



The WAHI Inspector

Vol. XVIII, No. 8

August 2014

Editor: Nicholas Petrie

Upcoming Meetings

Central Wisconsin Chapter

Wednesday, August 20

Social 6 p.m., dinner/meeting 6:30 p.m.

Palms Supper Club Steak House

5912 Bus. Hwy 51, Schofield

Speaker: Scott Tatro, the Village of Weston and Kronnenwetter Building Inspector.

Chippewa Valley Chapter

Wednesday, August 6

Dinner 5:30 p.m., meeting 6 p.m.

Jade Garden Restaurant

3620 Gateway Dr., Eau Claire

Speaker: Master mason Matt Haugen of Haugen Stone and Concrete, on exterior finishes and installation methods.

Fox Valley Chapter

Tuesday, August 19

Roundtable 6 p.m., meeting 6:30 p.m.

Stone Toad

1109 S. Oneida Street, Menasha

Speaker: Dave Ross, Secretary of the WI Dept of Safety & Professional Services.

Madison Chapter

Thursday, September 18

Roundtable 6 p.m., dinner/meeting 6:30 p.m., speaker 7 p.m.

New Location:

Rocky Rococo's

1753 Thierer Rd., Madison

Speaker: See website for details.

Milwaukee Chapter

Tuesday, August 12

Social 6 p.m., dinner 6:30 p.m., meeting 7 p.m.

Klemmer's Banquet Center

10401 W. Oklahoma Ave., West Allis

Speaker: Mike Schamens of Quality Fireplace & Chimney Service, on fireplace and chimney inspections.

From the President:

Water, Water, Water



What a lovely summer this has been! Temperatures in the 70s to low 80s, fantastic vegetation growth, the potential of record corn crops, and bugs galore, all due to the long steady rains this year. My wife counted 23 mosquito bites on me, three horse fly bites, and we have found ticks on just about every relative we have. I have used 30 gallons of weed killer so far, and with all this rain we've had, I am currently mowing my lawn at a rate of two times a week. Awesome! Thank you oil companies for having the lowest gas prices in quite a few years.

All this rain has other results as well. Throughout my home inspection career, I have always talked to clients about water and homes. I have told Realtors and clients many times that I wish I had a recording of how I have talked about water, the damage it does, and the failure of homeowners to control the water. Bad grade, improper gutters, poor drive, patio and sidewalk drainage. If I had a recording, I could play the message over and over again.

My typical spiel to clients and Realtors is that the number one enemy of a home is water. I also tell them the number two enemy is the home owner who doesn't take care of the water. Then the number three enemy is a bad contractor. This gets an occasional laugh, smile, or a rolling of their eyes. Reading people's reactions is always an interesting lesson.

This year, we have been dealing with an extreme water issue in the vast majority of the state. In springtime, we saw actual pools of water in yards. Sump pumps that have never had water in them are running day and night. We're seeing dampness, seepage, and even standing water in basements that had never had a water problem before now.

Water tables are at their highest in decades. This is an extreme situation, and many home inspectors have a very real concern that every time it rains, a client will call about their own personal flood. The client may express an opinion that the inspector is an idiot, a jerk or a criminal for failing to tell them about the problem and, "If I had known about this I wouldn't have bought the house" or, "If I had known about this I would have renegotiated on the price." I'm sure many of us have had that conversation this year.

President

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So, how do we head off this issue? In my opinion, now is no different than any other time in the inspection business. You do your job well and make sure you cover your legal responsibilities with proper reporting language.

Be responsible, be informative, and pay closer attention to the obvious items that you know you already cover. Just hit it that much harder. Every few years, some new issue pops into the real estate business, and we inspectors face it, and get through it. You may have to be more direct in your comments, or decide to make a much stronger point in the report of water damage potential. No Realtor is going to blame you, they are seeing this too.

As always, we are the paranoid people in the business, and we have good reasons for it. Stay dry, wear bug spray, and pay closer attention to the signs of water!

Your President,
Kent Schwanke

The WAHI Inspector is the official publication of the Wisconsin Association of Home Inspectors. Published monthly, deadlines are the 20th of the month before publication (ie. May 20th for the June issue).

Wisconsin Association
of Home Inspectors, Inc.
c/o 4590 S. Raven Lane
New Berlin, WI 53151

414-299-9766 (Milwaukee)
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Chapter Meeting Highlights



Our next meeting will be Wednesday, August 20th at Palms Supper Club Steak House, 5912 Bus. Hwy 51 in Schofield. Social hour begins at 6 p.m. and dinner at 6:30 p.m. The cost to attend a monthly chapter meeting is \$25 with dinner or \$10 without the meal. Contact Rich Duerkop with any questions at 715-241-8222 or e-mail americansentry1@charter.net. Speaker will be Scott Tatro, the Village of Weston and Kronnenwetter Building Inspector.



Our July speaker was Chuck Daul of Air MD Restoration. Chuck gave a presentation on mold inspection and testing procedures. We also shared photos of situations found on inspections and Chuck gave insight to these conditions. Following Chuck's presentation we had a photo session from members.

Our next meeting will be Wednesday, August 6th at Jade Garden Restaurant, 3620 Gateway Dr., Eau Claire. The buffet supper starts at 5:30 p.m., followed by our meeting at 6 p.m. The cost of supper and meeting is \$20 (tip extra). Our speaker will be Matt Haugen of Haugen Stone and Concrete. Matt is a master mason who specializes in exterior stone finish, dry stack, and veneer. Matt will be giving a presentation on different types of exterior finishes and installation methods.

The chapter normally meets on the first Wednesday of each month. Due to production dates, members may not receive a newsletter issue until very close to our meeting date, or even after. To avoid missing a meeting, please mark your calendar in advance.



For our July meeting, the chapter toured two homes under construction. Building code inspectors Paul Birschbach and Doug Hoerth pointed out construction techniques that were utilized and they discussed current building codes related to these homes. Special attention was given to the insulation systems and draft stops.

The next meeting will be Tuesday, August 19th at 6:30 p.m. (6 p.m. for BS&B) at the Stone Toad, 1109 S. Oneida St., Menasha. Our speaker will be Dave Ross, Secretary of the Wisconsin Department of Safety and Professional Services (DSPS), the credentialing body for home inspectors.



Changes are coming to the Madison Chapter! We are moving our meetings to a new location starting Sept 18th - Rocky Rococo's, just off the interstate at 1753 Thierer Rd, Madison. We will have use of a private room with audio-visual equipment.

Our October 16th meeting will be a tour of the Forest Products Lab, One Gifford Pinchot Drive, in Madison. The private tour will be from 3-5 p.m. The Madison Chapter has done this tour in past years and have found it to be extremely educational. Immediately following the tour, the group will convene at The Great Dane (most likely) to conduct the chapter meeting and have dinner. All WAHI members are invited to attend! Please RSVP to Madison Chapter Education Chair Casey New by October 1st at casey.wispect@gmail.com or 608-334-1700.

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Our next meeting will be Tuesday, August 12th at Klemmer's Banquet Center, 104th & Oklahoma Ave. in West Allis. Social at 6 p.m., dinner at 6:30 p.m., meeting at 7 p.m. Cost is \$25, which includes dinner and the continuing education. Our speaker will be Mike Schamens of Quality Fireplace and Chimney Service. Mike's topic will be "Fireplace and Chimney Inspections."



Our sincere thanks to longtime Madison member Ted Glover for his wonderful contribution to the WAHI Inspector for so many years. This cartoon will be Ted's last – he is putting his sketch pad away. Ted, your cartoons have been both humorous and thought provoking. WAHI has so appreciated your willingness to share your talent and creativity with our members. We will miss reading your cartoon but do hope you enjoy your new free time!

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Exciting news! WAHI is offering long sleeve microfiber wind shirts and short sleeve polo-style knit shirts with the WAHI logo, with the option to personalize with your name or company name (no logos). Both are high-quality shirts with great color options.



Pricing is as follows:

- Microfiber windbreaker (lined) – \$45 + shipping
- Men’s polo shirt – \$35 + shipping
- XXL or larger – add \$3
- Personalization – \$4 for up to 2 lines, \$2 for each additional line
- Shipping – \$10 for up to 4 items; add \$5 for 5-10 items. Members may combine orders and ship to one address.

Use the order form below, and submit orders to Julie Arnstein via email to juliewahi@gmail.com, fax to 262-785-6765 or by mail to 4590 S. Raven Lane, New Berlin, WI 53151. Questions? Call 414-299-9766 or email Julie. Payment must be included with order form – MasterCard, Visa, cash or check.

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WAHI invites you to join us on Facebook. The WAHI Facebook page is a wonderful venue to make chapter announcements (meeting changes, speakers, location updates, meeting reminders, etc.), board announcements, post State Board meeting minutes, etc.

Please see below for instructions on creating a Facebook account if you do not have one yet, and how to find the WAHI page

How do I sign up for Facebook Account?

To create an account, go to www.facebook.com. Enter your name, birthday, gender and email address. Then create a password. After you

complete the registration form, Facebook will send you an email. Just click the confirmation link to complete the sign up process.

How do I find the WAHI page?

After you have created your Facebook page, type Wisconsin Association of Home Inspectors in the search box. Request to be "liked." You will get a response when WAHI accepts the request. The WAHI Facebook page is a closed group – only WAHI members can view and participate on the page.

Any questions? Contact Bob Turicik at homereview@wi.rr.com or 920-892-7654.

New Members

New Home Inspector Members

Brian Doyle

3D Home Inspections LLC
2641 Cambrian Circle
Fitchburg 53711
920-296-4940
briantdoyle@gmail.com
Madison Chapter

James Haugen

Advanced Home Inspections LLC
120 11th Avenue S
Onalaska 54650
608-792-3657
advancedhomeinspectionsllc@gmail.com
Chippewa Valley Chapter

Nicholas Jewett

Pro-Tech Home Inspection LLC
4201 S Moorland Rd
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262-860-0766
protechinsp@gmail.com
Milwaukee Chapter

Joe Lundequam

Paladin Inspection Services
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Chippewa Valley Chapter



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Tips and Tidbits

WAHI Legal Support (WLS)

Atty Roy Wagner, of von Briesen and Roper, offers 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 at 414-287-1250 or rwagner@vonbriesen.com. Note: The WLS program is completely independent of the WAHI Arbitration System.

WAHI Fall 2014 Training Seminar

Mark your calendars for Friday, October 24 and Saturday, October 25. We will be holding the seminar in Wausau this fall - should be a beautiful drive that time of year! Friday attendees will be touring the Wausau Homes plant and Saturday has a great line up of speakers for our classroom training. Finalized details and registration brochure coming soon!

WAHI Board Meeting

The next WAHI Board Meeting is scheduled for Tuesday, August 26 in Mauston. Please contact your chapter Member-at-Large or Julie Arnstein at (877) 399-WAHI or juliewahi@gmail.com if you have an issue you would like to share with or ask the board.

Membership Renewal

By now you should have submitted your 2014-2015 membership renewal. Dues were to be paid by July 1st to avoid a \$25 late fee. Members who have not renewed by August 1st will be removed from the database and website and be asked to cease the use of the WAHI name, emblem, and any insignia on any marketing materials and/or websites.

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Tips and Tidbits

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2014-2015 WAHI Membership Roster

A new, printable membership roster will be completed by September 1st, based on the renewals received by August 1st. Make sure to submit any updates to Julie at juliewahi@gmail.com so your contact info is current in the new roster and on the website.

WAHI Arbitration Program

All members are encouraged to make every effort to resolve homeowner/inspector disputes without outside help. When that is not successful, know that the WAHI Dispute Resolution Program is here for you. The process begins when the complainant (homeowner) contacts Resolute Systems, the program administrator, via mail at 1550 N. Prospect Ave., Milwaukee 53202, e-mail at info@ResoluteSystems.com or their Web site at www.resolutesystems.com.

For information contact Arbitration Committee Chair Dave Strandberg at 608-255-3966 or dstrand8@tds.net.

Office Max Discount

The Office Max corporate discount is available to all members of WAHI. Purchase online at www.OfficeMaxSolutions.com. The user name is wahi and the password is member1. In-store purchases require use of a WAHI Retail Connect Card. See the November 2012 issue (page 16) of the newsletter at www.wahigroup.com for a printable card. Office Max will laminate the card when you visit the store.

Email Address for WAHI Executive Director

Please update your email address book for Julie Arnstein. Her current address is juliewahi@gmail.com.

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Tips and Tidbits

continued from p. 10

Updating Your Contact Info

Please visit www.wahigroup.com and find your listing under the members tab on the home page. If you have recently moved or if your information is not correct/complete, please contact Julie at juliewahi@gmail.com, 877-399-WAHI or fax at 262-785-6765. Updates are listed every month in the WAHI Inspector.

Special Spaces

Andrew Risch, longtime Milwaukee Chapter member and architectural designer for Embassy Homes, is involved Special Spaces, a non-profit organization that creates dream bedrooms for children with life threatening illnesses. The program is seeking volunteers. For information, contact Andrew at 262-241-8510, x111 or Andrew@emabassyhomes.com, or visit www.specialspacesmilwaukee.org.

Chapter Secretaries

Chapter Secretaries are reminded to include upcoming speaker and topic information when submitting monthly meeting minutes to Julie Arnstein. The information will be included in the newsletter and will also be posted on our Web site at www.wahigroup.com.

Communication

All member-to-member or member-to-association disputes must go through the Membership Committee. A member going public with a member or association dispute will be grounds for disciplinary action. The Membership Committee will implement this policy. Contact Committee co-chairs Doug Hoerth (920-375-0723 or finallookinspectionservices@yahoo.com) or Glenn Schmidt (920-923-0440 or gcschmidt1@att.net).



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I was at a WAHI meeting a couple months back, and a home inspector I have known for many years said to me, "You are pretty picky about what jobs you take, aren't you?" My response was "Yes."

I explained that I have been doing this long enough to know which jobs I will make money on, which ones I will not, which ones I will lose sleep worrying over the complexity of, and which jobs my competition will do for a cheaper price. If you want to know who is the absolute cheapest guy in the industry, I will let you know that as well. That doesn't mean they know what they are doing but, lets face it, that is what many people want. Short story on that.

Homeowner I knew well was selling his house. He got a bid from one of the worst companies in town (Company A, recommended by the relocation company) to rebuild his chimney - price \$3200. I told him I would charge \$4500. I told him, "Go with the cheaper guy. It's who the relocation company recommended and, why not, you're selling." I told the homeowner, "Do me this favor: Tell Company A that Smokestacks bid \$2800 to rebuild the chimney, but that "I liked you better, can you match his price?" I told him this company would do anything for a dollar. He called me back a few days later and told me that, not only would they match the cheaper price, they would have done the job for several hundred dollars less (I think customer felt bad that he could get the work done this cheap). I drove by as Company A was doing the work and after they were finished. I took pictures from the road. Words cannot express the lack of craftsmanship. They left the poured crown in place, took the brick off around it, put new brick in and you could see how bad it looked from 300 ft away.

This is my profession and I love what I do. I am not perfect. My body's aches and pains are not a result of doing what is easy. I tell my employees that I leave a little piece of my body at every job. They can't understand. I do prefer jobs that aren't overly stressful or without monetary reward. But when I leave the job, I know it is done right and I know it is done well. I picked it...

Board of Directors

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See Membership Committee

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Scot McLean
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WAHI Legal Support (WLS)

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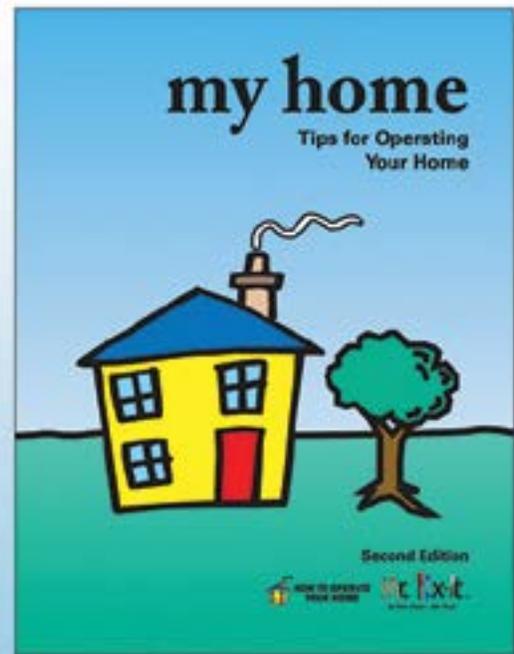
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