



Cornerstone Newsletter

January 2026

Education you can count on!

Cornerstone Classroom

Upcoming Webinar: Connecticut Law Seminar Jan. 5th & 6th, 2026, 7:00 PM – 8:30 PM

These 90 Minute webinars will cover the State of Connecticut Law requirement.

INDUSTRY HEADLINES

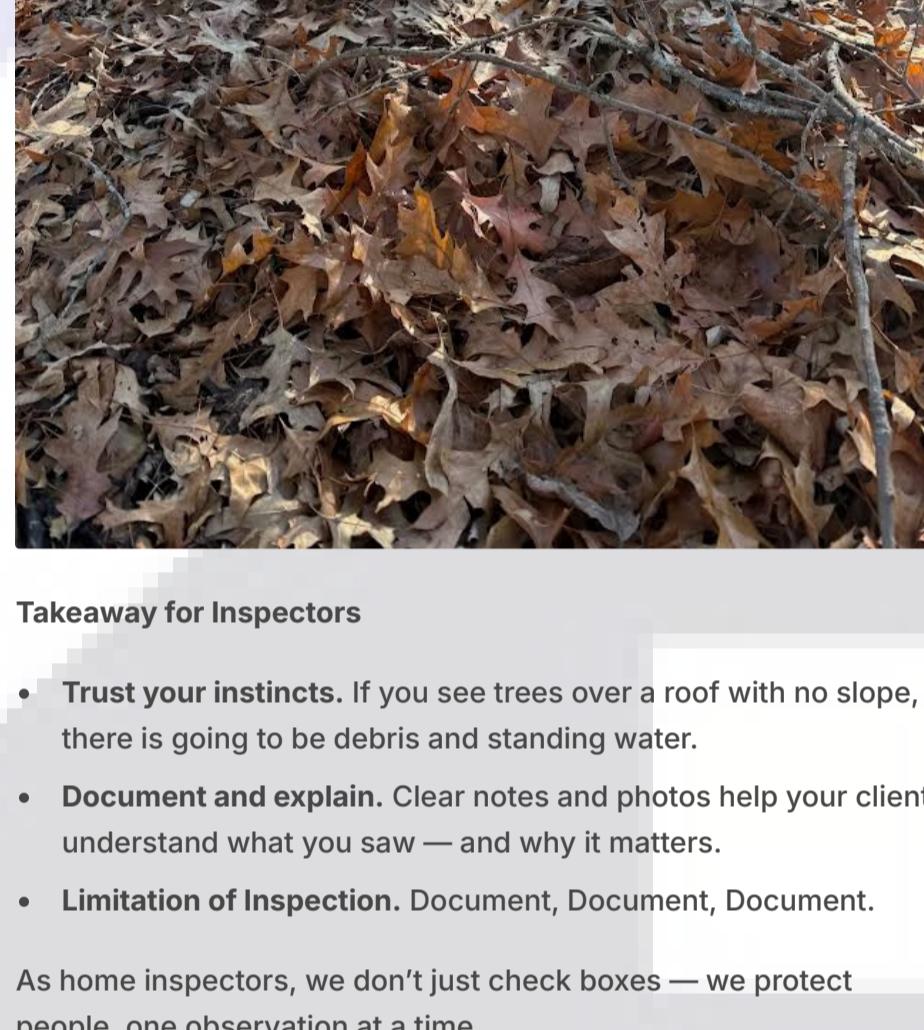
States eyeing regulations amid rise in waived home inspections — many homebuyers are skipping inspection contingencies to win bidding wars, prompting some states to consider laws to protect buyers. [Straight Arrow News+1](#)

HOME INSPECTORS

Inspector Story of the Month

A few weeks ago, I inspected a home in New Haven, Ct. A flat roof with no pitch. Access to the roof was challenging, however I was able to get to the edge of the roof. Lots of debris. This is one picture of what the entire roof looked like.

Lots of trees over the roof. Jim



Takeaway for Inspectors

- **Trust your instincts.** If you see trees over a roof with no slope, there is going to be debris and standing water.
- **Document and explain.** Clear notes and photos help your clients understand what you saw — and why it matters.
- **Limitation of Inspection.** Document, Document, Document.

As home inspectors, we don't just check boxes — we protect people, one observation at a time.

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Law Webinar

Connecticut Law Webinar

We are proud to offer the **Connecticut Law and Regulations Webinar**, a state-approved continuing education course designed specifically for licensed home inspectors. This live, interactive online class provides the required **three continuing education credits** that every Connecticut home inspector must earn to maintain their license. [Purchase Now](#)

Narrative of the Month

Loose Toilet – Not Secured to Floor

Observation:

The toilet in the bathroom was noted to be loose and not securely fastened to the floor. Movement was observed when gentle pressure was applied.

Implication:

A loose toilet can compromise the wax seal at the base, potentially allowing water leakage, moisture intrusion, and hidden damage to the subfloor. Over time, this condition may also lead to foul odors, mold growth, and deterioration of flooring materials.

Recommendation:

Recommend that a licensed plumber properly secure the toilet to the floor and replace the wax seal or flange components as needed. Any damaged subflooring should also be repaired once the toilet is removed and the condition of concealed areas can be confirmed.

Limitation of Inspection:

The inspection is limited to visible and accessible components. The condition of the wax seal, toilet flange, and subfloor beneath the toilet cannot be evaluated during a non-invasive inspection and may only be determined once the toilet is removed.

FROM THE DESK OF STAN BAJERSKI

The State of Home Inspection Regulations

Home inspection regulation in the United States varies widely by state, with no national licensing standard. Most states now require home inspectors to be licensed, complete continuing education, and follow a defined Standards of Practice, while a handful of states remain unregulated. Recent trends show states tightening consumer-protection laws—such as restricting inspection waivers, increasing education requirements, and strengthening reporting standards—reflecting growing recognition of the inspector's role in real estate transactions. Despite these efforts, regulatory consistency remains uneven, creating a patchwork system where requirements differ significantly from one state to another.

by Cornerstone Home Inspector Education Center

NEW ENGLAND SPOTLIGHT

New England Housing Stock Aging Faster Than National Average — Inspectors Seeing More Structural and Moisture Issues"

Recent regional reports highlight that homes in New England are among the oldest in the U.S., leading to increased findings of **foundation moisture, rot, deteriorated chimneys, and outdated electrical systems**.

Impact:

- Inspectors facing more complex defect patterns
- Insurance carriers requesting more documentation
- Higher need for specialized continuing education

(Source: New England regional housing studies, news summaries)

Recall Center

Gas / Wall-Mounted Water Heaters

• Some residential wall-mounted gas water heaters (specifically certain models by VST / VESTA.DS) have been recalled due to cracked exhaust ducts that can allow exhaust fumes to leak into the home. [U.S. Consumer Product Safety Commission](#)

- For a home inspector, noting the brand/model and checking for signs of exhaust leak or improper venting becomes extra important. [U.S. Consumer Product Safety Commission](#)

Smoke / Carbon Monoxide Detectors & Safety Alarms

• Recalls frequently involve smoke alarms, CO detectors, or other safety-related home devices. In 2025, safety-equipment failures (alarms, detectors) were among the biggest categories of recalls according to a consumer-safety review. [ETQ+1](#)

- Although the recall affecting some detectors may not always apply to every unit, home inspectors should recommend that clients verify alarm model and recall status — especially for older equipment or off-market purchases. This kind of recall remains one of the most relevant for home safety. [ETQ+2](#)

Why This Matters for Home Inspectors

• **Safety & Liability:** Identifying recalled components (especially HVAC, water-heaters, detectors) can help protect occupants and reduce liability for buyers/sellers.

• **Inspection Scope:** Even "routine" inspections — heating systems, ventilation, water-heaters, safety alarms — can uncover recalled or high-risk items that warrant follow-up.

• **Client Value:** Pointing out recall risks adds value to your inspection reports and helps clients make safer, better-informed decisions.

• **Buy-Side / Sell-Side Negotiation:** Discovering a recalled or potentially hazardous unit can influence negotiations or repair requirements, particularly in markets like New England where older homes are common.