



# The WAHI Inspector

Vol. XVII, No. 4

April 2013

Editor: Nicholas Petrie

## Upcoming Meetings

### Central Wisconsin Chapter

Wednesday, April 17

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

*Palms Supper Club Steak House*

*5912 Bus. Hwy 51, Schofield*

*Speaker:* Building inspector for older homes.

### Chippewa Valley Chapter

Wednesday, May 1

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

*Jade Garden Restaurant*

*3620 Gateway Dr., Eau Claire*

*Speaker:* See website for speaker details.

### Fox Valley Chapter

Tuesday, April 16

Meet at the restaurant at 5:30 p.m.

*Stone Toad*

*1109 S. Oneida Street, Menasha*

*Speaker:* See website for speaker details.

### Madison Chapter

Thursday, May 16

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

*Rex's Inkeeper*

*301 N. Century Ave., Waunakee*

*Speaker:* See website for speaker details.

### Milwaukee Chapter

Tuesday, April 9

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

*Klemmer's Banquet Center*

*10401 W. Oklahoma Ave., West Allis*

*Speaker:* Barry Hintz of Advanta Clean of Suburban Milwaukee, on mold in attics and what to do about it.

## From the President:

### Attached Garages and Indoor Air Quality



I see a lot of attached garages in the course of my inspection week. Although many inspectors look for problems with the fire wall for fire safety reasons, not all inspectors realize the implications of how the contents of their garage are contributing to the overall indoor air quality in the home.

I am fully aware that evaluation of indoor air quality is not required under the state's standards of practice for home inspectors. But one way to view our profession is as consumer safety advocates, and I believe this topic is worth further discussion.

First, how do we even know this is a problem? A research group at the University of Michigan performed a study on the migration of volatile organic compounds (VOCs) from attached garages in 15 single-family homes. A total of 39 VOCs were detected indoors, 36 VOCs were detected in the garage, and 20 VOCs were detected in ambient air. Air flows and source partitioning (garage vs. indoor) were studied using tracer gases. Ratios of volatiles detected in the garage and in the home showed that nearly all of the benzene and most of the fuel-related aromatics detected in the homes resulted from migration from garage sources.

The sources of VOCs are simple – it's the junk we all store in our garages, including gas-powered outdoor power equipment such as lawnmowers, snow blowers, and weed whackers, and their fuel and oil. Other common sources are automotive supplies, lawn and garden chemicals, paints, solvents, adhesives, and other household chemicals.

The simplest and most effective way to improve indoor air quality and health for the home's current or future owners is to keep the garage air as "clean" as possible. Keep all that smelly stuff in an outdoor shed, and not in the garage. This is especially helpful in the summer months, where warmer temperatures result in higher solvent vapor pressures, which elevates the levels of VOCs in the garage. Paint and other chemicals should always be kept in airtight containers, wherever they are stored.

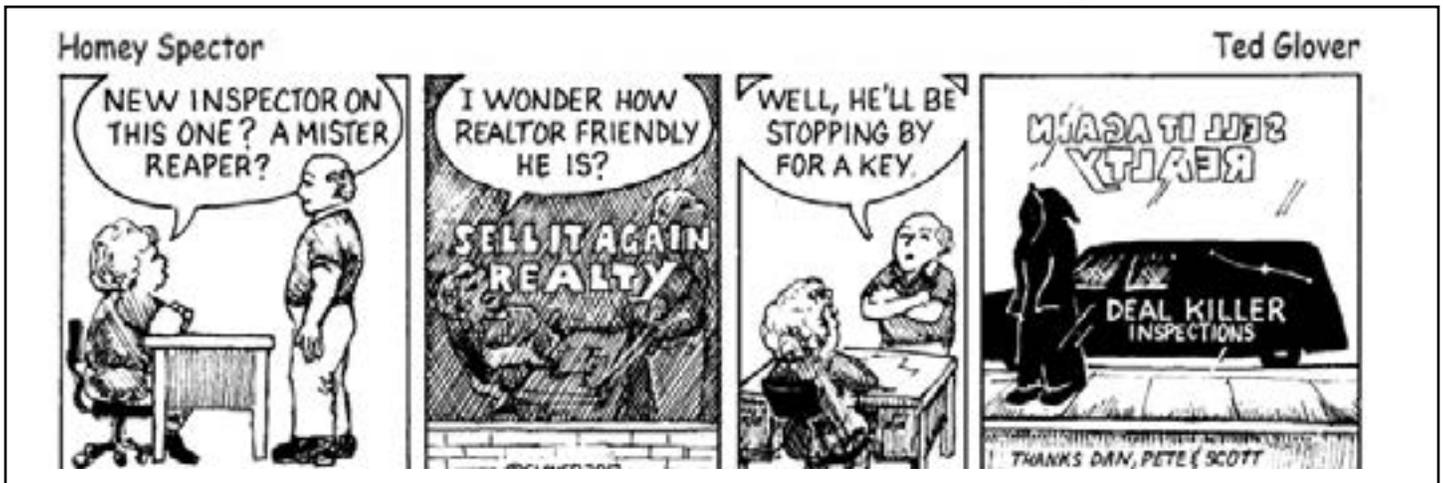
# President

continued from p. 1

Building a shed is not always a practical solution, however. Homeowners can minimize, but not eliminate, the migration of VOCs from the garage by ensuring that the garage firewall is intact, including good seals at the entry door to the house, and most importantly, keep that entry door closed as much as possible. An automatic door closer can help with this as well. A path of continuous improvement in air quality will lead to cleaner, healthier air for the home occupants.

I believe it is the job of every home inspector to arm our clients as much information as possible to help them live a safe and healthy life. When I see a garage filled with common indoor air pollutants, I tell my clients to remove those pollutants and consider adding an outdoor storage shed to improve the IAQ of their home. As WAHI members, let's be leaders in our profession and go above and beyond for our clients.

Mike Von Gunten  
WAHI President





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# Chapter Meeting Highlights



Our next meeting will be Wednesday, April 17th. Meetings are held 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](mailto:americansentry1@charter.net). Our speaker will be a building inspector but not like last month. This inspector only does inspections on older homes.



Our March speaker was Greg Weiss from Certified, Inc., a HVAC contractor out of Eau Claire. Greg has over 37 years experience in the HVAC business and has spoken at our meetings in the past. Greg talked about venting different heating equipment as well as what to look for in proper venting systems. He did touch a little on some gas piping and gas meter clearances to be aware of. We ended by sharing some onsite photos with Greg, which has been always a excellent part of our learning time.

**Note: There is no April meeting due to WAHI's Spring Seminar.** Our next regular meeting will be on Wednesday, May 1 at the 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). Check the website for speaker details.

Note: 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, mark your calendar for June 5th, July 3rd, etc.



The speaker for our March meeting was William G. Acker Home, who spoke about commercial moisture issues. The result of our chapter election was: President Kent Schwanke, Vice President Doug Hoerth, Treasurer Dave Stoinski, Secretary Bruce Low, Education Director Paul Birschbach, Chapter at Large representative Dave Pribyl.

The next meeting will be Tuesday, April 16th at the Stone Toad, 1109 S. Oneida Street in Menasha. Cocktails and roundtable discussion start at 6 p.m., 6:45 dinner, 7:15 speaker, meeting to follow. See the website for speaker details.

continued on p. 4



Our next meeting will be on Thursday, May 16th at Rex's Inkeeper, 301 N. Century Ave., Waunakee. Roundtable begins at 6 p.m., dinner/meeting at 6:30 p.m. and speaker at 7 p.m. Watch the website for speaker details.

The Madison chapter meets six times per year – the 3rd Thursday in January, February, May, June, September and October.



The chapter held their election for chapter officers in March. Our new board will be President Scot McLean, Vice President Roger Kautz, Secretary Tom Dempsey, Treasurer George Finch, Education Chair Steve Knoebel, Chapter Elected Member at Large Troy Beasley. A big thank you to Mike von Gunten who stepped down as Treasurer of the chapter after serving for six years.

Our next meeting will be Tuesday, April 9th 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 Barry Hintz of Advanta Clean of Suburban Milwaukee, who will talk about mold in attics and what to do about it.

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## Exciting News!

## WAHI has a Facebook Page



Thanks to Public Relations Chair Bob Turicik, WAHI has joined the “new generation” and invites you to join in as well! Facebook is a very user-friendly, cost efficient, speedy way to get the word out to WAHI members. The WAHI Facebook page will be 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](http://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 Wisconsin Association of Home Inspectors page?***

After you have finalized creating your Facebook page, type in 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](mailto:homereview@wi.rr.com) or 920-892-7654.



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### ***New Fireplace Facade Cleaner***

Hello Inspectors. Thought you might like to know there is a new fireplace facade cleaner for pulling off those smoke/soot stains. This product is like nothing ever seen before. This product goes on like a heavy paint. You let it set/dry for 8 or more hours. And then you pull it off in one piece like a big sheet. The results are amazing. American Building Restoration Products Inc. of Franklin Wisconsin is the manufacturer of this easy new excellent product. Should you come across one of those dingy fireplace facades, there is now an easy and remarkable solution.

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Thank You,  
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President



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# Voluntary Life Insurance Program Offered

WAHI's insurance agency, Robertson Ryan and Associates, has negotiated a voluntary life insurance program for WAHI members through Cincinnati Insurance. The program is also available to spouses, children and grandchildren of WAHI members.

The advantages of this program are:

- Guarantee issue underwriting for members
- Guarantee issue on \$10,000 children's term Rider (Ages:15 days through age 18)
- Simplified Underwriting for spouses and individual children and grandchildren policies
- Members do not have to participate to buy on other family members
- Policies are portable. They go with you if you leave the WAHI Association

*The following plans are available:*

### **Temporary Insurance**

- Term - 20 year level premiums guaranteed smoker and non-smoker rates: Ages 18-60
- Return of Premium Term - 20 year level premiums guaranteed (smoker ages 18-41; non-smoker 18-48). Return of Premium means the total base premium is returned if the insured lives to the end of the 20 year period.

- Guarantee issue amounts for members (\$50,000 for ages 18-40; \$25,000 for ages 41-60)
- Up to \$100,000 available with simplified underwriting on members and spouses

### **Permanent Insurance**

- Whole Life: Same for smokers and nonsmokers, ages 0-70, remains the same throughout the life of the policy.
- Universal Life: Smoker and non-smoker rates, ages 0-70. Death benefit and premiums can be flexible.
- Guarantee Issue Amounts for Members:
  - \$50,000 ages 18-40
  - \$35,000 ages 41-60
  - \$25,000 ages 51-60
  - \$20,000 ages 61-65
  - \$10,000 ages 66-70

This offer is brought to WAHI members by Robertson Ryan and Associates. Representatives will have a vendor booth at the WAHI Spring 2012 Training Seminar to answer questions and/or begin the application process for interested members. Members may also contact Lori Darga at 414-273-4501 for more information.

**Q: What do so many successful inspectors have in common?**

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# Tips and Tidbits

## WAHI Legal Support (WLS)

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

## Continuing Education Credits

In January, all home inspector members received an 8½ x 5½ postcard with their continuing education credit count for monthly chapter meeting attendance in 2012 (Seminar credits are issued at the time of the Seminar). In the past, this mailing included membership renewal information as well. In 2013, renewal notices will be sent out in May. Membership renewal is due July 1st.

## State Board of Directors Meeting

The board will again meet in conjunction with the Spring 2013 Training Seminar at Ho-Chunk on Friday, April 5th from 2:30-5:30 p.m. in the Lower Dells Salon AB. Let Julie Arnstein know if you care to attend - (877) 399-WAHI or juliewahi@gmail.com.

## Ride Along Program

In October of 2010, the Milwaukee chapter discussed starting a Ride Along Program, intended to assist new members as they embark on their business. Experienced members would allow a less-experienced member to accompany them on a home inspection. The idea was presented to the Board of Directors at

continued on p. 10



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# Tips and Tidbits

continued from p. 9

the November board meeting and the program was approved. WAHI members interested in sharing their knowledge and experience with a fellow member are asked to contact Julie Arnstein. Julie will add their name to a list given to a member looking for guidance of this type. Contact Julie at (414) 299-9766 or (877) 399-WAHI or juliewahi@wi.rr.com.

## 2012-2013 WAHI Membership Roster

The 2012-13 WAHI Membership Roster is on the website. It is a PDF format and copies may be printed from the file. The website database can be updated on a regular basis, so remember to check your listing and submit changes to Julie Arnstein. The roster is done once a year, in conjunction with membership renewal.

## We Need Your Current Email Address!

Thanks to State Vice President Doug Hoerth (Fox Valley chapter) we have a new, improved website. Yay Doug! This gives WAHI the ability to send mass emails containing important announcements, and to post interesting articles/information. Having your correct email address is vital in terms of WAHI communication – the upcoming state election, monthly newsletter, announcements. Take a look at your listing in the member database on the website and let us know if your info is not up-to-date.

## Office Max Discount

The Office Max corporate discount is available to all members of WAHI. Purchase online at [www.OfficeMaxSolutions.com](http://www.OfficeMaxSolutions.com). The user name is wahi and the password is member1. In-store

continued on p. 11

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# Tips and Tidbits

continued from p. 10

purchases require use of a WAHI Retail Connect Card. See the November 2012 issue (page 16) of the newsletter at [www.wahigroup.com](http://www.wahigroup.com) for a printable card. Office Max will laminate the card for you when you visit the store.

## 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 there 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](mailto:info@ResoluteSystems.com) or their Web site at [www.resolutesystems.com](http://www.resolutesystems.com).

For information contact Arbitration Committee Chair Tom Feiza at (262) 303-4884 or [tom@misterfix-it.com](mailto:tom@misterfix-it.com).

## Add a Photo to the WAHI Web Site & Link to Your Site

WAHI's new Web site is up and running. We've been adding member photos and are now ready to add your company Web site to your member profile. Submit photos and web site addresses to [juliewahi@wi.rr.com](mailto:juliewahi@wi.rr.com).

## Updating Your Contact Info

Please visit [www.wahigroup.com](http://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 [info@wahigroup.com](mailto:info@wahigroup.com), (877) 399-WAHI or fax at (262) 785- 6765. Updates are listed every month in the WAHI Inspector.

continued on p. 12

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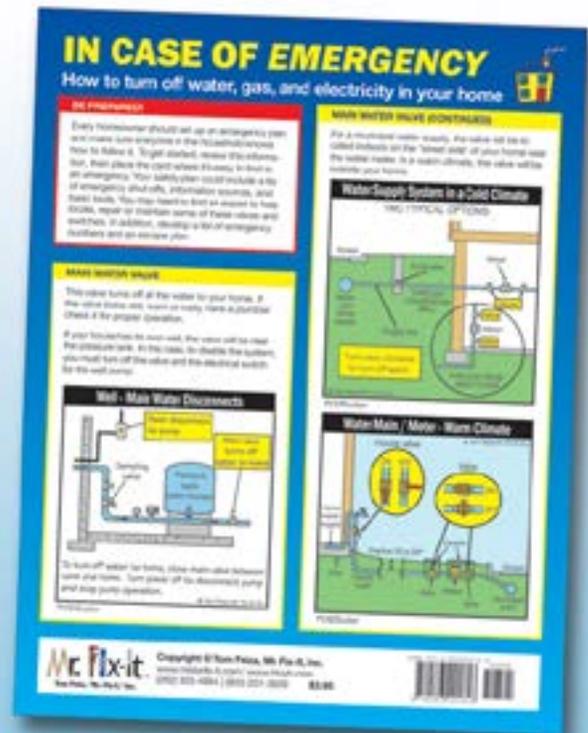
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# Tips and Tidbits

continued from p. 11

## Member News

Share your news, joys, recognitions, temporary setbacks (illness or injury), etc. Privacy should be recognized, and information provided must be okayed by the person involved. Send submissions to Julie at [juliewahi@wi.rr.com](mailto:juliewahi@wi.rr.com). Deadline is the 20th of the month before the newsletter (ie. March 20th for the April issue).

## Special Spaces

Andrew Risch, longtime Milwaukee Chapter member and architectural designer for Embassy Homes, has made WAHI aware of a very valuable program he and Embassy Homes are involved in. Special Spaces is a non-profit organization that creates dream bedrooms for children with life threatening illnesses. To make this program a success they are seeking volunteers. For information, contact Andrew at 262-241-8510, x111 or [Andrew@emabasyhomes.com](mailto:Andrew@emabasyhomes.com). You may also be interested in visiting [www.specialspacesmilwaukee.org](http://www.specialspacesmilwaukee.org).

## 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 Chair Rob Fischer at (414) 476-6879 or [inspectbyinsight@yahoo.com](mailto:inspectbyinsight@yahoo.com).

## 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](http://www.wahigroup.com).

## Chapter Presidents

Please give your WAHI Board Member-at-Large an opportunity to share information from recent Board meetings. They are the liaison between your chapter and the WAHI Board.

## Newsletter Deadline

The deadline of the 20th of each month for submissions to the newsletter will be strictly enforced, with the occasional exception when a chapter meeting falls after that date. Chapter secretaries should provide the minutes as soon as possible. Thank you for your cooperation.



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Andy Helgeson (262) 377-0751	<b>Fox Valley Chapter</b> Kent Schwanke (800) 585-4708
Richard Ida (800) 358-7019	<b>Madison Chapter</b> Dennis Kruger, President (608) 835-5395
Tom Kruse (608) 782-8831	<b>Milwaukee Chapter</b> Scot McLean, President (414) 228-6573
Ron Miller (608) 832-6630	
Glenn Schmidt (920) 923-0440	
Kent Schwanke (800) 585-4708	

## Statewide WAHI Committees

<b>Affiliates</b> Doug Hoerth, Chair	<b>Membership</b> Doug Hoerth, Co-Chair Glenn Schmidt, Co-Chair Paul Birschbach • Roger Kautz Jerry Schneider
<b>Arbitration</b> David Strandberg, Chair Roy Wagner	<b>Nominations/Elections</b> Andy Helgeson, Chair Rich Duerkop • Dennis Kruger Cassidy Kuchenbecker Scot McLean Kent Schwanke • Dave Waraxa
<b>Audit</b> Tom Greenwaldt, Chair George Finch • Roger Howard Scott Jarvis • Joe Perlock Dave Stoinski	<b>Public Relations</b> Bob Turicik, Chair Troy Beasley • Bruce Low Nick Petrie • Chuck Weber
<b>Clearinghouse</b> (subcommittee of Legislative) Inactive	<b>Rules &amp; Bylaws</b> Andy Helgeson, Chair Erick Beck • Tom Dempsey Tom Greenwaldt
<b>Education</b> Tom Kruse, Co-Chair Kent Schwanke, , Co-Chair John Moore • Pete Saltness	<b>WAHI Legal Support (WLS)</b> Chair position is vacant Ron Miller • Roy Wagner
<b>Education House</b> Kent Schwanke, Chair	<b>Web Site</b> Doug Hoerth, Chair
<b>Legislative</b> Ron Miller, Chair	