

CONCRETE FOUNDATION ADVISORY & DISCLOSURE FOR SELLERS #307

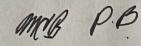
Properties in some areas of Massachusetts have exhibited foundation problems attributed to certain minerals, namely pyrrhotite (an iron sulfide compound) in those concrete foundations.

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 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 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: 10 Commonwealth Avenue, Hopkinton, MA 01748	
YEAR PROPERTY BUILT: 1989	
HAVE THERE BEEN ANY ADDITIONS TO THE PROPERTY? TYPES TO NO If yes, year built:	
FOUNDATION DISCLOSURE - Does the Seller have knowledge of any testing and/or inspection(s), done by a licen professional, related to a foundation on the property? TYES NO	sed
f YES, please describe the testing method(s) and include all results and report(s) of any test(s) and/or inspection(s), as as identifying location(s) of area(s) tested and/or inspected:	well







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(Page 2 of 2

	(. 495 2 51 2)
Does the Seller have knowledge of any repair(s) related to the fo	oundation on the Property? TYES TO
If YES, please describe the nature of the repair(s), the name of t results of any test(s) and/or report(s), including location(s) of are	the company who performed the repairs, and include all ea(s) repaired:
Disclosures from the Seller(s) contained herein are intended to repairs related to a foundation on the property. A visual inspection was conducted and is not necessarily a prediction	ction is only a statement of condition at the moment in time
By signing below, Seller(s) and Buyer(s) acknowledge receip further acknowledge and agree that real estate Brokers a foundation materials and cannot undertake any independent or representations that may be made by Sellers, home inspections.	ot of this Advisory and Disclosure. Seller(s) and Buyer(s) and Salespersons are not experts in foundations and dent investigations into the condition of foundations
Patricia L Boelsen SELLER (Please Print Name)	Michael C Boelsen SELLER (Please Print Name)
SELLER (Signature) Od (date) Od (9) Od (9) Od (1)	SEKLER (Signature) Delson OB 19/26

BUYER (Please Print Name)