



# HOME FIRE HARDENING DISCLOSURE AND ADVISORY

(C.A.R. Form HHDA, 12/20)

This is a disclosure and advisory 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.

## I. HOME FIRE HARDENING PREREQUISITES:

- LAW APPLICABILITY:** The disclosures specified in Section II are only required for sellers of residential properties with one to four units constructed before January 1, 2010 that are located in either a **high or very high** fire hazard severity zone if the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS).
- WHERE TO LOCATE INFORMATION:** 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. This information may also be available through a local agency where this information should have been filed.
- The home is (or, if checked, ☐ is NOT) in a high or very high fire hazard severity zone.
- Even if the Property is not in either of the zones specified above, or if the Seller is unable to determine whether the Property is in either of those zones, if 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. A Seller may voluntarily make the disclosures in paragraphs 2 and 3 of Section II even if not mandated by law.

## II. HOME FIRE HARDENING INFORMATION:

- 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](http://www.readyforwildfire.org)".
- 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):
  - ☐ 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.
  - ☐ Roof coverings made of untreated wood shingles or shakes.
  - ☐ Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
  - ☐ Single pane or non-tempered glass windows.
  - ☐ Loose or missing bird stopping or roof flashing.
  - ☐ Rain gutters without metal or noncombustible gutter covers.
- HOME FIRE HARDENING FINAL INSPECTION REPORT:** ☐ If checked, Seller has obtained a final inspection report, that includes compliance with certain defensible space and home hardening requirements pursuant to Government Code Section 51182. A copy of the report is attached or a copy may be obtained at \_\_\_\_\_.

Seller represents that Seller has provided the answers on this form and that such information is true and correct to the best of Seller's knowledge. Seller acknowledges receipt of this Home Fire Hardening Disclosure and Advisory.

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

Buyer acknowledges receipt of this Home Fire Hardening Disclosure and Advisory.

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

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