



STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

ADVISORY

Recent reports of issues with foundations in some residential homes in Connecticut prompt the Department of Consumer Protection to issue this Advisory to remind licensed Home Inspectors that, within your defined scope of work, you should be especially diligent in your inspection of existing residential home foundations. If you find signs of cracking and deterioration, you must disclose the condition to your client.

We advise that you follow the International Standards of Practice for Inspecting Residential Properties and visual inspection standards when inspecting residential foundations.

There have been recently reported foundation failures in Connecticut, which appear to be typically identified in homes built twenty or more years ago and manifest themselves with unique characteristics, described as “map” or “spider” cracking. The cracking may possess rust colored staining with associated effervescence.

Home Inspectors are required to inspect under-floor crawl spaces which are readily accessible, and report any home deterioration or significant cracking that may be present in a foundation to your client.

International Standards of Practice for Inspecting Residential Properties

I. The inspector shall inspect:

- A. the foundation;**
- B. the basement;**
- C. the crawlspace; and**
- D. structural components.**

II. The inspector shall describe:

- A. the type of foundation; and**
- B. the location of the access to the under-floor space.**

III. The inspector shall report as in need of correction:

- A. observed indications of wood in contact with or near soil;**
- B. observed indications of active water penetration;**
- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and**
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.**

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