTE PROCESS



All member-to-member or member-to-association disputes must go through the Membership Committee. A member going public, with disputes of these types, risks disciplinary action.

The Membership Committee will implement this policy.

Contact Joy Bott at
414-395-0639 or email her at
joy@thoroughinspectionservices.com

WAHI Legal Support



Attorney Roy Wagner of von Briesen and Roper continues to offer risk-free initial counseling to members with legal concerns. If further legal assistance is requested, the cost of the initial consultation will be included in the bill.

Contact Roy Wagner at
(414) 287-1250 or
rwagner@vonbriesen.com

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Also, in conjunction with the recent WAHI conference, Josh is offering free website evaluations to all WAHI members. Email your website url to josh@kvfmarketing.com if you'd like a free, no-strings, evaluation of your website. See my ad on this page.

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**Stay in touch with WAHI's
Facebook Page**

Our [WAHI Facebook page](#) provides the perfect opportunity to make chapter announcements, post minutes, post meeting changes or just see what your fellow members have been up to.



If you have any questions, please contact:

Bob Turicik
920-892-7654
homeview@wi.rr.com

SPECIAL SPACES FOR KIDS



Longtime Milwaukee Chapter member and Embassy Homes architectural designer, Andrew Risch, is involved in the Special Spaces organization.

Special spaces, is a non-profit that creates dream bedrooms for children with life threatening illnesses.

The program is always looking for volunteers. If you would like to give of your time and talents, please contact Andrew at 262-841-8510 x111 or

Andrew@embassyhomes.com

specialspacesmilwaukee.org

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Treasurer Tom Kruse (608) 782-8831	Mike von Gunten (262) 945-2446
Members-at-Large Joy Bott (414) 395-0639	Chapter Presidents Rich Duerkop, Central (715) 241-8222
Tom Dempsey (262) 367-1536	David Welch, Chippewa Valley (920) 889-2120
Scott McLean (414) 228-6573	Dave Brading, Fox Valley (920) 889-2120
Ron Miller (608) 832-6630	Dennis Kruger, Madison (608) 575-0371
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