



Newsletter Issue: October 2026



Upcoming Webinar: Roof protection systems by Benjamin Obdyke
October 1st
2026 7:00 PM – 8:00 PM

This one-hour course explains how vapor moves through roof assemblies and why moisture control is critical for roof durability.

INDUSTRY HEADLINES

Slower Housing Market Raises the Value of a Thorough Home Inspection

The housing market continues to challenge buyers, sellers, real estate professionals, and home inspectors as we move into the final months of 2026.

According to the National Association of REALTORS®, existing-home sales declined 1.7% in July compared with June, although sales remained slightly higher than a year earlier. The median existing-home sales price reached approximately \$434,100, while available inventory represented about a 4.6-month supply.

Pending home sales also declined 2.3% in July, with decreases reported in all four major regions of the country. NAR notes that pending contracts remain approximately 30% below their pre-pandemic 2019 level, indicating that significant pent-up housing demand may still exist.

Inspector Story of the Month

This month's inspection find is a double trap installed beneath a sink. While it may look like extra protection against sewer gases, two traps can actually cause drainage problems by creating an air lock between them. This can lead to slow draining, gurgling, and possible backups. Plumbing fixtures should typically have only one properly installed trap with adequate venting to allow wastewater to flow freely. 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 Lawsuit Highlights Importance of the Home Inspection Agreement

A Connecticut federal lawsuit provides an important reminder to home inspectors about the wording of their inspection agreements. Buyers who alleged significant defects and water-intrusion problems sued several parties, including their home inspector. Although the inspection agreement contained a one-year limitation for bringing legal action, the court determined that the wording clearly protected the inspection company but did not clearly extend that protection to the individual inspector. The case is a reminder that inspectors should periodically have their agreements reviewed to make sure important protections apply to both the inspection company and the inspector performing the inspection.



Two recalls you want to know about.

Recall Alert – Amana Air Conditioners and Heat Pumps

Daikin Comfort Technologies recalled approximately **13,500 Amana window and through-the-wall air conditioners and heat pumps** in June 2026. The heating element can remain energized during a ground fault even when the unit is turned off, creating a potential fire and burn hazard. Home inspectors encountering these units should document the model information and recommend that clients verify whether the equipment is included in the recall.

Recall Alert – Smoke and Carbon Monoxide Detectors

Certain **Treatlife combination smoke and carbon monoxide detectors** sold through Amazon were recalled because they may fail to properly alert occupants to a fire. The recalled battery-operated detectors were sold from November 2025 through April 2026. Smoke and CO alarms are an important life-safety component, so inspectors should pay particular attention to ma

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.

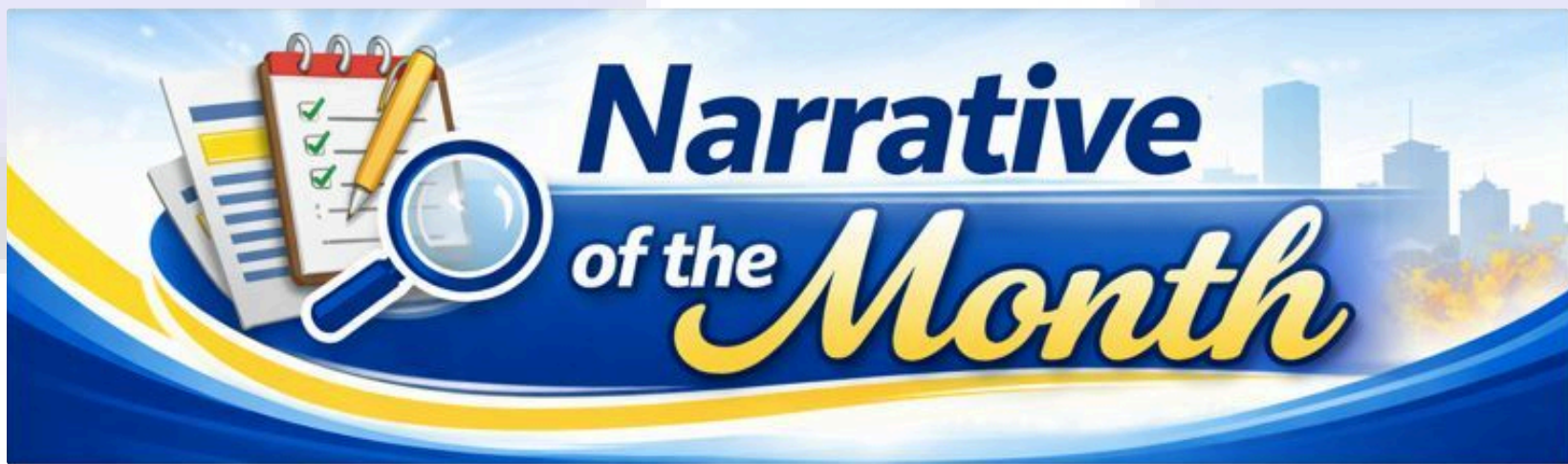
[Purchase Now](#)

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: Double Trap

Observation: A double-trap configuration was noted at the sink drain. Two traps installed in series can interfere with proper drainage and are generally not considered an acceptable plumbing configuration.

Implication: The trapped air between the two traps may restrict drainage and contribute to slow draining, gurgling, or potential backups.

Recommendation: Recommend correction by a qualified plumber so the sink is provided with a single properly installed and vented trap.

Limitation: The concealed portions of the drain and vent system were not visible and could not be evaluated.

FROM THE DESK OF STAN BAJERSKI

State of the Home Inspection Industry – New England

As we head into the final months of the year, the New England home inspection industry continues to be shaped by limited housing inventory, high home prices, older housing stock, and cautious buyers. Inspectors throughout the region are being asked to evaluate everything from historic homes and aging mechanical systems to newer energy-efficient equipment and modern building materials. Even as market activity shifts, the need for experienced inspectors remains strong, especially in a region where many homes can present unique structural, moisture, electrical, heating, and environmental concerns.

 by Cornerstone Home Inspector Education Center