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Upcoming Webinar: Principals of Air Conditioning May. 5th 2026 7:00 PM – 8:00 PM

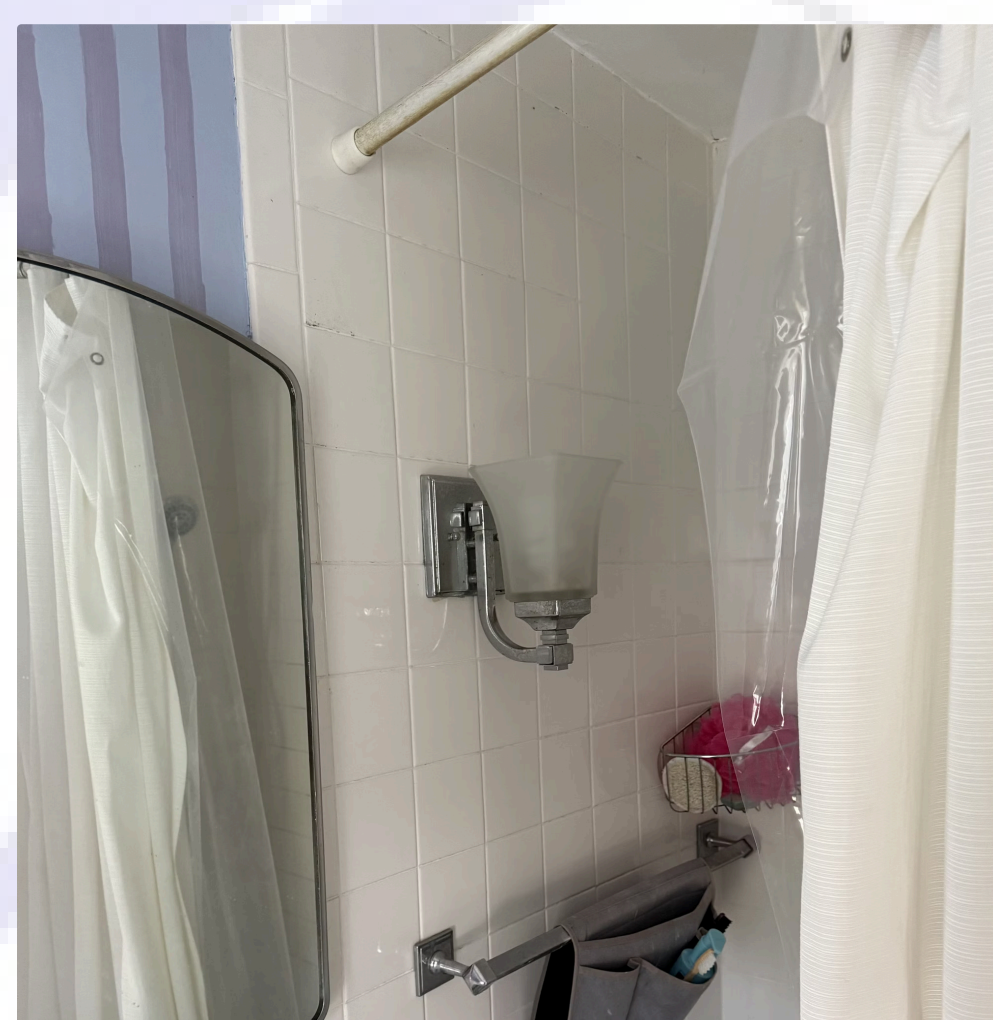
In this webinar, home inspectors will gain a fundamental understanding of how air conditioning systems operate.

INDUSTRY HEADLINES

The National Association of REALTORS reported on April 13, 2026 that existing-home sales fell 3.6% in March to a seasonally adjusted annual rate of 3.98 million, with month-over-month declines in all regions.. [Click Here](#)

Inspector Story of the Month

I inspected a home in Middletown, Connecticut. The bathroom on the second floor has a tub. If you don't have enough light, that's not a problem. The light fixture was live and located on the tubs surround. The owner said there was not enough room on the right side of the mirror. Jim



Takeaway for Inspectors

- **How significant is this?**
1. This is an extreme safety issue.
- **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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New York Lead Registry Rules Keep Older Housing in Focus

In New York, enforcement and awareness around lead safety in older rental housing continue to grow. The state's Lead Rental Registry applies in 25 communities of concern and requires qualifying owners of older multifamily rental properties to register and obtain lead safety documentation. For inspectors, this keeps attention on older housing conditions, lead-related risks, and the growing importance of understanding local and state compliance issues in the Northeast housing market. Read more [here](#).



1. VST brand tankless water heaters CPSC announced a 2026 recall for certain VST brand tankless water heaters because they can create a carbon monoxide poisoning hazard with risk of serious injury or death. That is highly relevant to inspectors who evaluate venting, combustion safety, and appliance installation. [Click Here](#)
2. DuraTrac stainless steel gas connectors CPSC recalled DuraTrac stainless steel gas connectors on March 26, 2026 because a manufacturing defect could cause a gas leak, creating a fire hazard. This is a strong one for inspectors because gas connectors are commonly visible at appliances and are exactly the kind of component that raises safety concerns during an inspection. [Click Here](#)
3. Andersen 100 Series casement window opening control devices CPSC issued a 2026 recall involving window opening control devices sold as kits or installed on Andersen 100 Series casement windows due to fall and serious injury hazards. That is especially relevant when inspectors are evaluating child-safety features and bedroom/window safety conditions. [Click Here](#)
4. LShome photoelectric smoke detector fire alarms CPSC posted a 2026 recall for certain LShome photoelectric smoke detector fire alarms because they can **fail to warn during a fire**, posing a serious injury or death hazard. Anything involving smoke alarms is highly relevant to home inspectors because clients often rely on inspectors to flag visible life-safety concerns. [Click Here](#)



HOME INSPECTION NARRATIVE: Improper Light Fixture

Observation:

A light fixture is installed within the tiled tub/shower surround. This location places an electrical fixture in very close proximity to a wet area, which is considered a significant safety concern.

Implication:

The presence of a light fixture in the tub/shower surround increases the risk of electrical shock or electrocution, especially in an area routinely exposed to moisture, water spray, and humidity. Electrical components installed in this location may not meet current safety standards for wet locations.

Recommendation:

Recommend evaluation and correction by a qualified licensed electrician. Repairs should include removing, relocating, or replacing the fixture with a properly rated fixture approved for wet-location use, as necessary, to improve safety.

Limitation of Inspection:

The inspection is visual only and does not determine code compliance, concealed wiring methods, or whether the fixture is properly grounded, GFCI-protected, or approved for installation in this location. Hidden conditions may exist behind finished surfaces.

FROM THE DESK OF STAN BAJERSKI

The State of Home Inspections Today

The home inspection industry continues to play a vital role in the real estate process, even as the market shifts and evolves. Buyers, sellers, and agents all rely on the home inspector to bring clarity, perspective, and professionalism to what is often one of the biggest financial decisions a person will make. In today's environment, that role is more important than ever.

Homes are becoming more complex. New materials, changing building methods, energy-efficient systems, smart home technology, and aging housing stock all present challenges that require inspectors to stay educated and sharp. At the same time, clients expect clear communication, thorough reporting, and practical insight. A good home inspector today must do more than identify defects — he or she must help clients understand the condition of the home in a way that is balanced, accurate, and useful.

by  **Cornerstone Home Inspector Education Center**