

LEGISLATIVE SESSION

It will take all of us to get legislation proposed and passed.

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- Create a Crumbling Concrete Foundation Assistance Fund
 - Implement quarry licensing and testing standards
 - Require disclosure of pyrrhotite presence in case of purchase or sale of real estate
 - Define funding sources to support the Assistance Fund
 - Standardize property tax abatements
 - Eliminate permit fees for foundation replacements

MA NEEDS TO STOP THIS DISASTER!

WE NEED YOUR SUPPORT

SHARE THIS INFORMATION AND SHOW YOUR SUPPORT TO OUR LEGISLATORS!

WE'VE BEEN WAITING OVER FIVE YEARS WHILE OUR HOMES DETERIORATE DAILY!

- **Help** homeowners save their homes
- **Prevent** proliferation of crumbling foundations
- **Secure** integrity of homes in the future.

Follow the Massachusetts Residents Against Crumbling Concrete Facebook page and their website for additional ways to support affected homeowners and the bill.

<http://www.massracf.com/>

DON'T DELAY

MA NEEDS TO PASS LEGISLATION!

WE NEED YOUR HELP!

Massachusetts foundations are crumbling!



Once a dream home...



Now a nightmare!



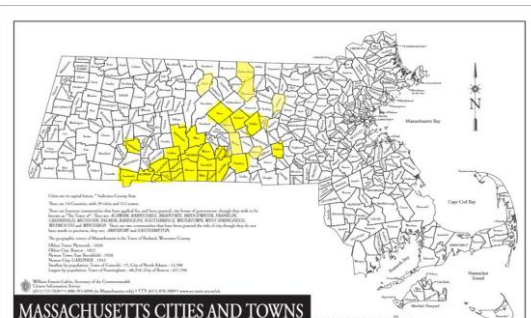
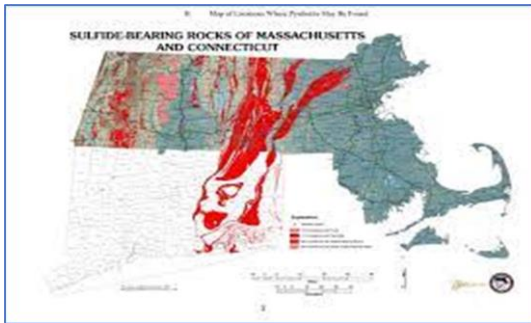
[Massachusetts Residents Against Crumbling Concrete](https://www.facebook.com/MassachusettsResidentsAgainstCrumblingConcrete)

<http://www.massracf.com/>

Pyrrhotite

Pyrrhotite is an iron sulfide mineral that has been found in the concrete aggregate of homes in central and western Mass. It expands when exposed to water and oxygen causing foundations to crack and crumble. It may take 10 – 30 years to see the full effects. The only fix is to replace the foundation at a cost of \$150,000 to \$300,000.

Quarries extract pyrrhotite from veins (red below). To date, it has been found in homes in 31 Massachusetts towns (yellow). It is estimated that thousands of homes will be affected. MA currently has no quarry testing requirements or restrictions on its use of pyrrhotite. Officials have identified a Massachusetts quarry as a source of aggregate stone for concrete that has pyrrhotite in it.



Impacts and Issues

Repairs are not covered by insurance; the financial burden rests solely on the homeowner.

It is devastating to families financially and emotionally (cost to repair > house value).

It will negatively impact property tax revenues as homes lose assessed value.

It is disrupting the real estate market with no safeguards and regulations in place.

We must stop sales of affected homes to unsuspecting buyers, and stop building new with pyrrhotite risk.



THIS CRISIS WILL HAVE FAR REACHING CONSEQUENCES IF NOTHING IS DONE TO HELP HOMEOWNERS OR TO STOP IT FROM CONTINUING!

If Cracks are Present:

Visit: <http://www.massracf.com/>

Get a core test (reimbursable by state)

Have an engineering study done to determine extent and timing

Plan to replace the foundation

Replace the Foundation:



Remove all utilities from the basement

Cut pockets into the foundation for beams

Remove floor, build cribbing, place beams to support house, lift home 5-7 feet

Remove and replace foundation

Lower home, repour floors, replace utilities

The home shown here is in Holden.

The cost to repair was **\$280,000**.

