



Cornerstone Newsletter

July 2025

Education you can count on!

Happy 4th of July!

Cornerstone Classroom

Upcoming Webinar: Ct. Rooter and Sewer July 1st, 2025, 7:00 PM – 8:00 PM

Join us for an essential one-hour webinar presented by CT Rooter & Sewer, where home inspectors will get a behind-the-scenes look at sewer and drain systems.

INDUSTRY HEADLINES

Connecticut: DCP Renews Focus on Unlicensed Home Inspection Activity

- Crackdown aims to protect consumers and elevate professional standards.
- Foundation Woes in Eastern CT: Crumbling Concrete Cases Still Surfacing Inspectors urged to stay vigilant for pyrrhotite-related damage.

New Jersey Enacts Law to Safeguard Structural Integrity of Residential Buildings

In response to concerns about building safety, New Jersey has passed legislation mandating regular inspections of primary load-bearing systems in residential structures, including condominiums and cooperatives. The law also requires capital reserve studies to ensure adequate funding for necessary repairs, aiming to prevent structural failures and enhance resident safety.

HOME INSPECTORS

“Ghost in the Attic” During a routine home inspection in a quiet New England neighborhood, the inspector was working alone when he heard a strange, rhythmic thumping coming from the attic. Thinking it might be a squirrel or raccoon, he climbed up to investigate.

Once in the attic, he found... nothing. Just insulation, rafters, and the faint sound of the thumping—now coming from inside the wall.

Slightly spooked but still professional, the inspector traced the sound to a corner where a section of drywall had been poorly patched. He tapped it. The thumping stopped. Silence.

Then, suddenly, a loud *BANG*—and a Halloween decoration—a motion-activated animatronic ghost—flopped out from the insulation with glowing red eyes and a shriek.

Turns out, the seller had stored old decorations in the attic, and the vibration from walking had triggered it.

The inspector fell backward into a pile of pink fiberglass, then had to explain to the buyer and agent downstairs why he came down covered in dust, laughing, and muttering about “haunted real estate.”

Moral of the story? Always expect the unexpected... and maybe wear a GoPro.

Join Cornerstone

Join **Cornerstone Home Inspector Education Center** today!

- ✔ Online courses available
- ✔ Expert instructors
- ✔ Monthly Membership and Package Plans

Start learning on your schedule — enroll today!

Join Now! <https://www.cornerstonehiec.com/new-member-sign-up>

TOOLS OF THE TRADE

PARIS: Precision Application Robot for Inaccessible Spaces

Developed to enhance safety and efficiency, PARIS is a teleoperated mobile robot designed for inspecting and performing tasks in confined spaces like attics and crawlspaces. Equipped with mapping and navigation capabilities, it can identify under-insulated areas and apply air-sealing treatments, reducing the need for inspectors to enter potentially hazardous environments.

FROM THE DESK OF STAN BAJERSKI

Current state of home inspections?

- The home inspection industry continues to evolve with **new laws and regulations**, including recent updates in Massachusetts and Rhode Island designed to protect consumers and define inspector responsibilities.
- **Demand remains strong**, especially in areas with aging housing stock, increased property sales, and new construction in suburban and rural regions.
- **Technology adoption is accelerating**, with inspectors increasingly using drones, thermal cameras, telescoping poles, and AI-driven reporting software to enhance efficiency and accuracy.
- **Continuing education is in focus**, as more states implement stricter CEU requirements and emphasize ethics, safety, and technical standards.
- Inspectors are seeing **more complex inspections** involving solar panels, smart home systems, energy efficiency upgrades, and environmental issues like radon and mold.
- There is a growing emphasis on **customer communication and report quality**, as clients expect faster turnaround and clearer, more visual documentation.
- **Labor shortages and retirements** are creating new opportunities for younger professionals to enter the field, especially those with tech skills and customer service backgrounds.

NEW ENGLAND SPOTLIGHT

Rhode Island Restricts Home Inspectors from Conducting Electrical Inspections

As of January 30, 2025, Rhode Island has enacted a law prohibiting home inspectors from performing most types of electrical inspections, including opening electrical panels. This change mandates that only licensed electricians can conduct these evaluations, potentially impacting the scope of standard home inspections and requiring buyers to coordinate additional specialized assessments during the inspection period.



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

GoveeLife and Govee Smart Electric Space Heaters Recall

Issue: GoveeLife and Govee have recalled approximately 512,500 smart electric space heaters in the U.S. due to fire and burn hazards. The heaters can overheat, and testing determined they do not comply with the voluntary industry safety standard UL 1278. The recall includes models H7130 (including H7130101), H7131, H7132, H7133, H7134, and H7135. There have been 113 reports of overheating, including seven fires and one minor burn injury. Consumers should immediately stop using the heaters and contact Govee for a refund.

Rheem Performance Platinum Electric Water Heaters (2016 Recall)

- **Hazard:** The control panel on certain Rheem Performance Platinum electric water heaters can overheat, posing fire and burn hazards.[U.S. Consumer Product Safety Commission+4U.S. Consumer Product Safety Commission+4Rheem+4](#)
- **Units Affected:** Approximately 54,000 units in 40, 50, and 80-gallon capacities sold exclusively at The Home Depot between January 2014 and April 2016.[Rheem+4Rheem+4Rheem+4](#)
- **Model Numbers:** XE40M12EC55U0, XE50M12EC55U0, XE50T12EC55U0.[U.S. Consumer Product Safety Commission+1Rheem+1](#)
- **Remedy:** Consumers should immediately stop using the recalled water heaters and contact Rheem for a free repair.[U.S. Consumer Product Safety Commission+3](#)