



## FOUNDATION ADVISORY for BUYERS

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.

Recent 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. 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 <http://crumblingfoundations.org>.

The DCP information for consumers on concrete foundations may be viewed online and printed from the DCP website, <http://www.ct.gov/dcp>, and search for “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.**

**State law requires all Sellers to disclose any material facts about the property. Material facts include whether a property has ever had foundation problems or cracks and any known repairs made to the foundation during the life of the property.**

By signing below, Buyer acknowledges receipt of this Advisory. Buyer further acknowledges and agrees 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.

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Buyer Name Printed

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Buyer Name Printed

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Buyer Signature

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Buyer Signature

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