# SOIL DISCLOSURE ACKNOWLEDGMENT

Property Name/Subdivision: Nebo Meadows Subdivision

Parcel Number(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Seller: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## 1. Purpose of Disclosure

This Soil Disclosure Form is intended to inform the Buyer of known geotechnical conditions at the above-referenced property ("Property") and assist Buyer in understanding that foundation and soil mitigation services may be advisable when building on properties with known geotechnical risks, such as collapsible soils. The information provided herein is based on engineering reports and site assessments available to the Seller and should be reviewed carefully by Buyer and Buyer’s contractor, engineer, or other licensed professionals prior to any residential construction.

## 2. Known Soil Conditions

The Property lies within a subdivision where native soils have demonstrated a high potential for collapse. This means the soil can undergo a significant reduction in volume, or collapse, when wetted. This collapse occurs because the soil structure, which is initially stable in a dry or unsaturated state, weakens and rearranges upon saturation, leading to a sudden loss of volume.

Without proper attention and planning, structures and other improvements on the property within the Nebo Meadows Subdivision could be adversely affected. Structures or improvements built on such soil could be damaged or destroyed.

A geotechnical investigation was commissioned by the Seller to identify the scope of the concern and recommend suitable construction techniques.

## 3. Engineering Report Available

The Seller provides and incorporates by reference the June 24, 2022 Geotechnical Investigation Report prepared by Intermountain GeoEnvironmental Services, Inc. A copy of this report is attached to this disclosure.

## 4. Seller Statement

While Seller believes the Property is suitable for a residential home, that belief is based on the assumption that any home built on the Property will follow the recommendations set forth in the June 24, 2022 Geotechnical Investigation report prepared by Intermountain GeoEnvironmental Services, Inc., a copy of which is included with this disclosure. In this subdivision, there is high potential for collapse in the native soils. As disclosed in that report, these risks for collapsible soil can be mitigated against by, among other things, over excavation (Section 6.2.3); structural fill and compaction (Section 6.2.5); having deep foundations such as helical piers, push piers or micro piles on suitable material (Section 6.3); and taking measures to minimize ponding and water infiltration near structures (Section 6.8).

Seller believes the cost to take these types of remedial measures up front as part of a construction plan with competent professionals are likely to be relatively small when compared with the cost to fix a sinking house that has already been constructed. Simply building a foundation that complies with applicable building codes and that would pass an inspection may not be sufficient to properly mitigate against the possibility of building on collapsible soil that could lead to material damage to a home in the future. There have been comments at Nephi City Council Meetings from the public suggesting that Nephi City adopt more rigorous housing standards regarding foundations to mitigate against the risk of homes sinking because of collapsible soils. (See https://nephi.utah.gov/AgendaCenter/ViewFile/Minutes/\_10032023-299.)

Seller recommends that Buyer carefully review the June 24, 2022 Report and seek appropriate professional assistance before beginning any construction. Seller recommends that Buyer consider obtaining its own geotechnical survey for the Property prior to constructing any home on the Property.

## 5. Disclaimer and Buyer Acknowledgment

By signing below, Buyer acknowledges receipt of this Soil Disclosure Form and the June 24, 2022 Geotechnical Investigation Report.

Buyer acknowledges that Seller recommends that Buyer should contact a qualified professional before buying a Lot and before further improving any lot or building any structures on a Lot. A Google search: “Foundation pier and pile contractors in Utah” will provide an extensive list of potential contractors to mitigate geotechnical risks listed in the soils report. Seller does not have any affiliation with any soils engineer or foundation contractors and does not recommend, warrant, or vouch for the quality, suitability, or outcomes of their services.

Buyer is solely responsible for conducting his/her/their own due diligence in purchasing any lot in the subdivision and selecting qualified professionals or contractors for any foundation, soil, or structural work. Buyer is encouraged to obtain multiple estimates, review credentials, and seek professional engineering advice prior to engaging any contractor.

**ACKNOWLEDGEMENT**

I HAVE READ THE FOREGOING AND UNDERSTAND THAT THE PROPERTY IS LIKELY AFFECTED BY COLLAPSIBLE SOIL. I ALSO UNDERSTAND THAT I AM RESPONSIBLE FOR CONDUCTING MY OWN DUE DILIGENCE IN SELECTING QUALIFIED PROFESSIONALS OR CONTRACTORS FOR ANY FOUNDATION, SOIL, OR STRUCTURAL WORK.

Buyer Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_

Seller Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_