

Newsletter Issue: November2026



Upcoming Webinar: Knob and Tube Wiring
November 3rd 2026 7:00 PM – 8:00 PM

This webinar will provide home inspectors with a practical understanding of knob-and-tube wiring1

INDUSTRY HEADLINES

Housing Sales Slow While Inventory Expands

The National Association of REALTORS® reported on September 10 that existing-home sales declined 2% in August to a seasonally adjusted annual rate of 3.98 million. Inventory increased to 1.62 million homes, representing a 4.9-month supply. Sales fell month over month in the Northeast, Midwest, and South, while remaining unchanged in the West.

For inspection businesses, these figures suggest competing pressures. Fewer completed transactions can mean fewer opportunities for buyer inspections. However, a larger selection of available homes may give buyers more room to negotiate inspection contingencies and investigate property conditions. That is a potential business implication, rather than evidence that inspection bookings have increased nationwide.

🏠 Inspector Story of the Month

This month's inspection find (Manchester, Ct) is Foil-faced flashing tape that was observed around the chimney at the roof connection, with wrinkles, loose edges, and apparent gaps. This installation appears to be a patch repair and does not demonstrate a properly integrated flashing system to direct water away from the chimney. These conditions can allow water beneath the roofing, resulting in concealed leaks, deterioration of roof decking and framing, and damage to interior finishes. The underlying flashing and any concealed moisture damage could not be evaluated during this visual inspection. Jim



Takeaway for Inspectors

- If you have a story, please reach out to us.

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

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Connecticut Buyers Continue to Face Competition

Connecticut's housing market remains challenging for buyers. A September report from CT Insider, citing Berkshire Hathaway HomeServices New England Properties, stated that August buyers paid an average of 2.7% above asking prices. The year-to-date median sale price through August reached $450,000, up 5.9% from the same period in 2025. Conditions varied by location, with some communities offering more negotiating room than others.



Two recalls you should know about

1. Hampton Bay Halwin 52-Inch Ceiling Fans — August 13, 2026 Approximately 9,460 indoor/outdoor ceiling fans were recalled because the blades can separate from the motor flywheel, creating impact and injury hazards. Affected models are AK396H-MBK and AK396H-BN, in matte black or brushed nickel, sold at Home Depot from January 2023 through October 2025. Owners should immediately stop using affected fans.
2. Friedrich KÜHL Window Air Conditioners — September 17, 2026 Approximately 2,000 KÜHL Q and KÜHL S window air conditioners were recalled because the motor's control board can fail, creating fire and burn hazards. Listed models are KCVQ08B10A, KHVQ10B11A, KCVS08B10A, KCVS12B10A, KCVS12B30A, and KCVS16B30A; only certain serial numbers are affected. Owners should immediately stop using recalled units and contact Friedrich at 800-541-6645 for a refund or free replacement.

Inspector takeaway: Home inspectors are not required to determine recall status, but when a recalled brand or model may be present, it is good practice to document the data plate, recommend the client verify the model and serial number with the manufacturer or CPSC, and recommend evaluation/repair by a qualified HVAC or plumbing contractor.

Law Webinars

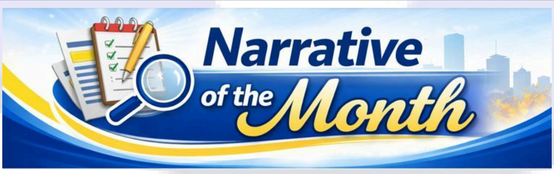
We are proud to offer the **Connecticut, New Jersey and Rhode Island Law and Regulations Webinar**, these state-approved continuing education course designed specifically for licensed home inspectors. Credits that home inspectors must earn to maintain their license. Purchase Now

Save the Date!

Cornerstone Home Inspector Education Center will hold its **In-Person Law Seminar on January 6, 2027**. Sign up Now

Jan 06, 2027, 5:00 PM – 9:00 PM

Connecticut Basement Systems, 33 Progress Ave, Seymour, CT 06483, USA



HOME INSPECTION NARRATIVE: Flashing Tap

Observation: Foil-faced flashing tape was installed around the chimney at the roof connection. The tape was wrinkled, with loose edges and apparent gaps, indicating an inadequate patch repair.

Implication: These deficiencies may allow water to enter beneath the roofing and around the chimney, causing concealed deterioration of roof decking and framing, moisture damage to interior finishes, and possible mold growth.

Recommendation: Have a qualified roofing contractor evaluate and correct the chimney flashing, including installation of properly integrated base, step, and counter flashing as needed. Concealed areas should be checked for moisture damage during repairs.

Limitation: The tape concealed the underlying flashing and roof connection. The condition of these components and the presence or extent of concealed damage could not be determined during the inspection.

FROM THE DESK OF STAN BAJERSKI

State of the Home Inspection Industry – New England

As the year comes to a close, we thank our fellow home inspectors for their dedication to helping clients make informed decisions about their homes. This is a great time to reflect on lessons learned, review inspection practices, and plan continuing education for the year ahead. From all of us at Cornerstone Home Inspector Education Center, we wish you a wonderful holiday season and a successful new year!

by Cornerstone Home Inspector Education Center