

**David Nason  
President**

May 2023

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

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I'd like to first thank everyone who voted me in for President of this great organization. I'm looking forward to working with our Board of Directors and Julie for the next two years.

A very well deserved thank you is in order for our out-going President Ric Thompson. Ric took on this role looking to get more involved in WAHI and was soon dealing with the most important issue WAHI has had to confront in many years - what is now known as 2021 Act 17. The amount of time Ric gave our organization in order to lead WAHI through that process was far more than is typically asked of our President. Thankfully Ric handled it admirably, and although changes to our standards were ultimately made, WAHI was well represented during the negotiations and is now known as THE source for training and education of home inspectors in Wisconsin. Thanks again, Ric!

It is no secret the last 18-24 months has been a difficult real estate market for home inspectors. With the start of "walk and talk inspections" or "showing inspections" to buyers waiving their inspection contingency completely, we have unfortunately seen a decrease in both the number of inspections being performed and certified home Inspectors in Wisconsin. Our membership renewal in July will be very important to maintain WAHI's standing in Wisconsin. I encourage every member to help other members whenever possible and remind each other of the importance of WAHI. I will use every platform I have to inform realtors and homebuyers the importance of hiring a WAHI home inspector for every real estate transaction.

Prior to the election, I told the Board of Directors and others how I would like to see WAHI provide some clarification when inspecting condos. Current state standards do not address this type of home clearly, potentially exposing an inspector to unknown liabilities. While we can propose additional state standards to be adopted, in the meantime, updating the WAHI inspection agreement to address these limitations may be the answer. Watch for more information on this topic.

I'm looking forward to meeting and getting to know many more of our members either at a monthly chapter meeting or upcoming seminars. Please reach out to me directly if you'd like to discuss any issues or share your ideas.

Best,  
David Nason

# CHAPTER UPDATES



**NEXT MEETING: Wednesday, May 17th**

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

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

**Education: To Be Announced**

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



**NEXT MEETING: Wednesday, May 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: Rick Yoder, Polyraise, LLC**

Rick's presentation will address the "causes and cures" for settling slabs, driveways, patios, foundations and garage floors.

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



**NEXT MEETING: Tuesday, May 16th**

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

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

**Education: To Be Announced**

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



**NEXT MEETING: Wednesday, May 10th**

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

[Tully's 2, 6401 Monona Drive, Madison, WI 53716](#)

**Education: Home Inspector member Doug Nelson, Nelson Inspection Services (formerly with Milwaukee School of Engineering).** Doug will present "From Well to Septic" - a presentation covering onsite water and wastewater systems.

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



**NEXT MEETING: Tuesday, May 9th**

Check-in starts at 6:00pm, Dinner at 6:30 pm

**FIELD TRIP: Current Electric - [2942 N 117th St, Wauwatosa, WI 53222](#)**

**Education: Danny Sullivan, Current Electric**

Danny will address Solar Systems and What Inspectors Should Look For!

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

## WHAT'S HAPPENING - MAY 2023

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](mailto:julie@wahigroup.com) or 414.299.9766.

- **Marketing WAHI:** The new Marketing Committee met to brainstorm some ideas to help 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. Thank you Dave Kolesari, Chris Mancuso, David Nason, Misty Russell, Ric Thompson and Bob Turicik for joining me on this VERY IMPORTANT effort. If marketing is an area of interest or expertise of yours, let me know - love to add you to the committee!
- **WAHI Board Meeting Minutes:** The minutes from the March 3rd Board Meeting in Fond du Lac have been posted on the Members Only page of the WAHI website.
- **WAHI Online Education:** By now I hope you have checked out our **NEW 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 5 in this newsletter for all the details.
- **WAHI Pre-Licensing Training Program:** Our third 40-hour training course in Fond du Lac has come and gone and was a GREAT success! Lead instructors Ron Miller and David Strandberg prepared 9 students to enter the home inspection industry with classroom training on Monday, Tuesday and Wednesday. On Thursday and Friday, Ron and David were joined by multiple experienced WAHI inspectors who worked one-on-one with the students for the Field Training portion. WAHI is very proud of this "newish" training program. Our 4<sup>th</sup> class is tentatively planned for October 30 to November 3<sup>rd</sup> in Milwaukee, in conjunction with our WAHI Fall 2023 Education House and Training Seminar. Spread the word!
- **WAHI State and Chapter Election Results:** See page 4.
- **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 8 in this newsletter for further information.
- **Affiliate Membership Drive:** WAHI is embarking on a membership drive to bring realtors into the association - this will create a better understanding and be beneficial for all! See page 13 of this newsletter for details!
- **Fall 2023 Education House and Training Seminar:** This training event will be held in the Milwaukee area. Details to come!
- **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](mailto:julie@wahigroup.com)

## 2023 SPRING ELECTION RESULTS

**State Election** - The State Board of Directors welcomes David Nason as the State President and Todd Jones as the Milwaukee Chapter-Elected Member at Large - both will serve a 2-year term. Ric Thompson will remain on the Board of Directors for one year, with full voting rights as Past President.

**Chapter Elections** - Thank you to our many returning chapter officers and to those new to their position - **new** are identified in **bold**. WAHI would not be the successful, respected organization we are today without our members sharing their time and talent to serve in leadership roles.

### Central

President Mike Carson  
Vice President Kyle Zimmerman  
Secretary Paul Zenker  
Treasurer Blake Teschner  
Education Chair Shared Position

### Madison

President Sean Martinson  
Vice President Misty Russell  
Secretary **Kyle Jensen**  
Treasurer Misty Russell  
Education Chair Ron Miller

### Chippewa Valley

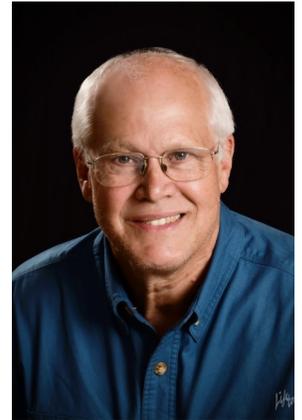
President **Marc Steig**  
Vice President Jon Hempel  
Secretary **James Davis**  
Treasurer James Davis  
Education Chairs Pete Saltness and **Matthew Hell**

### Milwaukee

President Jim Oezer  
Vice President **Ryan Eigenfeld**  
Secretary **Jeff Gilchrist**  
Treasurer Dave Corby  
Education Chair **Bingo Emmons**

### Fox Valley

President Ric Thompson  
Vice President Tom Beatty  
Secretary Paul Vander Heiden  
Treasurer Kevin Verch  
Education Chair Scott Hansen



**Andy Helgeson**  
**WAHI Nominations**  
**and Elections Chair**

Feel free to contact me:

414.315.0266

or

[helge1252@gmail.com](mailto:helge1252@gmail.com)

## WAHI's NEW 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.

## SPECIAL INVITATION TO THE WGCSS SPRING 2023 WORKSHOP

WAHI inspectors are invited to attend the Wisconsin Guild of Chimney Sweep Services (WGCSS) Spring 2023 Workshop at Camp Lucerne in Neshkoro, WI - Monday, May 8th through Friday, May 12th. This year's theme is *BACK TO THE BASICS*.

Many different classes are offered with most pertaining to learning to properly inspect fireplaces/woodstoves and their chimneys (with a camera). WAHI Spring 2023 Seminar speaker Tom Urban from Chim-Scan will be conducting several of these classes.

The fee is \$150 per company. The registration fee is applied to your membership in the WGCSS. The camp provides 2-3 meals each day (TBD) and a bunk for sleeping. This is "camp" food and accommodations. There are hotel accommodations nearby as well.

Interested in attending or have questions, contact Tammy at Golden's Chimney – 920.295.3800 or [goldenschimney.office@gmail.com](mailto:goldenschimney.office@gmail.com). Indicate the number of days (and which days) you plan to attend.

Tammy will mail out a Wisconsin Guild of Chimney Sweep Services application - it will need to be returned with the \$150.00 registration fee/dues. Oh... and there is also a Guild-sponsored night out too - more details to come on that!



## NEW MEMBERS

**Benjamin Floeter (Madison)**  
*Home Inspector Member*  
Ben's Home Inspection, LLC  
608.719.7651  
[benfloeter@gmail.com](mailto:benfloeter@gmail.com)

**Scott and Tina Lindner (Madison)**  
*Affiliate Member offering bed bug detection by two certified bed bug detection dogs*  
K9 Bed Bug Detection Service, LLC  
608.882.1508  
[k9bbdsllc@gmail.com](mailto:k9bbdsllc@gmail.com)  
[caninebedbugs.com](http://caninebedbugs.com)

**Matthias Mathe (Madison)**  
*Home Inspector Member*  
WI Home and Cabin  
608.279.0989  
[matt@mpmathefm.com](mailto:matt@mpmathefm.com)



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See page 9 for an informative article provided by InspectorPro

# 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](mailto:julie@wahigroup.com) or 414.531.3199.



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

# STATE REQUIREMENTS FOR HOME INSPECTORS

*By Tanner Weyland, Content Marketing Specialist InspectorPro Insurance*

If your state doesn't have state requirements for home inspectors, they may soon. As [this article](#) reports, some states, like Maine, experienced a massive migration of homebuyers from more populous and expensive states into their less expensive and less crowded states during the COVID pandemic. This influx has led the receiving, unregulated states to rethink their stances regarding home inspector requirements because of the impact a home inspection can have on new residents.

When a buyer's home inspector inspects poorly, the buyer may have to pay additional costs to repair any unreported issue. This could include roof leaks, electrical issues, or any number of expensive repairs that their already strained wallet may not be able to handle. The hope with state requirements for home inspectors is that home buyers won't be hung out to dry by a rushed or poor transaction and inspection.

While Maine did not pass the bill to create state requirements for home inspectors at the time, you can expect that it and other states will consider doing so in the future. We discuss how regulations affect your business and what you can do to protect yourself from any lawsuit regarding these regulations. We'll also give you a starting point to learning more about your state-specific regulations.

## What kind of home inspector requirements do states set?

State requirements for home inspectors create a baseline of service and expertise for consumers. In some areas, fulfilling requirements provides you with necessary licensure to run your inspection business. In others, a license isn't required, but you do need to follow a state-established standard of practice.

Creating standards takes a certain amount of expertise. So, state governments often delegate creating home inspector regulations to a separate regulatory body, like a board or organization, that is more familiar with the industry. If you're looking for specific information on the regulations in your state, the most reliable source is always the regulatory entity for your state. (For links to regulatory information by state, check out the chart towards the end of this article.)

The types of regulations or state requirements for home inspectors that you can expect to see will generally fall into a few categories:

- Training requirements
- Insurance requirements
- State-specific standards of practice
- General requirements

Below, we explore each of these types of requirements.

## Training Requirements

Inspectors begin their businesses with varying levels of relevant experience. Were you a contractor who knows the insides and outs of any home? Great, you'll be better prepared to inspect. However, the home inspector requirements in your state may have you take just as much training as someone who has never worked in construction or general contracting before.



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## UPDATE YOUR WAHI PROFILE IN 5 EASY STEPS

1. Go to [www.wahigroup.com](http://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](mailto: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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### **Stay in touch with the WAHI Facebook page!**



Our WAHI Facebook community provides the perfect opportunity to: post minutes, make chapter announcements, post meeting changes, start a dialog/ask questions of other inspectors or just see what your fellow WAHI members have been up to.

If you have any questions, please contact:

**Bob Turicik**

**920.892.7654 or**

**[homereview@wi.rr.com](mailto:homereview@wi.rr.com)**

## 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](mailto: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.

# AFFILIATE MEMBERSHIP GROWTH...REALTORS!

WAHI is embarking on a Realtor Affiliate Membership Drive and Contest. The goal of this effort is to:

- Develop a better understanding of the 2 “entwined” industries - responsibility to own client, legal/statutory responsibilities, ethical responsibilities, limitations, etc.
- Foster (and maintain!) relationships of respect between individual Home Inspector and Realtor Affiliate members. This could have a very positive impact for you and your client on the whole process given the fact that the 2 industries “work” in such close proximity.

The rules are simple...

1. The new Realtor Affiliate member must be a paying member, not the recipient of a complimentary membership for speaking at a chapter meeting or seminar.
2. Direct interested Realtors to the Member Benefits page on the WAHI website to complete an online application - <https://wahigroup.com/Member-Benefits>

To encourage everyone’s competitive spirit, WAHI is offering a prize to the member who brings in the most new Realtor Affiliate members by October 31, 2023 (2 minimum). The “prize” for the winning member is complimentary attendance at an upcoming WAHI Training Seminar - the Saturday portion of our biannual training events - a \$200 prize!



**Ron Miller**  
**Membership Chair**

Please contact me:

[ronmiller547@gmail.com](mailto:ronmiller547@gmail.com)

or

608.235.9835

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**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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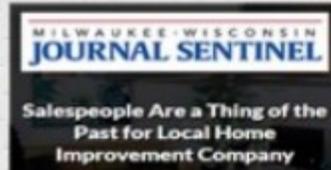
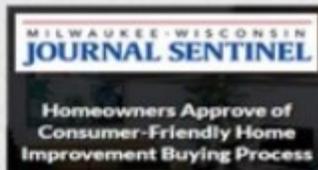
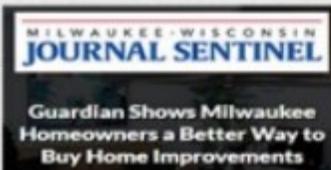
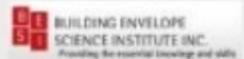
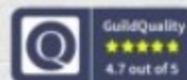
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# COMMERCIAL INSPECTIONS

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](mailto: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 of 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 (DPS) 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](mailto: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](mailto:carsonhomeinspector@gmail.com)

Paul Zenker - 715-303-1937 or [pzenker@onpointwisconsin.com](mailto:pzenker@onpointwisconsin.com)

Kyle Zimmermann - 715.897.3636 or [kyle@royaltinspections.com](mailto:kyle@royaltinspections.com)

### CHIPPEWA VALLEY

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Andy Helgeson - 414.315.0266 or [helge4674@outlook.com](mailto:helge4674@outlook.com)

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

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**Welcome**  
See page 18 in this newsletter

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