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CONNECTICUT REALTORS®

CONCRETE ADVISORY and DISCLOSURE for SELLERS and BUYERS

THIS FORM IS ADVISORY. IT IS NOT A CONTRACT.

FOR PROPERTY LOCATED AT: 101 Riverside Drive, Vernon, Connecticut 06066

Year Built: 2005 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. Claims funds may be available through the Connecticut Foundations Solutions Indemnity Company, Inc. (CFSIC) for residential dwellings purchased on or after February 1, 2019 which meet certain eligibility and professional inspection requirements. For complete information, updates, and availability of funding go to http://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: Structural engineer's inspection attached

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: One crack repair on garage foundation described on structural engineer inspection

FOUNDATION CLAIMS STATUS: If the Seller has a registered claim with CFSIC for foundation replacement assistance, the Buyer may be able to assume the Seller's position in line for assistance. CFSIC has a claim process that must be followed, and if it is not followed the Buyer could lose the option to assume the Seller's claim with CFSIC. Therefore, if the parties wish to transfer the claim from Seller to Buyer, the parties are put on Notice that Seller would need to assist/cooperate with the claim transfer, regardless of the type of claim. If Buyer wishes for Seller to assist/cooperate with the claim transfer, the parties are advised to consult with their attorneys to draft the

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terms and have it signed by both Buyer and Seller. Detailed information on how to transfer a claim is at the CFSIC website, http://crumblingfoundations.org . **Does the SELLER have a registered claim with CFSIC?**
☐ **Yes** ☑ **No; If YES, please identify the type of claim CFSIC has categorized the Seller as having:**
☐ *Pending* Claimant ☐ *Inactive* Claimant ☐ *Active* Claimant – see definitions below

Definitions of types of claimants: A *Pending* Claimant is a claimant for who no anticipated funding is available for at least the next four years, at a minimum, and even then may still be ineligible. An *Inactive* Claimant is a claimant who can be made Active subject to the meeting of additional CFSIC claim criteria. An *Active* Claimant is a claimant approved by CFSIC to obtain construction proposals and may be in line for funding within a reasonable time frame.

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.

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).

Alexander Patrick Taylor-Turcotte	
Seller Name Printed and Date	Buyer Name Printed and Date
Alexander Patrick Taylor-Turcotte 09/15/2025	
Seller Signature	Buyer Signature
Lacey Anne Allain	
Seller Name Printed and Date	Buyer Name Printed and Date
Lacey Anne Allain 09/10/2025	
Seller Signature	Buyer Signature

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