Signature Pages for

Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants

Homeowner’s Guide to Earthquake Safety Earthquake, 2005 Edition
Includes Gas-Shutoff

Protect Your Family From Lead In Your Home 2003 Edition

The California Home Energy Rating System (HERS)

Provided by

GEOASSURANCE
NATURAL HAZARD DISCLOSURE REPORTS
HOW TO FILL OUT THE DISCLOSURE FORM

*When you sell a home that was built before 1960, you are required to fill out the form shown on the next page.*

- Sellers must hand buyers a **completed** disclosure report.
- Sellers must answer the questions to the best of their knowledge.
- If a question on the form describes only part of your house—for example if part of your house is anchored to the foundation and the other part is not—sellers should answer the question with a “NO” because a portion of the house is not properly anchored.
- Sellers are not required to remove siding, drywall, or plaster in order to answer the questions.
- Sellers are not required to hire anyone to inspect their homes.
- Sellers are not required to fix the weaknesses before they sell their homes.

NAME

ASSESSOR’S PARCEL NO.

STREET ADDRESS

YEAR BUILT

CITY AND COUNTY

ZIP CODE

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, 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.

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 disclose fully any potential earthquake weaknesses it may have.

EXECUTED BY

_____________________________ ______________________________ _________
(Seller) (Seller) 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.

_____________________________ ______________________________ _________
(Buyer) (Buyer) Date

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.
I found the booklet, *The Homeowner’s Guide to Environmental Hazards and Earthquake Safety* (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update:

- Helpful
- Too detailed
- Not detailed enough
- The booklet helped me to locate earthquake weaknesses in my home.
- I have strengthened my home to resist earthquakes.
- I plan to fix my home’s earthquake weaknesses.
- The booklet helped me find out that my home did not have any earthquake weaknesses.

The year my home was built was______________.

Comments: __________________________________________________________________________
___________________________________________________________________________________

We Want To Hear From You!

California Seismic Safety Commission
1900 K Street, Suite 100
Sacramento, California 95814-4186

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: __________________________________________________________________________

Date__________ Time ________________ __________________________ ________________________

Date__________ Time ________________ __________________________ ________________________

Date__________ Time ________________ __________________________ ________________________

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10    Official C.A.R. * Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: __________________________________________________________________________

Date__________ Time ________________ __________________________ ________________________

Date__________ Time ________________ __________________________ ________________________

Date__________ Time ________________ __________________________ ________________________

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CLAIM FOR SEISMIC SAFETY CONSTRUCTION
EXCLUSION FROM ASSESSMENT
(Section 74.5 of the Revenue and Taxation Code)

This form must be filed with the Assessor prior to, or within 30 days of, completion of construction.

PROPERTY DESCRIPTION
Parcel No.(s) ______________
Address __________________________________________

STATEMENTS

1. As the owner of the property described above, I completed, or will complete, construction on this property on ________, and therefore claim the construction exclusion from assessment provided by section 74.5 of the California Revenue and Taxation Code.

2. I understand this exclusion from assessment is applicable only to seismic retrofitting improvements and improvements utilizing earthquake hazard mitigation technologies, to an existing building or structure and is not applicable to alterations, such as new plumbing, electrical, or other added finishing materials, made in addition to seismic-related work performed on an existing structure.

3. I further understand this exclusion from assessment does not encompass the exclusion provided by Revenue and Taxation Code section 70(d) pertaining to the portion of reconstruction or improvement to a structure, constructed of unreinforced masonry bearing wall construction, necessary to comply with any local ordinance relating to seismic safety during the first 15 years following that reconstruction or improvement.

4. The property owner, primary contractor, civil engineer, or architect ☐ has ☐ has not certified to the building department those portions of the project that are seismic retrofitting improvements or improvements utilizing earthquake hazard mitigation technologies.

THIS EXCLUSION EXPIRES UPON CHANGE IN OWNERSHIP OF THE PROPERTY

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

SIGNATURE __________________________________________

DATE ____________  DAYTIME PHONE NO. (__________)  ______

Only the owner or a co-owner of the above-described property (including a purchaser under contract of sale) or his or her legal representative may sign.

If you are buying this property under an unrecorded contract of sale and the Assessor does not have a copy of the contract, you must attach a copy to the claim.

SUPPORTING DOCUMENTS MUST BE FILED WITHIN SIX MONTHS OF COMPLETION OF THE PROJECT.
Property Address:

I have received a copy of the WHAT IS YOUR HOME ENERGY RATING? booklet (CEC-400-2009-008-BR)

Buyer's Signature
Printed Name
Date

Buyer's Signature
Printed Name
Date

Buyer's Agent Signature
Printed Name
Date

Broker's Name

Seller's Signature
Printed Name
Date

Seller's Signature
Printed Name
Date

Listing Agent's Signature
Printed Name
Date

Broker's Name

California Civil Code Section 2079.10 states that if this booklet is provided to the buyer by the seller or broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

For more information, visit: www.energy.ca.gov/HERS/index.html