

**David Nason
President**

April 2024

Vol. 28, Issue 4

www.wahigroup.com

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Hello WAHI Members,

Many thanks are in order for all of the WAHI members in the Madison Chapter and throughout the state who volunteered their time to ensure our Spring 2024 Pre-Licensing Course, Education House, and Seminar all ran smoothly! My thanks also go out to our Affiliate members who provided a presentation and/or joined us as a vendor!

As always, the Board of Directors meeting on Friday afternoon of the seminar weekend contained lively discussion about the important issues facing WAHI such as our organization's financial status, finding new sources of revenue, and the importance of preparing an inspection report that complies with state standards.

Also discussed were ways to increase attendance at our seminars. The Board decided that starting this year all of our fall seminars will be held in the Wisconsin Dells area and in spring we will rotate to our chapter locations. In addition, the idea of developing sponsorship opportunities similar to what is done at golf outings and other events was brought up. As a matter of fact, for this seminar Affiliate members Cassidy Kuchenbecker and Tracey Schultz of Environmental Initiatives of No. America were unable to host their La-BAR-atory in our hospitality suite so they sponsored a portion of the Friday night Vendor Room Cocktail Party. ☺ Anyone interested in helping with this task for our fall event should contact Julie or me.

Raising the profile of WAHI statewide through media outlets was also discussed. I am happy to report that recently WAHI has been able to do just that - with focus on the importance of home inspections! Fox Valley Home Inspector member Jeff Wippich, Julie, and I were interviewed by the Green Bay Press Gazette, Ric Thompson was interviewed by the Realtor's Association of Northeast Wisconsin, and I was interviewed by ProVisor Transparent Mortgage Solutions. These interviews can be found on Facebook or YouTube.

Since the new legislation went into effect in 2021, we have repeatedly stressed the importance that your reports are compliant with the current Standards of Practice and Statutes. We need to educate those who are not - this is critical if we want to remain free to choose the reporting system of our choice.

If you have any questions about these issues or anything else discussed during the board meeting, you are welcome to reach out to me with an email and I will answer your questions as best as I can.

In closing, one more thank you to those who have and are serving in elected positions in the Central Chapter - the new Central leadership was welcomed at the Annual Meeting. Julie and I will be attending their meeting in April and I look forward to visiting the Chippewa Valley Chapter this summer.

Best,
David Nason

CHAPTER UPDATES



NEXT MEETING: Wednesday, April 17th

Social at 6:00 pm & Meeting/Dinner/Education at 6:30 pm

[Sconnie's Alehouse & Eatery, 1239 Schofield Ave, Schofield, WI 54467](#)

Education: Affiliate member Mike Collison with Sure-Dry Basement

Mike will address foundation movement and repair methods.

For speaker information, or to provide a suggestion/lead, please contact the Chapter President, Mike Carson 715.212.4051



NEXT MEETING: Wednesday, April 3rd

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: Mike Ness of 1st Choice Pest Control

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Co-Chairs, Matthew Hell 715.497.5632 and Pete Saltness 715.829.7348



NEXT MEETING: Tuesday, April 16h

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

NEW LOCATION: [Tanner's Grill & Bar, 110 S Nicolet Rd, Appleton, WI 54914](#)

Education: Jeff Kersten of the WI Department of Agriculture, Trade and Consumer Protection in Madison

Jeff will focus on the "consumer protection" division of the department.

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair, Scott Hansen at 920.716.3025



NEXT MEETING: Wednesday, April 10th

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

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

Education: Important Home Inspection Issues

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



NEXT MEETING: Tuesday, April 9th

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

[Creative Construction of WI, 2129 S. 55th St, West Allis, WI 53214](#)

Education: Affiliate member Randy Miller of Allrite Home and Remodeling

Randy plans to discuss what happens when an inspector recommends further evaluation and then a contractor goes to the property to provide the more detailed assessment.

For speaker information, or to provide a suggestion/lead, please contact Chapter Education Chair Bingo Emmons at 414.397.4072

WHAT'S HAPPENING - APRIL 2024

Here is a brief 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.

- **Meetings in Madison:** WAHI President David Nason, Lobbyist Kathi Kilgore and I will be meeting with DSPS Secretary Dan Hereth and the Wisconsin Realtors Association (WRA) Attorney Cori Lamont on April 10th. This will be a great opportunity for WAHI to reconnect with these 2 important contacts in Madison.
- **Informative Article Written by Seminar Speaker Attorney Kevin Trost:** Milwaukee Home Inspector Scot McLean made me aware of an article Kevin wrote for the Wisconsin Lawyer, a publication on the State Bar of Wisconsin website - [American Dream Turned Nightmare: Liability for Undisclosed Defects in Real Estate Sales](#). The article is a couple of years old but still applies today and is worth a click on the link!
- **State Election:** See page 4 in this newsletter for details. Members with voting rights will participate via the polling feature of the website.
- **Marketing WAHI:** The new Marketing Committee continues to meet to determine the best way to spread the *WAHI Word!* We need to let home inspectors - existing and newly licensed - who are not yet a part of our great association, know that we exist and why they need to be a member! We need to better market our training programs - in-person and online. If marketing is an area of interest or expertise of yours, let me know - love to add you to the committee!
- **WAHI Online Education:** By now I hope you have checked out our *streamlined* process to earn continuing education credit through WAHI when you can't attend your chapter meeting, a seminar or just want to get smarter! See page 8 in this newsletter for all the details.
- **Political Action Committee (PAC):** Attending fundraisers for candidates who serve on committees that directly, as well as indirectly, affect the home inspection industry is the reason WAHI started a PAC - 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. See page 5 in this newsletter for further information.
- **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 10 in this newsletter for step by step instructions OR submit additions to me at: julie@wahigroup.com

SPRING 2024 ELECTIONS

This year Vice President and the 4 State-Elected Member at Large positions will be on the ballot.

It's not too late to make another new year's resolutions....to be more involved in WAHI - you don't know what you're missing! There's no time like the present to give back to the association that has given so much to you!

Whether you've been around for years and have seen it all, or just starting on your inspector journey, all are very welcome at the WAHI table. In fact, new "blood" is always welcome, we get a fresh perspective! Please contact me or Julie if you want to talk it over. I look forward to talking with you and seeing you all at our Spring Seminar in Madison!

Important Upcoming State Election Dates:

April 1st through April 7th - Cast your vote! The election will be conducted via the WAHI website polling feature.

Results will be announced via email and in the May 2024 WAHI Inspector.



Andy Helgeson
WAHI Nominations
and Elections Chair

Feel free to contact me:

414.315.0266

or

helge4674@outlook.com

BIG NEWS



(banana for scale)



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INCREASING WAHI AWARENESS with the WAHI PAC

In early 2022, WAHI chapters polled their members at monthly meetings to gauge the level of interest in starting a Political Action Committee (PAC). The primary reason in starting the WAHI PAC was to increase awareness with state legislators. The response was favorable and a WAHI PAC was formed. The needs of this committee are 2-fold.

First, we needed to fund the PAC to enable WAHI to make contributions to fundraising efforts and/or attend events. PAC funds are used to attend fundraisers of legislators involved in and/or serving on a committee that impacts the home inspection industry. The funds are not to be used to support (i.e. endorse) any specific candidates running for office.

WAHI is grateful to the following members who generously contributed to our 1st plea last summer:

Jameel Dawan
Denny Kruger
Ron Miller
Sean Martinson

David Nason
Glenn Borucki
Ken Smith
Jill Hauk

Terry Elliot
Dan Reik
Scot McLean
Jeff Ellsworth

Willy Wayne
Al Weiland
Riley Schuster
Frank Raupp

Our second need was to *populate* the PAC. WAHI's goal is to have 2 members from each chapter serve on this committee. This is important in the event a fundraiser is held in a particular area of the state, with the thought that at least one of 2 members would be able to attend the event to represent WAHI.

We are still seeking both - funds and committee members. Please contact WAHI Executive Director Julie Arnstein with interest in either or both needs - with any questions of course too! - julie@wahigroup.com or 414.531.3199.



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NEW MEMBERS

Justin Cherry (Fox Valley)

Home Inspector Member

Cherry Home Inspection

312.371.3352

jcherry@cherryhomeinspection.com

Jaime Craig (Madison)

Associate/Student Member

Craig Home Inspections, LLC

608.636.3445

jaimecraig2020@gmail.com

Albert Moore (Milwaukee)

Home Inspector Member

Moore Reliable Inspections, LLC

414.202.6807

info@moorereliableinspections.com

Jim Pahnke (Madison)

Home Inspector Member

Door to Door Home Inspections, LLC

608.778.5935

doortodoorinspections@gmail.com

Justin Reinl (Fox Valley)

Home Inspector Member

Complete Property Inspections, LLC

920.209.1015

justin@cpi-home.com

Kyle Stephenson (Central)

Home Inspector Member

Northwoods Home Assurance, LLC

715.716.0445

northwoods@gmail.com

Raymond Victorell (Fox Valley)

Home Inspector Member

Ground Zero Home inspections

833.811.7767

inquiry@groundzerohomeinspections.com

David Whitehouse (Chippewa Valley)

Associate/Student Member

Aerial-Inspection, LLC.

715.210.3506

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Mike Zager (Fox Valley)

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WAHI's ONLINE EDUCATION CATALOG

WAHI is excited to announce that our recorded monthly chapter meetings will now be available for easy access through our WAHI website! Select your topic, make your payment, receive the link to the WAHI YouTube Channel, submit Q&A plus Password to earn CE credits and receive your CE Certificate - it's ALL there!

WAHI wants to thank Chippewa Valley Home Inspector member Marc Steig for the tremendous job he has done consistently recording his local chapter meetings since COVID hit us! Online education was not a path WAHI had gone down yet and Marc stepped up to the challenge and made it possible for our members to obtain their continuing education through WAHI during COVID and beyond! Many members took advantage of this option while COVID concerns were high and continue to do so.

Our thanks also go out to Madison Chapter Home Inspector member Misty Russell. In addition to home inspection, Misty has a strong interest and aptitude in web design, SEO and pretty much "all things internet." Misty developed our new Online Education Catalog page and all the steps that will take you to your Certificate of Completion.



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.

 Like

If you have any questions,
please contact:

Bob Turicik
920.892.7654

homereview@wi.rr.com

 Like

Affiliate member Attorney Lauren Triebenbach of Michael Best and Friedrich offers a risk-free, INITIAL consultation to WAHI members with legal concerns. WAHI members have the right to contact any attorney of their choice. Should a WAHI member decide to work with Lauren, the steps below, provided by Lauren, provide an explanation of her services.

1. If you receive an email, letter, text, or pleading from a customer, please contact my office.
2. I will ask that you provide me with the communication you received plus your inspection agreement and report. If there are other communications related to the claim, I will ask for those too.
3. After I review your documents, I will schedule a time to talk to you. Calls generally last 15-30 minutes. I will discuss with you your options, which could include working it out on your own, engaging me to respond on your behalf, or tendering the claim to your insurance company. The strategy I discuss will be based on your specific claim, whether litigation or arbitration has already been initiated, and whether your inspection agreement specifies arbitration as the method of dispute resolution.
4. If you don't hire me, you don't get a bill. If you do hire me, the time spent reviewing the case will be included in the final billing.
5. Knowledge is power. I want inspectors to know their options so they can the decision that's best for them and their business.

Visit the WAHI Affiliate Member page to contact Lauren: <https://wahigroup.com/Affiliate-Members/>



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UPDATE YOUR WAHI PROFILE IN 5 EASY STEPS

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



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IMPORTANT ARBITRATION INFORMATION

At a recent seminar Peter Merrill, President and CEO of Construction Dispute Resolution Services (CDRS), WAHI's current arbitration service provider, reminded everyone of the value of arbitration and your rights to go that route when it is in your signed agreement. In addition, Brianne Smith, of Inspector Pro Insurance, shared her insight on arbitration from the point of view of an insurer. Peter's focused on two main points: 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 Inspector Pro's confidence in CDRS to arbitrate complaints fairly and the importance of having your inspection agreement signed **before you begin** any part of a home inspection. See more details on their joint presentation in my full article on page 8 of the [September 2022 WAHI Inspector](#).

Last summer a WAHI member had a previous customer file for arbitration AFTER the 2 year statute of limitations had expired. The inspector still had to respond to the arbitration but rather than going through the full arbitration process, the inspector requested a much shorter process called a Documents Only Arbitration. **It is up to the inspector to make that request.** See my full article on this situation as well as your rights, and what is your responsibility, when faced with an arbitration on page 4 in the [September 2022 WAHI Inspector](#).

I welcome any member with questions or concerns about WAHI's arbitration program to contact me. Peter Merrill's contact information can be found at: <https://www.constructiondisputes-cdrs.com/index.htm>. Note: Peter prefers phone calls rather than reply to long emails.

The WAHI Arbitration Committee is made aware of arbitrations involving WAHI members that are handled by CDRS. For privacy reasons, the Committee is not given the personal or business names of the parties involved with the arbitration, only the complaint details and the decision made. I am grateful for the candor of the member involved in the case cited above. I ask all members 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 you share will be very beneficial to WAHI, your fellow members and the continued success of arbitration as a path for conflict resolution.



**David Nason
President and
Arbitration Chair**

Feel free to contact me:

**262.443.8958
or
bestinspectionsllc@gmail.com**

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 President and Arbitration Chair David Nason at 262.443.8958

or

Construction Dispute Resolution Services (CDRS)

President & CEO Peter Merrill at 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.

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 10 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.

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

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

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

FOX VALLEY

Dave Brading - 920.889.2120 or dave.brading@yahoo.com

Bob Turicik - 920.946.0433 or homereview@wi.rr.com

MADISON

Sean Martinsen - 608.206.1108 or sktailhook@yahoo.com

Willy Wayne - 608.963.8336 or wwski13@gmail.com

MILWAUKEE

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!

BOARD OF DIRECTORS

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David Nason
262.443.8958

Ken Smith
608.352.0530

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262.377.0751

Jim Weyenberg
920.850.5890

Past President

Ric Thompson
920.410.6682

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715.305.1903

Members-at-Large

Todd Jones
414.477.3775

Chippewa Valley

Marc Steig
715.797.1474

Sean Martinson
608.206.1108

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Ric Thompson
920.410.6682

Scot McLean
414.228.6573

Madison

Sean Martinson
608.206.1108

Ron Miller
608.235.9836

Milwaukee

Jim Oezer
262.636.0909

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Jeffrey Knurr
Kevin Maynard

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Rich Reinart
Ric Thompson

Audit

Andy Helgeson, Chair
Dave Corby
James Davis
Randy Gilson
Misty Russell
Gary Trzebiatowski

Membership

Ron, Miller, Chair
Mike Carson
Brian Derewicz
Ken Smith
Marc Steig
Dave Welch
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Scott Hansen
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Marc Steig
Blake Teschner
Ric Thompson

Education House

Ryan Eigenfeld, Chair

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Marc Steig

Legislative

Ken Smith, Chair
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Rules & By-laws

Andy Helgeson, Chair

Long Term Planning

Andy Helgeson, Chair
Tom Beatty
Mike Carson
Terry Elliott

Website

Julie Arnstein
Misty Russell

Welcome

See page 15 in the newsletter

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Contact: Jeff Ascher, 608.269.2127
Fax: 267.647.3247
jascher@coverrainsurance.com
www.coverrainsurance.com

Hanover Insurance

330 E. Kilbourn Avenue, #650, Milwaukee, WI 53202
Contact: Jeff Frank, 414.221.0364
jfrank@robertsonryan.com
www.robertsonryan.com

InspectorPro Insurance

2600 W. Executive Pkwy, Suite 500, Lehi, UT 84043
Contact: Brianne Meagan, 801.610.2723 or bmeagan@citadelus.com
Fax: 801.610.2701
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