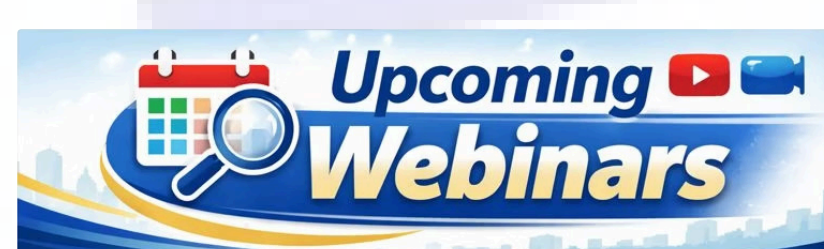


Newsletter Issue: July 2026



**Upcoming Webinar:** Chimney Flashing  
July 7th 2026 7:00 PM – 8:00 PM

In this webinar, home inspectors will learn how to properly identify and evaluate chimney flashing as a critical roof penetration.

### INDUSTRY HEADLINES

A recent national report from *HousingWire* says home inspections are becoming more important again as buyers, lenders, and agents place greater emphasis on due diligence. The article notes growing demand for more detailed inspections and add-on services such as crawl space evaluations, foundation reviews, septic inspections, termite/WDI reports, and thermal imaging. [Click Here](#)

### Inspector Story of the Month

During a recent home inspection, failed flashing was observed at the exterior of the chimney. While this may look like a small exterior defect, the attic told the bigger story. Staining was noted on the attic framing and sheathing near the chimney area, indicating that water had likely entered around the chimney penetration. Jim



#### Takeaway for Inspectors

- This is a good reminder that chimney flashing is a critical part of the roof system. When flashing is loose, deteriorated, improperly installed, or no longer sealed properly, water can enter the home and may not be immediately visible from the living space.

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

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### **Rising Home Prices Make the Inspection Even More Important**

Across New England, housing affordability continues to be a major issue. In Connecticut, even lower-priced homes have climbed sharply in value, with some reports showing entry-level homes becoming harder for first-time buyers to afford. Maine has also seen major price growth over the last decade, creating pressure on buyers who may already be stretching their budgets.

For home inspectors, this matters. When buyers are paying more for homes, they need clear information about the condition of the property before closing. Expensive repairs involving roofing, electrical systems, foundations, heating equipment, water intrusion, septic systems, or structural concerns can create a major financial burden after purchase.



#### Three Home Safety Items Inspectors Should Know About

- VST Gas-Fired Tankless Water Heaters VESTA.DS recalled certain VST residential wall-mounted gas-fired tankless water heaters because the exhaust duct can crack and allow gases to escape into the home, creating a carbon monoxide hazard. The recall involves about 36,700 units in the U.S. Inspectors may encounter these units during plumbing, heating, or mechanical inspections. Homeowners should verify the model number and contact the manufacturer for the free repair.
- Aroev MK04 Air Purifiers Airova recalled Aroev MK04 air purifiers because the units can overheat and ignite, creating fire and burn hazards. The recall involves about 191,390 units. Inspectors may see these portable air purifiers in bedrooms, living rooms, nurseries, basements, or finished spaces. While personal property is generally outside the scope of a home inspection, this is a useful safety reminder for clients.
- LShome 3-Pack Smoke Detector Fire Alarms LShome photoelectric smoke detector fire alarms were recalled because they may fail to sound in a timely manner during a fire. The recall involves about 4,800 units sold on Amazon. Smoke alarms are a key life-safety item, and inspectors should always report missing, damaged, outdated, improperly located, or non-functioning alarms according to their state standards and inspection agreement.



### **HOME INSPECTION NARRATIVE: Flashing Failure**

#### **Issue Identified:**

I noted staining in the attic near the chimney area. I also noted that the exterior chimney flashing appears to be failed, deteriorated, improperly sealed, or no longer performing as intended. This condition can allow water to enter around the chimney and roof connection.

#### **Implication:**

Water intrusion around chimney flashing can lead to staining, deterioration of roof sheathing or framing, hidden moisture damage, mold-like growth, and potential interior leakage. The full extent of any concealed damage could not be determined during this visual inspection.

#### **Recommendation:**

I recommend that a licensed roofing contractor and/or qualified chimney professional evaluate the chimney flashing and the stained attic area. Repairs should be made as needed to prevent further water intrusion. Any damaged roof sheathing, framing, insulation, or interior finishes should also be evaluated and repaired if necessary.

#### **Limitation:**

This inspection was visual and limited to readily accessible areas at the time of the inspection. The presence of staining does not determine whether the leak is active or historical. Hidden damage may exist behind finished surfaces, insulation, roofing materials, or other concealed areas.

### FROM THE DESK OF STAN BAJERSKI

### **Summer Inspections**

As we enter the summer months, home inspectors should be prepared for the seasonal issues that often become more visible during warmer weather. This is the time of year when air conditioning systems are operating, vegetation is growing close to homes, grading and drainage concerns may show up during heavy rains, and exterior defects such as roof wear, chimney flashing issues, siding damage, deck deterioration, and wood rot can become easier to identify.

Summer inspections are a great reminder that the exterior of the home, moisture management, ventilation, cooling systems, and safety concerns should all be carefully evaluated and clearly documented. At Cornerstone Home Inspector Education Center, we encourage inspectors to stay sharp, continue learning, and use each inspection as an opportunity to better protect their clients.

 by **Cornerstone Home Inspector Education Center**