



**Regarding Properties Located in  
Berkshire, Franklin, Hampden, Hampshire, Middlesex and Worcester Counties  
To Be Completed by ALL SELLERS and  
Provided To ALL BUYERS (both Clients and Unrepresented Customers)**

FOR PROPERTY LOCATED AT: 51 Winslow Rd Reading, MA 01867

It is possible for foundation issues to arise at any time during the life of a property, including cracks, failures or other problems. Such issues may result from many factors which can include, but are not limited to, chemical compositions in foundation materials and/or natural occurrences. News outlets have reported that certain properties located in Hampden, Hampshire, Worcester, Franklin, Berkshire and Middlesex Counties in Massachusetts have exhibited foundation problems and attributed the problems to the presence of a mineral called pyrrhotite (an iron sulfide compound) in those concrete foundations. As a result of these revelations, the Massachusetts Legislature established a Special Commission to study the matter. The Special Commission's final report, published on December 31, 2019, may be accessed here:

<https://malegislature.gov/Reports/8911/Crumbling%20Foundation%20Final%20Report.pdf>

The Massachusetts Legislature has also created a fund to reimburse homeowners for certain approved costs associated with inspections and testing of foundations to determine whether they are affected by this issue. The reimbursement application and related documentation may be found here:

<https://www.mass.gov/doc/crumbling-foundation-testing-reimbursement-application/download>

We also note that, while Home Inspectors, Town or City Building Department Officials may be able to provide some limited general information about potential foundation issues, BUYERS are advised that **only Structural Engineers** can provide expert guidance and assistance regarding a specific property's concrete foundation.

Coldwell Banker Realty is providing this information to BUYERS in an effort to help them make informed decisions regarding real estate purchases. However, real estate Brokers and Licensees are *not* experts and are **NOT** qualified to independently provide any 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.<sup>1</sup> BUYERS should **NOT** rely upon any statement or representation made by real estate Brokers or Licensees regarding a property's concrete foundation and/or the possibility that problems may or may not develop in the future.

**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:

\_\_\_\_\_

Does the SELLER have knowledge of any repair(s) related to a foundation on the Property?      Yes       No

If YES, please describe the repair(s) and include all results of any test(s) and/or report(s), including location(s) of area(s) repaired:

\_\_\_\_\_


<sup>1</sup> If a real estate licensee has actual personal knowledge of a known material defect, including a verified problem with a property's foundation, then the licensee would be required to disclose that fact.


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.

**CONDOMINIUM / PLANNED UNIT DEVELOPMENT (PUD) NOTICE:** BUYER(S) of condominiums, PUDs or other Homeowners' Associations 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, BUYERS of such properties should ask about existing or pending planned assessments, or any discussion of future assessments and inquire of the property manager about any known testing, repairs or evidence of failing foundations throughout the entire complex, not solely the unit BUYERS are interested in purchasing.

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 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.**

 dotloop verified  
03/22/26 6:54 PM PDT  
R0MM-L1QE-OBGS-VRCJ  
\_\_\_\_\_  
Seller Date

 dotloop verified  
03/23/26 9:30 AM EDT  
GZ7D-KJZZ-KGLP-4QWO  
\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date