



Cornerstone Newsletter

August 2025

Education you can count on!

Cornerstone Classroom

Upcoming Webinar: Inspecting Log Homes August 19th, 2025, 7:00 PM – 8:00 PM

In this webinar, home inspectors will learn how to thoroughly assess log homes and the specific issues associated with them.

INDUSTRY HEADLINES

Connecticut Bill for Property Damage Grant Eligibility

What it does:

- As of **June 16, 2025**, a new Connecticut law requires that **licensed home inspectors** must evaluate **property damage** before homeowners can receive state grants for repairs.
- This applies to homeowners seeking financial assistance for repairs—especially those recovering from disasters or other damage.

HOME INSPECTORS

“The Case of the Missing Attic”

From the Field: A Real Story from a Cornerstone Home Inspector

Last month, one of our inspectors showed up to a routine inspection at a cozy Cape Cod-style home built in the 1940s. Everything looked typical at first—wood siding, original hardwood floors, even the old-fashioned phone nook in the hallway. But when it came time to inspect the attic, things got interesting.

There was no attic access.

Not in the hallway, not in the closet, not even in the garage. The inspector triple-checked the layout, shined a flashlight around every ceiling corner, even called the listing agent—nothing. The seller, a kind elderly woman, swore there was never an attic. “Just roof up there,” she insisted.

But from the outside, the inspector could see ventilation grilles—and enough roof pitch to hide a small room. A thermal camera confirmed it: there *was* an attic, and it was at least partially finished. It turned out that years earlier, the access panel had been drywalled over during a ceiling renovation—completely sealed and painted as if it never existed.

The buyer, an investor, was grateful the inspector caught it. The hidden attic space became a valuable bargaining chip—and is now being remodeled into a bonus room.

Moral of the story: Just because you *can’t* see it doesn’t mean it isn’t there. A good inspector looks past what’s obvious.

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New Logos

We now offer exclusive Certified Course Logos for inspectors who complete our webinars. These professionally designed logos can be proudly displayed on your website, social media, and marketing materials to highlight your commitment to continuing education and industry excellence. Stand out from the competition and let clients know you're backed by trusted, certified training. (sample)



NEW ENGLAND SPOTLIGHT

Other Home Inspection–Related Legislation: Connecticut

These are currently in the pipeline or still under review:

- House Bill 7078** (introduced April 2, 2025)
 - Would require sellers to provide a comprehensive **Residential Condition Report**, covering structural integrity (including issues like pyrrhotite) and building documentation. This bill encourages—but doesn’t *mandate*—pre-purchase inspections
- House Bill 6356** (introduced January 23, 2025)
 - Proposes a **non-waivable right** for homebuyers to obtain a home inspection—meaning sellers couldn’t condition a sale on buyers waiving the inspection
- House Bill 7029** (introduced February 21, 2025)
 - Aims to **certify independent inspectors and firms** to perform inspections under the State Building Code

To date, none of these three bills (7078, 6356, 7029) have passed into law—they remain in draft or committee stages.



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For more updates and resources, visit our website at www.cornerstonehiec.com or contact us at support@cornerstonehiec.com

Triangle Tube: Prestige & Aerco Esteem Condensing Gas Boilers

- Recall Date:** February 27, 2025
- Units Affected:** ~60,000 in the U.S. plus 7,500 in Canada
- Models:** Prestige Solo, Prestige Excellence, and Aerco Esteem
- Hazard:** Units may release carbon monoxide due to delayed ignitions or component damage. There have been **two reported deaths**, and 25 other CO leak reports [cpsc.gov+8cpsc.gov+8cpsc.gov+8](https://www.cpsc.gov/08CPSC/gasboilers).
- Remedy:** Free inspection and repair by Triangle Tube, including installation of a new boiler ignition system. Users are advised to have working CO alarms on all levels and outside sleeping areas while awaiting repair [cpsc.gov+3cpsc.gov+3cpsc.gov+3](https://www.cpsc.gov/08CPSC/gasboilers).
- Contact:** Triangle Tube (877-574-5036) or via their product recall site [cpsc.gov+1cpsc.gov+1](https://www.cpsc.gov/08CPSC/gasboilers).

Lochinvar (A. O. Smith / State Industries): Condensing Boilers & Packaged Systems

- Recall Date:** 2024 (fast-track recall)
- Units Affected:** Boilers sold August 2021–August 2023
- Models:** Residential condensing boilers, combi boilers, and packaged systems under Lochinvar, A. O. Smith, and State Industries brands; serials **125325485–134830284** [cpsc.gov+12cpsc.gov+12cpsc.gov+12](https://www.cpsc.gov/08CPSC/gasboilers).
- Hazard:** Flue collector may break, leading to potential CO exposure. Nine instances of flue failure have been reported—no injuries were reported [cpsc.gov+5cpsc.gov+5cpsc.gov+5](https://www.cpsc.gov/08CPSC/gasboilers).
- Remedy:** Free repair consisting of a steel plate reinforcement installed by a qualified technician. In the meantime, CO alarms should be used [weau.com+7cpsc.gov+7cpsc.gov+7](https://www.cpsc.gov/08CPSC/gasboilers).
- Contact:** Lochinvar (833-232-9706) or via their recall info or technician locator site [cpsc.gov+2cpsc.gov+2cpsc.gov+2](https://www.cpsc.gov/08CPSC/gasboilers).

TOOLS OF THE TRADE

Emerging Hardware Tech

Robotic crawlers – Small robots or borescopes reach tight crawlspaces or voids, offering safe remote visual inspection

FROM THE DESK OF STAN BAJERSKI

Current state of home inspections?

- The home inspection industry is undergoing a significant transformation, driven by evolving consumer expectations, emerging technologies, and regulatory changes. Today’s inspectors are expected to deliver not just accurate assessments, but also detailed digital reports, fast turnaround times, and clear communication with buyers, sellers, and agents. Tools like drones, infrared cameras, and AI-enhanced reporting software are becoming standard, helping inspectors identify issues that were previously difficult or impossible to detect. At the same time, many states are considering or enacting new legislation aimed at raising inspection standards and protecting consumers. In this changing landscape, the role of the home inspector is more important than ever—not just as a technical expert, but as a trusted advisor in one of the most critical decisions of a person’s life.

 by Cornerstone Home Inspector Education Center