FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE STATEMENT

(Calif. Civil Code §§1102.6f, 1102.19)

NOTE: This form is used by a seller or seller agent when marketing for sale a one-to-four unit residential property located in a high or very high fire hazard severity zone and constructed before January 1, 2010 or subject to local defensible space ordinances, to prepare and hand to prospective buyers for their review of information on fire hardening vulnerabilities and local defensible space and vegetation management requirements.

DATE: _____, 20_____, at _____, California.
PROPERTY ADDRESS: _____

Items left blank or unchecked are not applicable.

FIRE HARDENING DISCLOSURE STATEMENT:

This home is located in a high or very high fire hazard severity zone and was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website *http://www.readyforwildfire.org.*

NOTICES:

1. Seller is aware the following checked features may make the home vulnerable to wildfire and flying embers.

1.1 ☐ Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.

1.2 ☐ Roof coverings made of untreated wood shingles or shakes.

1.3 ☐ Combustible landscaping or other materials within five feet of the home, under eaves and under the footprint of any attached deck.

1.4 ☐ Vegetation located within one foot of the home, within the area between the home and the edge of the eave or "drip line," within two feet of windows, doors and vents, or within five feet of attached structures, such as decks.

1.5 ☐ Tree branches that extend under eaves, within ten feet of chimneys or within five feet above the roof(s).

1.6 ☐ Lower tree branches located within five feet of the home that extend within the shorter of either six feet from the ground or the bottom third of the tree.

1.7 ☐ Single pane or non-tempered glass windows.

1.8 ☐ Loose or missing bird stopping or roof flashing.

1.9 ☐ Rain gutters without metal or noncombustible gutter covers.

1.10 ☐ Fences, gates or outbuildings consisting of combustible material located within five feet of the home.

2. ☐ Seller has completed the following low-cost retrofits to the property during their ownership:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____.

LOCAL DEFENSIBLE SPACE AND VEGETATION MANAGEMENT REQUIREMENTS:

3. The property ☐ is OR ☐ is not subject to specific city or county vegetation rules in addition to state law. When Seller obtains a final inspection for vegetation management or defensible space from a state or local agency, government entity, or other qualified nonprofit entity, Seller timely delivers a copy of the report to Buyer.

3.1 ☐ Seller provides passing inspection report(s) dated within six months of entering into the Purchase Agreement:
- a. ☐ See attached report(s) _____.
- b. ☐ Buyer received information about the local governing agency issuing the report(s).

3.2 ☐ Seller does not have passing inspection report(s) and:
- a. ☐ Property compliance is unknown by Seller; or
- b. ☐ Buyer received copy of the failed inspection report(s).

3.3 When Buyer has not received passing inspection report(s) from Seller:
- a. ☐ Buyer to obtain passing report(s) and fix the property within one year of the close of escrow.
- b. ☐ Seller to obtain passing report(s) and deliver to Buyer ☐ before the close of escrow, or ☐ before final walk-through.

EXECUTED BY:

_____	_____	_____, 20____
(Seller)	(Seller)	(Date)
_____	_____	_____, 20____
(Buyer)	(Buyer)	(Date)

This disclosure is required in addition to the standard real estate Transfer Disclosure Statement (TDS) and Natural Hazard Disclosure Statement (NHD). [See RPI Forms 304 and 314]