

A few notes from the Panelist at the September 16, 2019 meeting...

Disclaimer: these are my notes, not information from the panelist's themselves. It is my attempt to share information with those of you who attended and those of you were not able to be there. My hope is it presents some great tips and tricks for your toolbox. - Kathy



Ralph Hibbard is a past board member of the AASEW. You can also stop by his booth at our Trade Show.

Some of his tips included:

- Seal up any entrance spots rodents may find.
- Walk your perimeter, check door sweeps, basement windows, dryer vents (especially unused dryer vents). Rodents are looking for food, shelter and warmth.
- Remove garbage, wood piles and other items from around the base of your buildings
- Be sure garbage is not close to building it is a definite attractant to mice and bugs
- Check utility entry points (cable, gas, etc)
- Be sure water is at least 6 feet away from building
- Remove leaves and other debris
- If you find spots, use Excluder, not the foams. It's what the professionals use.
- Stick bugs: treat in April/May and again in August/September. You need to be proactive
- Solve rodent/bug problems, don't let your tenants do it on their own. Often that results in more issues, spread of the problem and ultimately more cost for you
- Orkin and technology: Email service tickets and billing notes.
- Their goal is most effective and minimal products to control pests
- Environmentally friendly
- They can be another set of eyes on your properties
 - They can make recommendations about sanitation
 - You can only control so much, tenants are responsible for their surroundings too
- Tenants have a right to know you are treating their property and what chemicals are used. You can refer them to their website for chemical information.
- Bats – wildlife not pest control. You need to call a wildlife control company. Lots of rules and protections for wildlife.



Redefine The Way You View Plumbing

Micah Monk
 4208 Raymir Cir,
 Wauwatosa, WI 53222
 (414) 732-7244
<https://www.re-plumb-it.com/>

Micah Monk was recommended by more than one of our AASEW members.

- Upfront flat rate pricing
- Hose bibs are a frequent call in spring due to incorrect maintenance in the fall
 - Be sure to disconnect ALL hoses in fall, especially if it has a sprayer on it. Any water/water pressure left in the lines will freeze and break the hose bib (even the anti freeze ones) and it may burst.
- Technology: photos, texts, emails, website
- Sharkbites: great to use for connections
 - Be sure to use them correctly. Follow directions!
 - Be sure all surfaces are clean!
 - Don't buy the cheap ones, you'll be disappointed
 - Be sure to use brass fittings
- Be sure not to use pex plastic piping inside working chimneys.
- Be sure to have at least 12 inches of copper or galvanized piping coming off a water heater
- Permits:
 - Owners can pull permits
 - So can licensed plumbers
 - Some projects/jobs have to be signed off on by a licensed plumber
 - Permits can be downloaded from municipality's website
 - You can replace somethings on your own, for example your faucets
- Lead
 - Can check website <https://city.milwaukee.gov/LeadSafeMKE> to see if you have lead in your property if you live in Milwaukee.
 - The City will pay 1/3 if you have to replace pipes
 - Use filters or r/o systems if you have lead pipes
 - If you have lead pipes, do repairs or replace. Replacement cost are usually around \$7000



Bo Drazovic is the owner of Steamatic Total Cleaning and Restoration. Much of his business centers around mold remediation, including working with insurance companies. Check out his booth at the trade show in October.

- Mold is a nemesis
- Usually found in attics, basements, closets, bathrooms.
- Mold is a maintenance issue
- In their business “mold is gold”
- All products used are safe
- Be sure if heat is off to check property for broken pipes
- Can be billed to insurance as a water issue if water damage caused the mold
- Call an expert before you insurance agent. They can help you get better use of your coverage. Many adjusters only recommend 30% of the total damages
- Drying is important. Insurance companies ask for moisture level charts for reimbursement
 - Many companies do 3 days, Steamatic records 5 days
- Be sure to look for secondary and tertiary issues
- There is a difference between mold and mildew
 - Mold: toxic allergen
 - Mildew: smelly, but not dangerous on it's own
- A general rule regarding mold: lighter is less toxic, darker is more toxic
- “Fix it right away the right way” Bo Drazovic
- Steamatic offers discount to AASEW members



Dennis Schramer
 Real Estate Broker &
 Property Manager
 815 S. 9th St.
 Milwaukee, WI 53204

P: +1-414-219-1701 ext. 803
dennis@nimiusllc.com
<http://www.nimiusllc.com>

Dennis Schramer is the owner of Nimius Property Management Company in Milwaukee. We are grateful to Dennis for stepping in at the last minute as one of our panelists! Stop by and visit the Nimius booth at the trade show on October 11th.

- Started by taking care of his own properties and even using other management companies
- He was not happy with other companies so started his own.
- His management style is transparent
 - Minimal interaction with owners
 - Maximum owner satisfaction
- Proponent of having and using systems and being proactive not reactive.
- He comes from an IT background and uses a lot of technology in his business
- Do property inspections regularly
-
- If you have vacant properties in winter be sure to open cabinets and closets to help prevent pipe bursts
- Regarding nuisance issues at properties
 - Have a plan (system) before it happens
 - Know the law
 - Contact law enforcement when necessary
 - If problems, try talking with tenant first
- Snow removal
 - It's time to contract for snow removal
 - You have 24 hours to remove snow after it stops falling
- If you allow window a/c units be sure you help remove and install them
 - Be careful with vinyl windowsills, they break easily
- Technology: Nimius uses software for a lot
 - MikQ (not sure what that was)
 - Buildium
 - Automated showing systems
- You have to tell tenant whenever you work on the property or have outside vendors working on your property
 - IF they ask for information sheets regarding products, etc you have to provide it
 - There are info sheet available online for a lot of products
- Domestic Violence

- Often the landlord's hands are tied
 - You can't control every situation
 - If you have a month to month lease you have more options than an annual lease
 - Can only evict if breach of lease
- DO NOT sign a lease with a potential tenant if they have NOT seen the unit.
- Hoping for progress regarding companion animal law/rules
- Renovations:
 - Better products bring better tenants
 - Better products wear better/last longer