



HOME HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM (C.A.R. Form HHDS, 12/20)

This is a disclosure and addendum to the Purchase Agreement, OR [ ] Other \_\_\_\_\_ dated \_\_\_\_\_ ("Agreement") on property known as \_\_\_\_\_ ("Property") In which \_\_\_\_\_ is referred to as Buyer, and \_\_\_\_\_ is referred to as Seller. Buyer and Seller are referred to as the "Parties".

I. HOME FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE PREREQUISITES: Sections II and III apply to properties that are located in either a high or very high fire hazard severity zone. It may be possible to determine if a property is in a high or very high fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. If unable to determine if the Property is in either of these zones, and the Property is in or near a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands or land that is covered with flammable material, a Seller may choose to make the disclosures below because a buyer might consider the information material, whether or not otherwise required by law. A seller may voluntarily make the disclosures in Sections II and III whether or not mandated by law.

II. HOME FIRE HARDENING INFORMATION: (Required for residential properties with one to four units constructed before January 1, 2010).

- 1. HOME HARDENING PROPERTY LOCATION: The home is (or, if checked, [ ] IS NOT) in a high or very high fire hazard severity zone.
2. HOME FIRE HARDENING NOTICE: "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME 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".
3. HOME FIRE HARDENING FEATURES: Seller is aware of the following features that may make the home vulnerable to wildfire and flying embers (check all that apply):
A. [ ] 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.
B. [ ] Roof coverings made of untreated wood shingles or shakes.
C. [ ] Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
D. [ ] Single pane or non-tempered glass windows.
E. [ ] Loose or missing bird stopping or roof flashing.
F. [ ] Rain gutters without metal or noncombustible gutter covers.
4. HOME FIRE HARDENING FINAL INSPECTION REPORT:
[ ] If checked, Seller has obtained a final inspection report pursuant to Government Code Section 51182. A copy of the report is attached or a copy may be obtained at \_\_\_\_\_.

III. DEFENSIBLE SPACE INFORMATION:

- 1. DEFENSIBLE SPACE ADVISORY: Public Resources Code Section 4291 requires that, to minimize the risk of fire affecting a building or structure on the Property, a defensible space around the improvement be maintained within 100 feet of the improvement. Many local governments have enacted a local vegetation management ordinance for that same purpose. (Collectively, "defensible space laws.") Effective July 1, 2021, Civil Code 1102.19 requires a disclosure regarding compliance with the defensible space laws. The local agency, if any, from which a copy of the documentation specified below may be obtained is: \_\_\_\_\_, which may be contacted at: \_\_\_\_\_.
2. DEFENSIBLE SPACE DOCUMENTATION OF COMPLIANCE: (2A applies unless 2B or 2C is checked.)
A. Buyer obligation to obtain documentation of compliance: If a local agency allows either Buyer or Seller to obtain documentation of compliance, then Buyer shall obtain the documentation in accordance with the local law. If there is no local law, and there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Inspector"), Buyer shall, within one year of Close Of Escrow, obtain documentation of compliance with the defensible space law.
OR B. [ ] Seller has obtained documentation within 6 months: Even though no local ordinance requires Seller to provide documentation, Seller voluntarily obtained documentation within the last 6 months, from an Authorized Inspector. Seller shall deliver documentation to Buyer within 7 Days after Acceptance.



**OR C.**  **A local ordinance requires Seller to provide documentation of compliance:** Seller shall deliver documentation to Buyer 5 Days prior to Close Of Escrow of Escrow.

Seller acknowledges receipt of this Home Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable obligation of Section III, paragraph 2.

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

Buyer acknowledges receipt of this Home Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable obligation of Section III, paragraph 2.

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

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