



Cornerstone Newsletter

October 2025

Education you can count on!

Cornerstone Classroom

Upcoming Webinar: Crawlspace Oct. 7th, 2025, 7:00 PM – 8:00 PM

This one-hour webinar explores crawlspaces and how to inspect them.

INDUSTRY HEADLINES

Market Trends

Homebuyers Canceling More Real Estate Deals Than Ever

A significant shift is underway in the real estate market: instead of hasty decisions and waived inspections, buyers are becoming more cautious—taking time, negotiating harder, and, in many cases, walking away from deals altogether. This trend underscores a renewed appreciation for the value that thorough inspections bring.

HOME INSPECTORS

UK’s Claim.co.uk Uses AI for Early Detection in Home Maintenance

In the UK, Claim.co.uk is leveraging artificial intelligence to help homeowners detect structural problems early—evaluating property images in as little as 1.5 seconds with 95% accuracy. While this is outside the U.S., it reflects a broader technological shift toward preemptive inspection and diagnostics that could influence global industry standards.

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

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Join Cornerstone Home Inspector Education Center today!

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-  Expert instructors
-  Monthly Membership and Package Plans

Start learning on your schedule — enroll today!

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In-Person Event

A Premier Seminar at Mohegan Sun Casino

October 10th 2025

Join us for a full day of professional development and networking at the world-class Mohegan Sun Casino.

Featured Sessions:

- **Session 1:** Schluter® Systems (2 CEU'S) – Innovative floor system solutions every inspector should understand
- **Session 2:** James Hardie (2 CEU'S) – Advancements in siding and building materials that impact inspections
- **Session 3:** Three-Hour Connecticut Law Seminar (3 CEU'S) – Fulfills state law requirements

TOOLS OF THE TRADE

Gas Detectors

Gas Detectors for Home Inspectors

1. Why Carry a Gas Detector?

- **Safety:** Detects small leaks of natural gas (methane), propane, or other combustible gases that aren’t always obvious by smell.
- **Documentation:** Adds value to inspection reports when you can confirm or rule out a suspected leak.
- **Peace of Mind:** Clients feel safer when you check actively, not just by sniff test.

FROM THE DESK OF STAN BAJERSKI

Current state of home inspections?

The home inspection industry continues to evolve with shifting market conditions, new regulations, and advancing technologies. From rising demand created by renewed consumer protections in states like Massachusetts, to the integration of AI tools and recall-checking services, inspectors today have more opportunities than ever to add value for clients. At the same time, ongoing challenges—like liability concerns, pricing pressures, and the need for continuing education—make it clear that professionalism and adaptability remain key. As the market stabilizes and buyers once again recognize the importance of thorough inspections, staying informed and committed to best practices will ensure that inspectors remain trusted voices in every real estate transaction.

 by Cornerstone Home Inspector Education Center

NEW ENGLAND SPOTLIGHT

Connecticut: Highest Inspection Prices in the Nation

- In 2023, the average home inspection cost in the **Northeast** was \$547. Connecticut topped the charts with the **highest average quote at \$743**.
- As of August 2024, Connecticut still held the distinction of the most expensive inspections, averaging **around \$771**, compared to Maine’s \$654 and Massachusetts at \$593

Recall Center

Schneider Electric / Square D QO Plug-On-Neutral Electrical Panels

- In **June 2022**, about **1.4 million QO series electrical panels** were recalled due to a potential **loose neutral connection** that could lead to **overheating, thermal burn, or fire hazards**.
- Affected panels were manufactured between **February 1, 2020, and January 12, 2022**. Inspectors should advise clients to have these panels evaluated—unit interiors must be checked (preferably by a licensed electrician).

Trane Voluntary Recall – Ground Wire Overheating

- **Issue:** A **voluntary recall** was issued around July 2025 for select Trane and American Standard packaged units. A **ground wire in the control box can overheat**, creating fire risk.
- **Units Affected:** About **23,000 units** from 2019 to 2021.
- **Action:** Inspectors should advise homeowners or property managers to **check serial numbers** and contact Trane for a **free inspection and repair**.

Midea U and U+ Window Air Conditioners

- **Issue:** These models (sold under brands like Midea, Frigidaire, Danby, Insignia, and more) have condensate drainage issues. Poor drainage can lead to **mold growth**, posing respiratory health risks.
- **Scope:** About **1.7 million units** recalled in June 2025.
- **Action:** Inspectors should flag these window AC units and recommend clients pursue **repair or full refund** options from the manufacturer.