

CRUMBLING FOUNDATIONS

BACKGROUND:

Upwards of 35,000 homes in parts of the northern and eastern sections of Connecticut are facing a potentially devastating issue due to the presence of a naturally occurring iron sulfide originating from a quarry in Stafford Springs. The mineral—pyrrhotite—causes the slow deterioration of concrete foundations when it's exposed to oxygen and water. While the presence of pyrrhotite indicates the potential for concrete deterioration, its existence alone does not necessarily cause it. Homes and structures in approximately 36 towns may be affected by what appears to be a slow moving natural disaster. As a structure continues to deteriorate, it often becomes unsound. Cracking, flaking, bowing, and separation of the concrete has already appeared on some homes built between 1983 and 2011.

The damage is irreversible. The most effective repair is to replace the existing foundation with a new one that does not contain pyrrhotite. Foundation repairs differ in costs based on multiple factors, but current estimates range between \$150,000 and \$250,000 per home.

The cracking starts small and can take more than a decade to appear. For homes with existing deterioration, the presence of pyrrhotite can—in some circumstances—be determined by visual inspection alone, chiefly because this kind of deterioration forms a unique cracking pattern. Cracks to be concerned with are ones that go horizontal or splinter out like a web. A rust color or white powder may appear. For finished basements, you may need to remove the drywall to examine the concrete, although the damage is often visible on the outside of the home.

Homeowners in northeastern Connecticut who believe they are affected by a crumbling foundation may apply for a reimbursement of the cost for testing their homes for pyrrhotite, by accessing this link: www.foundationtesting.org. For more information on this testing program, please contact the Capitol Region Council of Governments (CRCOG) at 860-724-4277.

PRESS RELEASES:

November 28, 2017

[Gov. Malloy Announces State Begins Providing Reimbursements to Northeastern Connecticut Homeowners for Testing of Crumbling Foundations](#)

February 17, 2017

[Gov. Malloy Proposes Creating State Loan Program to Support Northeastern Connecticut Homeowners Confronting Crumbling Foundations](#)

January 23, 2017

[Gov. Malloy Announces State Funding to Conduct Foundation Testing For Homes in Northeastern Connecticut](#)

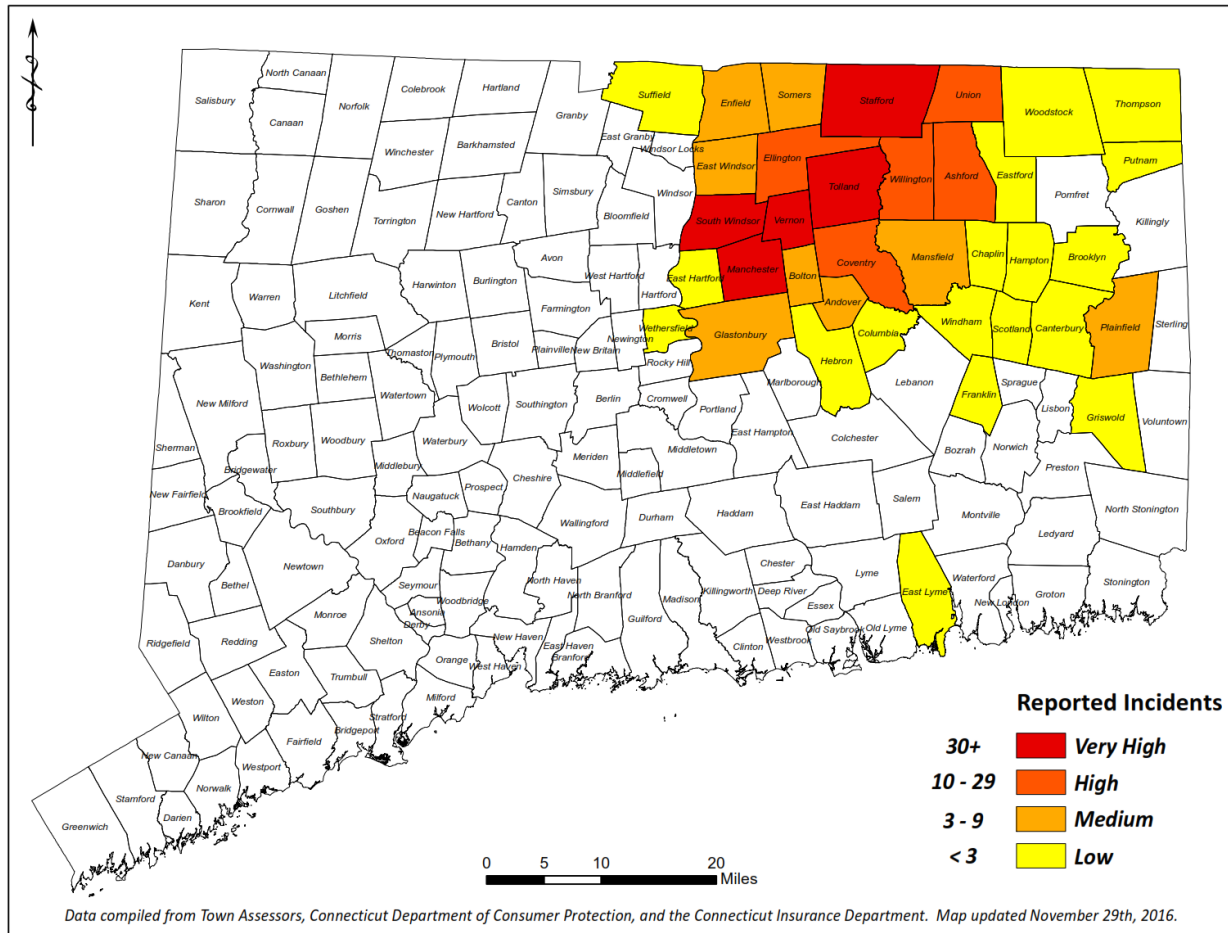
LEGISLATION:



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Town's Identified to be Impacted by Crumbling Foundations