



## CONCRETE ADVISORY and DISCLOSURE for SELLERS and BUYERS

FOR PROPERTY LOCATED AT: \_\_\_\_\_

Year Built: \_\_\_\_\_ Do you have knowledge of any structural addition(s) or outbuildings? [ ] Yes [ ] No; if YES, describe and indicate year(s) built: \_\_\_\_\_

**FOUNDATION ADVISORY:** Foundation cracks, problems or failures may be a result of many factors including but not limited to chemical compositions in foundation materials or natural occurrences at any time during the life of a property. Reports of issues with concrete foundations in some residential homes and condominium complexes in Connecticut prompted the State of Connecticut’s Department of Consumer Protection (DCP) to develop information for consumers and to conduct an investigation to identify the extent and scope of the issue, as that is not fully identified. **Professional Engineers** can provide guidance and expert assistance into aspects of foundation problems and concerns.

The DCP information for consumers on concrete foundations may be viewed online and printed from the DCP website, <http://www.ct.gov/dcp>, search “concrete foundations”. **That official information continues to be updated by DCP as new information becomes available**, and includes the latest update on the state investigation into the cause of the crumbling foundations, a brochure with pictures of visible foundation cracks, **how to verify a Professional Engineer license**, insurance information, and other information they have determined is important for consumers to know about and related to concrete foundations. Additional information can also be found at Connecticut’s Department of Housing (DOH) website, <http://www.ct.gov/doh>, search for “concrete foundations”. **Consumers are strongly encouraged to check regularly for the latest updates at the DCP and DOH websites.**

**NOTICE TO BUYER:** Seller(s) disclosures contained herein are specific to providing knowledge and results of any testing, inspection or repairs related to a foundation on the property. A visual inspection is just a statement of condition at the moment of time of inspection not necessarily a prediction of the future of the foundation. **For residential buildings purchased on or after February 1, 2019 there are requirements for core sample testing or visual inspections by a licensed Professional Engineer** prior to time of purchase for eligibility for claims under the Connecticut Foundations Solutions Indemnity Company, Inc. For complete information, go to <https://crumblingfoundations.org>.

**FOUNDATION DISCLOSURE:** Does the SELLER have knowledge of any testing and/or inspection(s), done by a licensed professional, related to a foundation on the property? [ ] Yes [ ] No; if YES, please describe the testing method and include all results and reports of test(s) and/or inspections including location of area(s) tested and/or inspected: \_\_\_\_\_

Does the SELLER have knowledge of any repairs related to a foundation on the property? [ ] Yes [ ] No; if YES, please describe the repair(s) and include all results of test(s) and reports, including location of area(s) repaired: \_\_\_\_\_

**CONDOMINIUM / PLANNED UNIT DEVELOPMENT (PUD) NOTICE:** BUYER(S) of condominiums or PUDs may have regular or special assessments, which could be inclusive of repairs needed to any structure in the complex due to failing or crumbling foundations. Among other inquiries, BUYER(S) should inquire about existing, pending assessments or any discussion of future assessments that may or may not be on the Resale Certificate and inquire of the property manager any known testing, repairs or evidence of failing foundations throughout the entire complex, not solely the unit you are interested in buying.

Seller(s) Initials \_\_\_\_\_

Buyer(s) Initials \_\_\_\_\_

FOR PROPERTY LOCATED AT: \_\_\_\_\_

By signing below, SELLER(S) and BUYER(S) acknowledge receipt of this Advisory and Disclosure. **SELLER(S) and BUYER(S) further acknowledge and agree real estate licensees are not experts in foundations and foundation materials and cannot undertake any independent investigations into the condition of foundations or representations that may be made by Sellers, home inspectors or others on any property.**

**STATEMENTS NOT TO CONSTITUTE A WARRANTY: Any representation made by the SELLER(S) on this form shall not constitute a warranty to the BUYER(S).**

\_\_\_\_\_  
Seller Name Printed and Date

\_\_\_\_\_  
Buyer Name Printed and Date

\_\_\_\_\_  
Seller Signature

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Buyer Signature

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Seller Name Printed and Date

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Buyer Name Printed and Date

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Seller Signature

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Buyer Signature