



Cornerstone Newsletter

November 2025

Education you can count on!

Cornerstone Classroom

Upcoming Webinar: EIFS Nov. 4th, 2025, 7:00 PM – 8:00 PM

This one-hour webinar explores EFIS and its issues.

INDUSTRY HEADLINES

Push for stronger buyer protections in New York

A recent report highlights that many buyers in New York lack real protection when it comes to home inspections. While state law requires condition disclosures, there's no guarantee a buyer's offer won't be rejected if they request an inspection. [Buffalo Toronto Public Media](#)

Local home inspector associations are now pushing for legislative changes to give buyers more leverage and transparency in real estate transactions. [Buffalo Toronto Public Media](#)

Why it matters to you: If similar legislation spreads to your state or region, it could shift client expectations, contract language, and the inspector's role in negotiations.

HOME INSPECTORS

Inspector Story of the Month

"The Mystery of the Missing Vent"

During a recent inspection of a 1980s colonial, everything seemed routine — until I entered the attic. The insulation was in decent shape, the framing solid, and there were no obvious leaks. But something felt off: the attic was unusually warm for a cool autumn day.

I started checking the ventilation. The soffits looked fine from the outside, but in the attic there was no evidence of airflow. I pulled back some insulation and discovered that the soffit vents were completely **blocked with plywood from the original construction**. For over 30 years, this attic had virtually no ventilation.

What did that mean?

- Excess heat in summer → higher cooling bills.
- Winter moisture buildup → risk of mold and premature roof shingle wear.
- Long-term structural concerns if left unresolved.

The buyer was shocked. They had toured the home multiple times and never would have noticed this issue. My recommendation: have a contractor open the soffits properly and add ridge or gable vents to balance airflow.

Lesson for clients: Even homes that "look great" can have hidden issues. Proper attic ventilation is one of the most overlooked — yet most important — parts of protecting a home's roof, energy efficiency, and indoor air quality.

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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

Issue Identified:

I tested the outlet in the bathroom and confirmed it has power, but it is not GFCI (Ground Fault Circuit Interrupter) protected.

Implication:

Bathrooms are considered wet or damp locations, and outlets without GFCI protection pose a heightened risk of electrical shock. This condition does not meet modern safety standards and reduces electrical safety in the home.

Recommendation:

Recommend you have a licensed electrician install GFCI protection at this location to improve safety and bring the bathroom electrical system closer to current standards.

Limitation of Inspection:

The inspection was limited to testing outlets with a simple plug-in tester. Wiring behind walls, load calculations, and breaker configurations were not evaluated. Future performance or hidden electrical conditions cannot be determined during a visual inspection.

FROM THE DESK OF STAN BAJERSKI

Current state of home inspections?

Liability Awareness

Lawsuits and claims against home inspectors continue to make headlines. Strong contracts, clear disclaimers, and well-written narratives remain your best protection. More inspectors are also attending continuing education on law and ethics to stay ahead.

Continuing Education & Professional Growth

States are tightening education requirements, and inspectors are recognizing the value of keeping up with new materials, building systems, and codes. Attending webinars, seminars, and networking events is proving invaluable not just for credits, but for staying sharp in a competitive market.

NEW ENGLAND SPOTLIGHT

Hot Market Zones in New England — Where Buyers Get the Most Value

In 2025, some New England markets are offering more "bang for your buck" compared to overheated metros elsewhere. A recent Realtor.com study identified certain New England areas as among the fastest-growing or most value-friendly markets in the U.S. [Morningstar+1](#)

- Buyers are gravitating toward suburban or secondary towns (outside major cities) for affordability, which increases inspection demand there.
- As inventory tightens in prime zones, more buyers will push further out — creating opportunities for inspectors who are mobile and can cover a wider service area.

Recall Center

Notable Recalls & Alerts Involving AC Condensers / HVAC Units

Trane & American Standard – Packaged HVAC Units

- Gas/electric units under recall
- Issue: Fuel gas valve may open unexpectedly → gas leak / fire hazard
- Action: Free manufacturer repair

Goodman / Amana / York / Energy Knight – PTAC Units

- Model prefixes: EKTC15, EKTH15, PMC15, PMH12, PMH15, PTC15, PTH12, PTH15, UCYB15, UCYH15
- Issue: Outdoor fan motor can overheat → fire hazard
- Action: Free repair program

Roofing / Roof Component Recalls & Defect Alerts

GAF Energy — Timberline Solar™ Shingles (Electrical / Fire Hazard)

- GAF Energy recalled the **Timberline Solar™ shingles / jumper modules** due to a **possible fire hazard** associated with internal electrical components. [National Roofing Contractors Association+3U.S. Consumer Product Safety Commission+3Roofing Contractor+3](#)
- Remedy: GAF will replace the jumper modules and inspect or repair the electrical components in affected installations at no cost to owners. [U.S. Consumer Product Safety Commission+2National Roofing Contractors Association+2](#)

Defective Shingles & Class Actions (Not Always Formal Recalls)

- **CertainTeed Horizon** — There's a class action settlement over defects (e.g. premature deterioration, failing to perform as promised). [Top Class Actions](#)
- **IKO Organic Shingles** — A class action settlement was approved in Canada regarding alleged defects in "organic" shingle lines (note: fiberglass lines may not be included). [ikoorganicsettlement.com](#)
- **Atlas / Tamko / Others** — Litigation claims exist about defective shingles (e.g. metal fragments, premature rusting) but some of these have *not* resulted in formal recalls. [Top Class Actions+3PBC Law Firm+3](#)