

**TO WHOM IT MAY CONCERN**

I have received a copy of the following booklet from the Broker(s) in this transaction: "Homeowner's Guide to Earthquake Safety & Environmental Hazards" a combination of "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants" including toxic mold, "Protect Your Family From Lead In Your Home", and "The Homeowner's Guide to Earthquake Safety" including natural gas safety.

Property Address: \_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Buyer/Seller Signature: \_\_\_\_\_

Buyer/Seller Printed Name: \_\_\_\_\_

Selling Broker: \_\_\_\_\_

Listing Broker: \_\_\_\_\_

Selling Agent: \_\_\_\_\_

Listing Agent: \_\_\_\_\_

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# RESIDENTIAL EARTHQUAKE HAZARDS REPORT

Refer to Section 8897 et seq., California Government Code



Name \_\_\_\_\_

Street Address \_\_\_\_\_

City and County \_\_\_\_\_

Year Built \_\_\_\_\_

Zip Code \_\_\_\_\_

Assessor's Parcel No. \_\_\_\_\_

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists or not, answer "Don't Know." If your house does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

Page	See	Don't Know	Doesn't Apply	Yes	No
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Is the water heater braced, strapped, or anchored to the foundation?  
 ◦ If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
2. Is the house anchored or bolted to the foundation?  
 ◦ Are the exterior cripple walls braced?
3. If the house has cripple walls:  
 ◦ Are the exterior cripple walls braced?  
 ◦ If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?  
 ◦ Are the exterior tall foundation walls braced?
5. If the house is built on a hillside, answer the following:  
 ◦ Are the exterior tall foundation walls braced?  
 ◦ Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?  
 ◦ If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As Seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to fully disclose any potential earthquake weaknesses it may have.

## EXECUTED BY

(Seller) \_\_\_\_\_ Date \_\_\_\_\_

(Buyer) \_\_\_\_\_ Date \_\_\_\_\_

I acknowledge receipt of this form, completed and signed by the Seller. I understand that if the Seller has answered "No" to one or more questions, or if Seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

Keep your copy of this form for future reference.

2001 CALIFORNIA BUILDING CODE

310.7 [For HCD] Efficiency Dwelling Units. An efficiency dwelling unit shall conform to the requirements of the code except as herein provided or as provided in Health and Safety Code Section 17958.1.

1. The unit shall have a living room of not less than 220 square feet (20.4 m<sup>2</sup>) or superficial floor area. An additional 100 square feet (9.3 m<sup>2</sup>) of superficial floor area shall be provided for each occupant of such unit in excess of two.

2. The unit shall be provided with a separate closet.

3. The unit shall be provided with a kitchen sink, cooking appliances and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

NOTE: Subject to other provisions of law, the applicable subsection of the Health and Safety Code is repeated here for clarity and reads as follows:

Section 17958.1. Subject to Sections 17922, 17958 and 17958.5, a city or county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.

"Efficiency unit," as used in this section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference in Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations.

310.8 Shaft and Exit Enclosures. Exits shall be enclosed as specified in Chapter 10.

Elevator shafts, vent shafts, dumbwaiter shafts, clothes chutes and other vertical openings shall be enclosed and the enclosure shall be as specified in Section 711.

In nonsmokered Group R, Division 1 Occupancies, corridors serving an occupant load of 10 or more shall be separated from corridors and other areas on adjacent floors by not less than approved fixed wired glass set in steel frames or by 20-minute smoke- and draft-control assemblies, which are automatic closing by smoke detection.

310.9 Smoke Alarms and Sprinkler Systems.

310.9.1 General Dwelling Units, Congregate Residences and Hotel or Lodging House Guest Rooms [For SPM] and Residential Care Facilities Classified as Group R, Divisions 2.1, 2.2, 2.3.1 and Group R, Division 6 Occupancies that are used for sleeping purposes shall be provided with smoke alarms or multiple-station smoke alarms. Smoke alarms shall be installed in accordance with this code and the approved manufacturer's instructions.

EXCEPTION: A fire alarm system with smoke detectors located in accordance with Sections 310.9.1.4 and 310.9.1.5 may be installed in lieu of smoke alarms. Upon activation of the detector, only those notification appliances in the dwelling unit or guest room shall activate.

310.9.1.2 Additions, alterations or repairs to Group R Occupancies. When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in exist-

310.9.2

310.9.1.3 Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The smoke alarm shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Section 310.9.1.2.

310.9.1.4 Location within dwelling units. In dwelling units, a smoke alarm shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a smoke alarm shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke alarm shall be installed on the upper level, except that when the lower level contains a sleeping area, a smoke alarm shall be installed on each level. When sleeping rooms are on an upper level, the smoke alarm shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, a smoke alarm shall be installed in the hallway and in the adjacent room. Smoke alarm shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

310.9.1.5 Location in efficiency dwelling units, congregated residences and hotels. In efficiency dwelling units, hotel and in hotel [For SPM] motel or lodging house and congregate residences and residential care and group care facility sleeping rooms, smoke alarms shall be located on the ceiling or wall of the main room or each sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the smoke alarm shall be placed at the ceiling of the upper level in close proximity to the stairway. When situated, the smoke alarm shall sound an alarm audible within the sleeping area of the dwelling unit or congregate residence, hotel suite, or sleeping room in which it is located.

310.9.1.6 Single- and multiple-station smoke alarms and smoke detectors installed within dwelling units, congregate residences and hotel rooms shall not be connected to the building fire alarm system.

EXCEPTION: Connection of such devices for notification only. Buildings containing Group R, Division 2.1 Occupancies shall be provided with an approved manual and automatic fire alarm system in accordance with Chapters 3, 9 and 35 and the California Fire Code.

EXCEPTION: Buildings housing nonambulatory clients on the first story only, and which are protected throughout by the following: 1. An approved and supervised automatic sprinkler system, as specified in Chapter 9, which upon activation will initiate the fire alarm system to notify all occupants.

2. A manual fire alarm system in accordance with Chapters 9 and 35.

3. Smoke alarms required by Section 310.9.1.

310.9.2 Sprinkler and standpipe systems. When required by Section 904.2.1 or other provisions of this code, automatic sprink-

310.9.3

310.6.8

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