



Cornerstone Newsletter

September 2025

Education you can count on!

Cornerstone Classroom

Upcoming Webinar: Environmental Issues in Home Inspections September 2nd, 2025, 7:00 PM – 8:00 PM

This one-hour webinar explores common environmental challenges found during home inspections.

INDUSTRY HEADLINES

Market Trends & Business Opportunities

What it does:

- A **June 2025 Housing Snapshot** reports a year-over-year increase in total mortgage originations (+12.2%), with rising inventory and stronger listings. This signals potentially **higher demand for home inspection services**, especially for firms prepared to scale efficiently
- **Bureau of Labor Statistics projections** show a **10% workforce growth** for home inspectors by 2026, meaning more competition—but also more overall demand

HOME INSPECTORS

San Francisco Home Inspection Scandal — A Cautionary Tale

In **February 2025**, the *San Francisco Chronicle* published the case of **Andreu Osika and Aleksandra Kenar**, who bought a newly renovated home in Bernal Heights. After they moved in, the couple discovered severe plumbing and structural issues—particularly a disintegrating sewer line and foundation defects—that cost them at least **\$650,000** in repairs and emotional distress.

The twist? These problems stemmed not from normal wear or homeowner oversight, but from **corrupt city officials** involved in the inspection process:

- **Bernard Curran**, a DBI (Department of Building Inspection) agent, accepted bribes and approved faulty renovation work.
- **Rodrigo Santos**, a structural engineer, admitted to bribing Curran to bypass safety checks.
- Both were convicted of fraud. As a result, over **130 homeowners** across San Francisco faced mandatory repairs and fines—often without financial protection or legal recourse [San Francisco Chronicle](#).

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New Logos

We now offer exclusive Certified Course Logos for inspectors who complete our webinars. These professionally designed logos can be proudly displayed on your website, social media, and marketing materials to highlight your commitment to continuing education and industry excellence. Stand out from the competition and let clients know you're backed by trusted, certified training.

NEW ENGLAND SPOTLIGHT

New Hampshire — SB188 (“Speeding Development Act”) — Effective July 15, 2025

- This law authorizes **licensed engineers, architects, and building-code administrators** to serve as **private providers** for building-code inspections and plan reviews, rather than relying solely on municipal inspector.
- It allows **property owners or developers** to choose **third-party compliance verification**, which may include structural, electrical, or structural safety reviews typically handled by local agencies.
- Draft plans and completed inspections by these private third-party providers are subject to **random audits by local authorities** to ensure code compliance.



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For more updates and resources, visit our website at www.cornerstonehiec.com or contact us at support@cornerstonehiec.com

Recall Center:

Trane / American Standard Gas-Electric Packaged Units

- **Recall Date:** July 3, 2025
- **Issue:** Faulty fuel gas valve may open unexpectedly, causing gas leaks and fire risk.
- **Units Affected:** Approximately **4,790** packaged units sold under Trane and American Standard brands.
- **Remedy:** Owners must **stop using heating mode** and contact their installer for a **free ignition board replacement**. One gas leak reported, no injuries so far.
[The Sun+12U.S. Consumer Product Safety Commission+12](#)

Rinnai i-Series Plus Gas Boilers

- **Recall Date:** June 5, 2025
- **Issue:** Incorrect screws can prevent the boiler door from sealing properly, risking CO exposure.
- **Units Affected:** About **2,030** units in the U.S. and **249** in Canada.
- **Remedy:** Free repair by certified techs; users should keep CO alarms active in the meantime.
[U.S. Consumer Product Safety Commission](#)

HTP ELU Elite Ultra Gas Boilers (NTI)

- **Recall Date:** June 5, 2025
- **Issue:** Boiler door seal may fail due to incorrect parts, risking **fire and CO poisoning**.
- **Units Affected:** **96** units (plus 9 sold in Canada).
- **Remedy:** Certified technicians will provide **free repair**; consumers advised to maintain CO alarms while awaiting service.
[The Sun+15U.S. Consumer Product Safety Commission+15](#)

TOOLS OF THE TRADE

Emerging Hardware Tech

AI-Powered Drone Inspections

- **Autonomous/Publicly Intelligent Drone Systems:** Modern drones can now fly inspection routes autonomously, capture high-resolution visual and thermal data, and **automatically detect defects** using onboard AI algorithms—pinpointing cracks, water intrusion, heat anomalies, and wear without manual intervention.

FROM THE DESK OF STAN BAJERSKI

Current state of home inspections?

- The home inspection industry in Connecticut remains steady, with increasing attention on buyer protections and evolving expectations for inspection depth. While no major legislation has passed yet, a proposed bill earlier this year (HB 6356) sought to establish a non-waivable right to a home inspection—mirroring Massachusetts’ new policy. Although the bill didn’t advance, its introduction signals potential future regulation. At the same time, more inspectors are adopting technologies like drones, AI-powered reporting tools, and thermal imaging to stay competitive and deliver higher-value services. Connecticut inspectors who stay ahead of emerging policy and tech trends will be well-positioned to lead in this evolving market.