



**STATE OF CONNECTICUT**  
**DEPARTMENT OF CONSUMER PROTECTION**

**NOTICE TO HOME INSPECTORS**

This is a follow up to the Advisory sent out in August 2015 regarding the failing and crumbling of poured concrete foundations in Connecticut. The most current and complete information on the issue can be found on the Department of Consumer Protection (DCP) website at [www.ct.gov/DCP/concrete](http://www.ct.gov/DCP/concrete).

The Department of Consumer Protection, in conjunction with the Attorney General's Office, is conducting an investigation to determine what is causing foundations to crumble, and what can be done to prevent this issue from occurring in the future. Home Inspectors need to be alert to the potential for this problem and be on the lookout for any visible evidence that it may be present. One common symptom of this problem in its early stages appears to be "map-cracking" or "spider cracking" of the surface of the concrete, which can be very fine and difficult to detect in its early stages. The cracking may also display a rust, or white color surrounding it. While the crumbling concrete foundation problem originated and is being investigated in Eastern Connecticut, we want to make all home inspectors in the state aware of this issue.

If you see evidence of unusual "map-cracking" or "spider cracking" of concrete, you shall alert your client to this potential problem and suggest further evaluation. The Connecticut Association of Home Inspectors (CAHI) will be putting on a seminar in the very near future to help you identify symptoms of crumbling concrete foundations. Notice of this event will be sent to all Connecticut Home Inspectors and Interns. Again, the DCP website has information on this issue available both to homeowners and professionals on their website at [www.ct.gov/DCP/concrete](http://www.ct.gov/DCP/concrete). If you have any questions about this notice please feel free to contact any inspector member of the Home Inspection Licensing Board:

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