

CONCRETE FOUNDATION ADVISORY & DISCLOSURE FOR SELLERS #307

Properties in some areas of Massachusetts have exhibited foundation problems attributed to certain minerals, namely pyrrhotite (an iron sulfide compound) in those concrete foundations.

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. Engineers can provide guidance and expert assistance into aspects of foundation problems and concerns.

The foundation failures linked to pyrrhotite appear to be typically identified in construction, including additions, built from 1983 forward.

The scope and extent of failed or failing foundations is outside the area of expertise of real estate Brokers and Salespersons. Real estate Brokers and Salespersons ARE NOT foundation experts and ARE NOT qualified to independently provide opinions regarding foundations or foundation materials, or to conduct an independent investigation into representations that other parties may have made about foundations or foundation materials. Only if the real estate licensee has actual knowledge of a known material defect, including a verified problem with a property's foundation, is the licensee required to disclose that fact.

Massachusetts has created a reimbursement program administered by the Department of Professional Licensure to encourage homeowners to come forward and have their foundations tested. Visual testing conducted by a licensed professional engineer at may be reimbursed 100% up to \$400, and for two core samples at a 75% rate up to \$5,000. The application and instructions for reimbursement are available here: https://www.mass.gov/doc/crumbling-foundation-testing-reimbursement-application/download?_ga=2.51361065.1078654388.1672950824-928212086.1669225521.

FOR PROPERTY LOCATED AT: 50 Frankfort Street Unit 11 Fitchburg MA 01420

YEAR PROPERTY BUILT: 1900

HAVE THERE BEEN ANY ADDITIONS TO THE PROPERTY? ☒ YES ☐ NO If yes, year built: 2020-2024

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(s) and include all results and report(s) of any test(s) and/or inspection(s), as well as identifying location(s) of area(s) tested and/or inspected:

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Does the Seller have knowledge of any repair(s) related to the foundation on the Property? ___ YES X NO

If **YES**, please describe the nature of the repair(s), the name of the company who performed the repairs, and include all results of any test(s) and/or report(s), including location(s) of area(s) repaired: _____

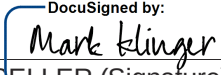
Disclosures from the Seller(s) contained herein are intended to provide information and results of any testing, inspection or repairs related to a foundation on the property. A visual inspection is only a statement of condition at the moment in time the inspection was conducted and is not necessarily a prediction about the future of the foundation.

By signing below, Seller(s) and Buyer(s) acknowledge receipt of this Advisory and Disclosure. **Seller(s) and Buyer(s) further acknowledge and agree that real estate Brokers and Salespersons 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, appraisers, or others on any property.**

Mark Klinger

SELLER (Please Print Name)

DocuSigned by:


SELLER (Signature)

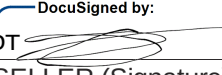
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SELLER (Please Print Name)

DocuSigned by:


SELLER (Signature)

6/14/2024 | 14:35 EDT

(date)

BUYER (Please Print Name)

BUYER (Please Print Name)

BUYER (Signature)

(date)

BUYER (Signature)

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