

CITY OF LANSING KANSAS

800 First Terrace, Lansing, Kansas 66043 - Telephone: 913-727-3036
Fax: 913-828-4579 - www.lansing.ks.us

APPLICATION FOR LANSING TRADE BOARD OF APPEALS

Name: Thomas G. Lauhow

Lansing Address: 526 So Hickory Trail

Home Phone: 913-683-1192

Secondary Phone: 913-634-2997

E-mail: Tom@inspect4you.us

Please attach a written statement expressing your interest in being appointed to the Lansing Trade Board of Appeals. Your written statement should address the following four topics:

1. Qualifications for the position. Choice of boards: Building, Electrical, Plumbing, and/or Mechanical
2. Personal philosophy of the Lansing Trade Board of Appeals.
3. Desired accomplishments as a Trade Board of Appeals Member.
3. Willingness to attend meetings on an as needed basis.

Also, attach the name, address, and telephone number of three personal references.

This volunteer position is for the Lansing Trade Board of Appeals for a three (3) term ending April 30, 2027. Applicants must have had a licensed business or been a licensed contractor in the state of Kansas, 18 years of age, and a U.S. Citizen.

All applications should be returned to Lansing City Hall, marked to the "Attention of the City Clerk" no later than March 29, 2024.

Lansing, Kansas Trade Board of Appeals – Application Attachments

1. **Qualifications** – See attached Curriculum Vitae.
I feel Qualified for Building, Electrical as well as Plumbing and Mechanical.
Based on 30 plus years of inspecting new and existing structures.
Monitoring new construction for Buyers. Including Commercial and Residential
I have performed specialty inspections for City of Lansing, KS. And Full Commercial Code Inspections for a 188,000 sqft. commercial structure in the County outside Austin, TX.

2. **Personal Philosophy** -
I believe in Quality and Safe Construction for both, homes for family and business.
All my New Construction inspections include a combination of Code and Manufacturers Installation Instructions with Compliance of the intent of the Code.

3. **Desired Accomplishments (Results)**
Take actions which result in fair and safe results for the individual and community.

4. **Willingness to attend meetings on an as needed basis.**
Within reasonable notice, should not be a problem.

References:

Richard DeSilva – Construction Representative VA Engineering

407 Hillcrest St Lansing, KS

913-702-4457

Eric Rathburn – Tunes Shop Owner

514 Delaware St Leavenworth, KS

913-221-2411

David Goldstein - Building Inspector & Expert Witness

1200 US Highway 130 Robbinsville, NJ 08691

609-529-1717

CURRICULUM VITAE

Thomas G. Lauhon

Thomas G. Lauhon
526 so. Hickory Trail
Lansing, KS 66043
913-683-1192
tom@inspect4you.us



General Business

Retired from Home Inspections 2023

Inspect America, LLC January-2011. Name Change to reflect commercial in addition to residential inspections. Same offerings as prior name.

American Residential Inspections, Inc. Owner & Operator. 1994 - 2011

All phases of home and building inspections including: Mechanical, Structural, Foundation, Roof and Specialty Component Inspections. Midwest Inspectors Institute – Training Home Inspectors, Code Enforcement Officers and Real Estate Appraisers.

Originally operated under the name, AMER – The Home Inspectors, January, 1990 - October 1994. October 1994 - 2011 as American Residential Inspections, Inc. 2011 – 2023 as Inspect America.

Inspection Business

Thomas Lauhon has performed several thousand Specialty and Whole House, and Commercial Inspections in numerous states, primarily operating out of Leavenworth, Kansas, area but also covering the Kansas City market regularly. Commercial Inspections Nationwide.

Inspections performed for individual home buyers as well as commercial property buyers.

The bulk of inspection business in 1998 included a contract to inspect 137 apartment complexes in 37 states. These were accomplished in less than 6 months by a team of inspectors and report reviewers based out of our offices.

Third Party Exterior Insulated Finish System (EIFS) Installation Inspections for new construction and forensic moisture analysis since November 1997.

Monitoring New Construction both residential and commercial for Code and Construction Standards.

Training Business

Training Home Inspectors and municipality-employed Code Enforcement Officers since 1993. Our graduates include over 1,500 Independent Home Inspectors. Providing Continuing Education for Certified Code Inspector employees of Kansas City, Missouri, Kansas City, Kansas, the city of Leavenworth, Jackson County, Missouri. Missouri Code Enforcement Officers, MACE and Kansas Code Enforcement Officers KACE, American Society of Code Enforcement Officers

Training facilities and classes closed in 2023y in Leavenworth, KS and previously in Elgin, Joliet, and Springfield, IL Also in Jacksonville, Fl..

Consultation

Plans Review, Electrical Installation Inspections, and Construction Code Inspections are available on a contract basis for commercial construction, and complete residential construction.

Seminars & Classes Given

Training classes given include more than 2,500 hours for home inspectors. Seminars and Lectures include those given on various aspects of home inspections and wood destroying insects for the following groups: American Society of Home Inspectors, national education conferences; National Association of Home Inspectors, national education conferences; National Association of Certified Home Inspectors, national education conferences and local chapters; Florida Association of Building Inspectors; Missouri Association of Code Enforcement (MACE); Kansas Association of Code Enforcement (KACE); American Society of Code Enforcement (ASCE); Unified Government of Wyandotte County, Kansas City Code Enforcement Officers. Kansas City, Missouri Code Enforcement officers.

Lectures to various areas Boards of Realtors on EIFS installations and Topeka, Kansas, Board of Realtors Legal Committee on Legal Liability of Listing Homes with EIFS. Chapter of National Association of Home Builders and National Association of Independent Fee Appraisers.

Books & Articles

Published

Numerous articles published on different aspects of home inspections in the Kansas City Star as a guest columnist under the byline – Inspector’s Viewpoint. Several reprinted by Sun Publications, The Northland News, Leavenworth Times, and others.

Published book entitled, “Home Inspection Business Is It Right for You? Let’s Talk”; A book for those considering the Home Inspection Business. Technical Editor – Real Estate Mastering the Profession, by Burgess and Examination Board of Professional Home Inspector’s Educational Manual, Designer and Technical

Editor (18,000 Sets sold in 3 Years). Interviews published include Star Tribune, Minneapolis, MN, Moisture Damage.

Expert Witness

Accepted by the Leavenworth District Court, Kansas City District Court, Nashville District Court, Minneapolis, MN District Court, Denver, CO District Court as an expert witness on structural, Standards issues.

1992 – New Construction/Structural Defects – White vs

1993 – Structural/Fireplace – Gnip vs

1993 – Structural & Foundation Defects

1996 – Roofing Installation Defects

2001 – Foundation Defects

2006 – Roofing Installation Defects – Rutledge vs Cox Roofing

2013 - Structural - Candice Sheely vs Marks Foundations & others.

2013 - Torres v. Winget Foundation issue KCMO John Hicks Atty.

2014 – Stowell v Collins Flood Damage

2017 - Marriott v Pritchett, Doniphan County KS Case 16CV15 Structural

2018 - Salsman v. First Class Property Inspections LLC Tereasa Mata

2023 – Trotter v Lelan Homes Kansas City Circuit Court 1916-CV25784

Worked with several cases that were resolved through arbitration.

Kansas City, Missouri – 1998 – Structural Damage – Tornado

Columbia, Missouri – 1999 – ASHI Standards of Practice & HVAC

Minneapolis, Minnesota – 1999 – Structural Design Defects –

Moisture Intrusion – ASHI Standards of Practice.

Stowell v. Muller, UltraSound Home Inspections, Tri-Star Title

Murfreesboro, TN Steven Parham Atty. Flood Damage Hidden

Worked on multiple cases that were settled out of court.

Leavenworth, Kansas – 1998 – Structural Design Defects

Leavenworth, Kansas – 1998 – Roofing Installation Defects

Denver, Colorado – 1999 – EIFS Installation & Moisture Problems –

Moulton vs Brainbridge

Manhattan, Kansas – 2001 – EIFS Installation & Moisture Condition

Lawrence, KS – 2001- Failure to Maintain – Colonial Manor vs

Kansas City, MO – 2002- Structural Defects & Standards of Practice –

Strong vs Ricker

Parkville, MO – 2002- EIFS Installation & Moisture Problems – Orr vs JD

Nelson (Case Number 01CV83127)

Kansas City, MO – 2003- Unsafe & Incomplete Repairs after Fire Damage

– Rhodes vs (Attorney: Dan Fowler)

Kansas City, Missouri – 2003- Termite Damage & Structural Defects –

Gondring

Basehor, KS – 2003- New Construction Defects – Jacobs vs Builder

Kansas City, MO – 2003- Termite Damage – Bell vs (Attorney: Dan

Fowler)

Springfield, MO - 2004 - EIFS Moisture & Structural Harry Patel vs
Kansas City, MO - Structural Fire Damage Skid Rhoades vs Dennis
Pangborn
Polo, MO – 2004 - Failure to Disclose Deficiencies – Ginn vs Seller
(Attorney: Dan Fowler)
Topeka, KS – 2006 – Structural and Termite – Buyer vs Toburyn
Kansas City - 2007 – Schadd vs Ramar – EIFS Siding installation
(Attorney: Dan Fowler)
Kansas City - 2008 – Michelle Croce vs Paul Romer & Seller – Failure to
disclose & Missed structural items (Attorney: Dan Fowler)
Candice Sheely vs Marks Foundations & others Court New Const Defects
11/13
Langfitt v Herrera Home Inspections Atty Nathon P. Dayani 2014
Reno v. Atchison Construction – Remodel defects. John Fresh Atty 2015

Depositions as Expert Witness:

Jacqueline Strong vs Charles Ricker 01-cv-93323)
Dan Bell vs Kingsolver Structural & Termite Damage & Mold
Bowman vs Powell Structural, HVAC 2008
Candice Sheely vs Marks Foundations & others 2013
Salsman v. First Class Property Inspections LLC Tereasa Mata Atty 2018
Trotter v Lelan Homes Kansas City Circuit Court 1916-CV25784 - 2022

Professional Society Positions Held

Society of Professional Property Inspectors
Standards of Practice – Chair Revision 1994 – 1998
Society President-Elect 1994 – 1995
American Society of Home Inspectors
Chapter President 1996 & 1998 & 2009, 2015
Chapter Educational Seminar Chair 1997 & 1999 & 2005 & 2012 & 2014
Chapter Council of Representative 1997 – 2019
National – Speaker of the Council of Representatives 2000 – 2002
National – Chair – Director Nominating Committee 2001 & 2002
National – Officer Nominating Committee 2013, 2014, 2015, 2016, 2017
Alternate to National Board of Directors – 2003, 2008
Standards of Practice Committee Chair 2016, 2017, 2018, 2019
Examination Board of Professional Home Inspectors
Board of Directors 2014 – 2020
Education Committee Chair 2023 – 2024
Standards Committee Member 2023 -2024

Active Memberships & Registrations

Member ASHI (American Society of Home Inspectors) CHI #033086
Member & four times Past-President, – Great Plains Chapter ASHI
Kansas Radon Measurement Technician KS-MS-0124

Certified Member – International Code Council previously International
Conference of Building Officials #339820

Certified Building Inspector
Certified Plans Examiner
Certified Electrical Inspector
Certified Residential Building Inspector
Certified Residential Electrical Inspector
Certified Residential Plumbing Inspector
Certified Residential Mechanical Inspector
Certified Combination Residential Inspector

Inactive Registrations

National Association of Home Inspectors Certified Member #300
Termite Inspections – Form NPMA 33, License # KS 8220
Missouri – Backflow Prevention Inspector
Kansas – Backflow Prevention Inspector
HUD – Contract Inspector M30133
Certified Moisture Analyst, Exterior Design Institute KS – 01
3rd Party EIFS Inspector Certified by Exterior Design Institute KS – 01
Certified Member – Society of Professional Property Inspectors # 09
Past Standards of Practice & Code of Ethics Co-chair.
Certified – Housing Inspection Foundation, Registered Home Inspector
Member – American Society of Code Enforcement Officers
Member – National Association of Real Estate Professionals
National Association of Home Builders - Certified Aging in Place
Specialist
Kansas Registered Home Inspector KS-0110-100 State Law sunset 6-31-
2013

Continuing Education courses taken – **2197 hours**

Lecturing to Home Inspectors, Code Officials, Appraisers **7,031 hours**

Detailed lists Locations & Dates available.

I did specialty inspections during construction for the City of Lansing, KS.

Country Club Bank

Eisenhower Medical Plaza