

# FIRE HARDENING AND DEFENSIBLE SPACE

DISCLOSURE      SIMPLIFIED

Your local experts for Santa Cruz and Monterey

***GeoDisclosure***

Natural Hazard Disclosure Reports

[www.geodisclosure.com](http://www.geodisclosure.com)

831-469-4438

info@geodisclosure.com

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# Why Fire Hardening and Defensible Space Disclosure?

- In 2020 4.2 million acres burned from wildfires in California
- With climate change, the likelihood of another CZU type fire is high
- There is a shortage of firefighting resources in both counties
- Homeowners need to be made aware and be proactive with FHDS

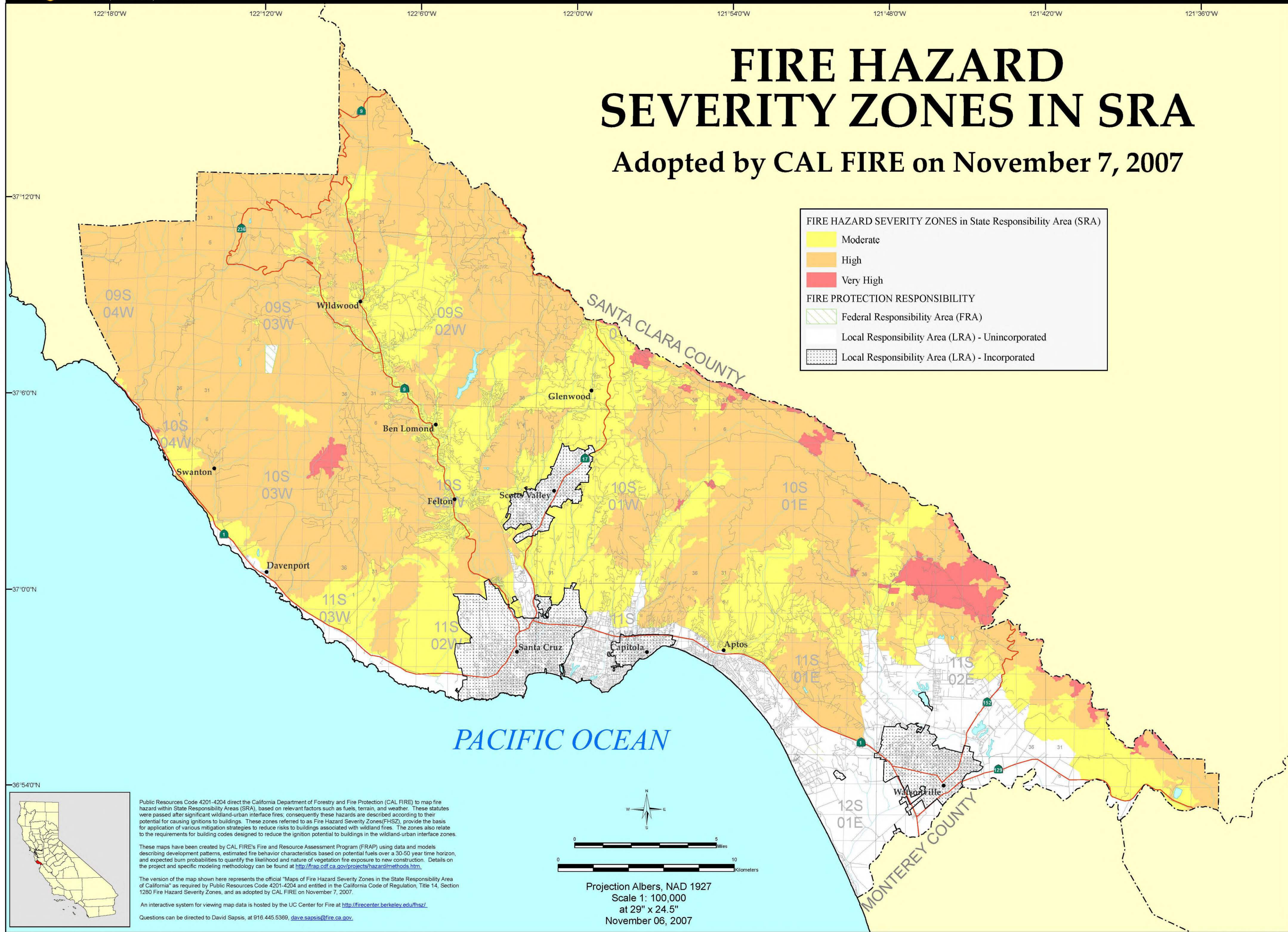
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## FIRE HAZARD SEVERITY ZONES IN SRA

Adopted by CAL FIRE on November 7, 2007



Public Resources Code 4201-4204 direct the California Department of Forestry and Fire Protection (CAL FIRE) to map fire hazard within State Responsibility Areas (SRA), based on relevant factors such as fuels, terrain, and weather. These statutes were passed after significant wildland-urban interface fires, consequently these hazards are described according to their potential for causing ignitions to buildings. These zones referred to as Fire Hazard Severity Zones (FHSZ), provide the basis for application of various mitigation strategies to reduce risks to buildings associated with wildland fires. The zones also relate to the requirements for building codes designed to reduce the ignition potential to buildings in the wildland-urban interface zones.

These maps have been created by CAL FIRE's Fire and Resource Assessment Program (FRAP) using data and models describing development patterns, estimated fire behavior characteristics based on potential fuels over a 30-50 year time horizon, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure to new construction. Details on the project and specific modeling methodology can be found at <http://frap.cdf.ca.gov/projects/hazard/methods.htm>.

The version of the map shown here represents the official "Maps of Fire Hazard Severity Zones in the State Responsibility Area of California" as required by Public Resources Code 4201-4204 and entitled in the California Code of Regulation, Title 14, Section 1280 Fire Hazard Severity Zones, and as adopted by CAL FIRE on November 7, 2007.

An interactive system for viewing map data is hosted by the UC Center for Fire at <http://firecenter.berkeley.edu/fhsz/>.

Questions can be directed to David Sapsis, at 916.445.5389, [dave.sapsis@fire.ca.gov](mailto:dave.sapsis@fire.ca.gov).

Projection Albers, NAD 1927

Scale 1: 100,000

at 29" x 24.5"

November 06, 2007

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>  
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Arnold Schwarzenegger, Governor,  
State of California  
Mike Chrisman, Secretary for Resources,  
The Resources Agency  
Ruben Grijalva, Director,  
Department of Forestry and Fire Protection

MAP ID: FHSZS\_MAP

DATA SOURCES

CAL FIRE Fire Hazard Severity Zones (FHSZS06\_3)

CAL FIRE State Responsibility Areas (SRA05\_5)

CAL FIRE Incorporated Cities (Incorp07\_3)

PLSS (1:100,000 USGS, Land Grants with CAL FIRE grid)



# FIRE HAZARD SEVERITY ZONES IN SRA

Adopted by CAL FIRE on November 7, 2007

## FIRE HAZARD SEVERITY ZONES in State Responsibility Area (SRA)

- Moderate
- High
- Very High

## FIRE PROTECTION RESPONSIBILITY

- Federal Responsibility Area (FRA)
- Local Responsibility Area (LRA) - Unincorporated
- Local Responsibility Area (LRA) - Incorporated

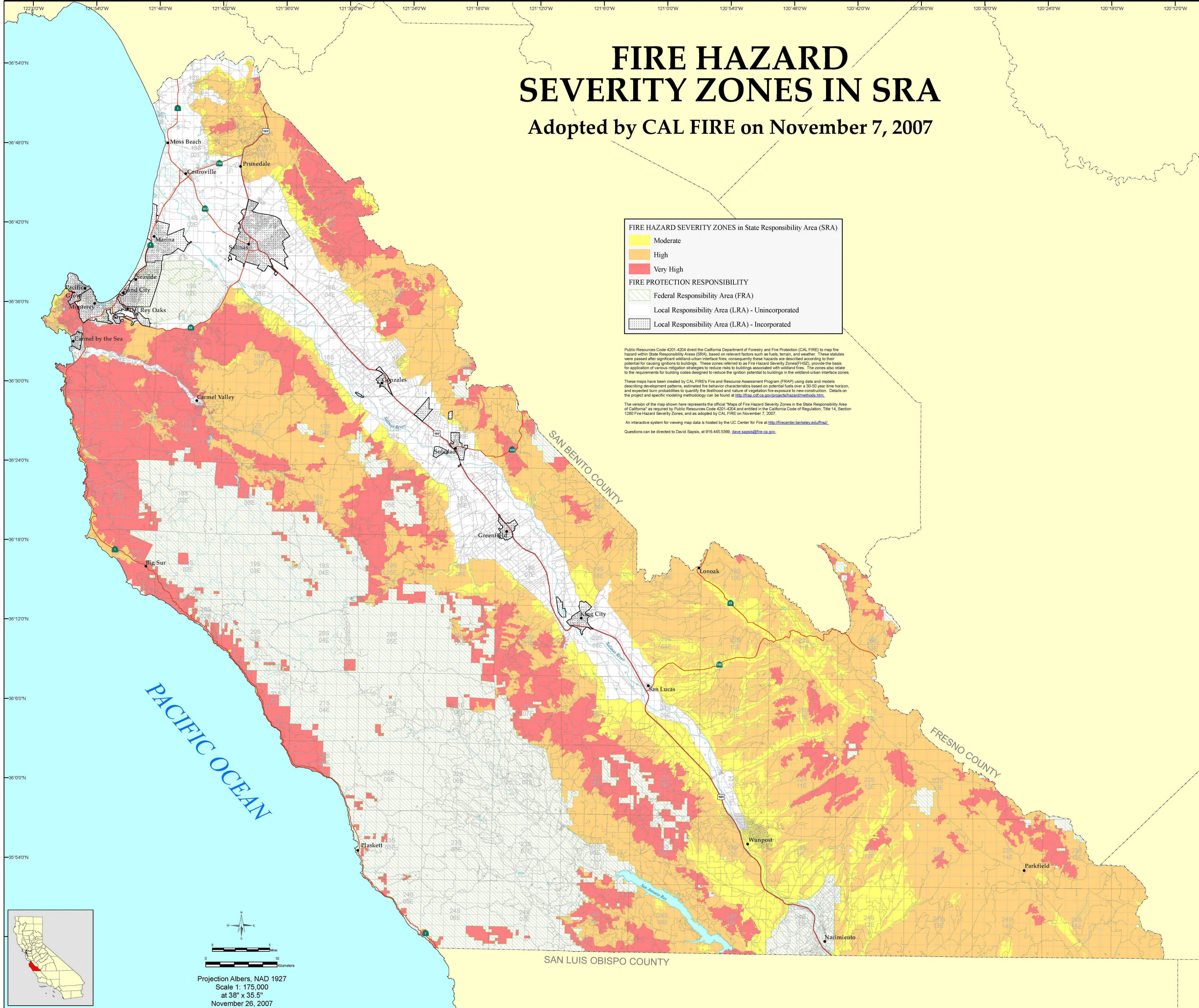
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Projection Albers, NAD 1927  
Scale 1: 175,000  
at 38" x 35.5"  
November 26, 2007

Arnold Schwarzenegger, Governor,  
State of California  
Mike Chrisman, Secretary for Resources,  
The Resources Agency  
Ruben Grijalva, Director,  
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MAP ID: FHSZS\_MAP  
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# How do you know if your property requires a FHDS disclosure?

- Order a GeoDisclosure Natural Hazard Disclosure Report
- Look it up for yourself

Your local experts for Santa Cruz and Monterey

***GeoDisclosure***

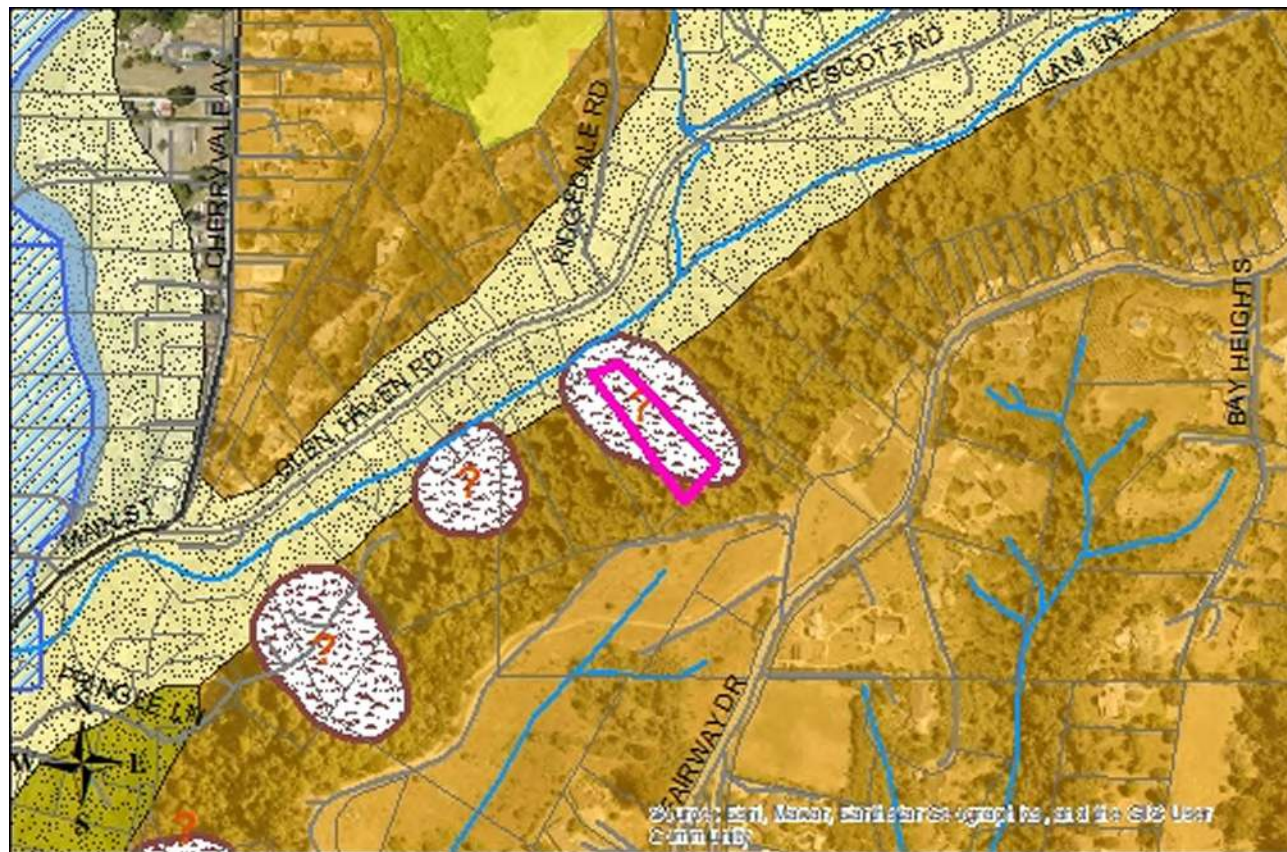
This statement applies to the following property: 0 Pringle Lane, Soquel, CA 95073

Transferor: Dolores J. Parker

APN:040-361-28

## Map Page

THE ACCURACY OF MAPS VARY GREATLY  
THIS MAP SHOWS ONLY APPROXIMATE LOCATION OF PROPERTY RELATIVE TO HAZARD ZONES.  
NOT ALL ZONES IN REPORT ARE REPRESENTED ON THIS MAP.



### Seismic Zones

- Liquefaction A
- Liquefaction B
- State Fault Zone
- County Fault\_Zones
- Landslide Deposit

### Flood Zones

- 100 Year FEMA Flood Zone
- X\_0.2 Moderate to Low Risk
- Dam Inundation
- CZU Potential Debris Flow Hazard Area

### Fire Zones

- High
- Moderate
- Very High
- County Critical Fire Hazard Area
- County Very High Fire Hazard Area

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Transferor: Dolores J. Parker

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## Summary Page

### Statutory Disclosures

The subject property:

**IS**

**IS NOT**

☐☒

- within a **Special Flood Hazard Area**.

☐☒

- within an **Area of Potential Dam Inundation**.

☐☒

- within a **Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone**.

☒☐

- within a **State Responsibility Area (SRA) Wildland Fire Area**.

☐☒

- within an **Alquist-Priolo Earthquake Fault Zone (APZ)**.

☐☒

- officially mapped for landslide or liquefaction potential by the State of California as required by the **SHMA, (Siesmic Hazard Mapping Act)**.

### Local Disclosures

☒☐

- within a potential **Santa Cruz County Seismic Hazard Zone**.

☐☒

- within a **Santa Cruz County Critical Fire Hazard Area**.

☐☒

- within a **Mello-Roos Special tax lein district**.

☒☐

- within 1 mile of an **area zoned for commercial or industrial use**.

☒☐

- within 1 mile of a **County of Santa Cruz Agricultural Resource Area**.

☐☒

- within 1 mile of the **Santa Cruz County Regional Transportation Corridor**.

☐☒

- adjacent to a **Timber Production Area**.

### State Level Disclosures

☒☐

- mapped in a **(SRA) High or Very High Wildland Fire Area. (See pages 3, 4)**  
(Fire Hardening and Defensible Space Disclosure and Addendum - C.A.R. Form FHDS, required)

☐☒

- within **California Coastal Zone**.

☐☒

- within 1 mile of a **Former Military Ordnance site**.

☐☒

- within a **naturally occurring asbestos area**.

☐☒

- within an **Airport Noise Area**.

☐☒

- within an **Airport Proximity Zone**.

☐☒

- within a **Tsunami Inundation Area**.

☐☒

- within 1 Mile of an **Operational Mine**.

**THIS IS ONLY A SUMMARY. PLEASE READ THE FOLLOWING PAGES FOR FULL EXPLANATIONS.**

This statement applies to the following property: 0 Pringle Lane, Soquel, CA 95073

Transferor: Dolores J. Parker

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## FIRE HAZARDS

### WILDLAND FIRE HAZARD SEVERITY ZONES - CALIFORNIA STATE RESPONSE AREAS

**Subject property IS within a High Wildland Fire Hazard Area.**

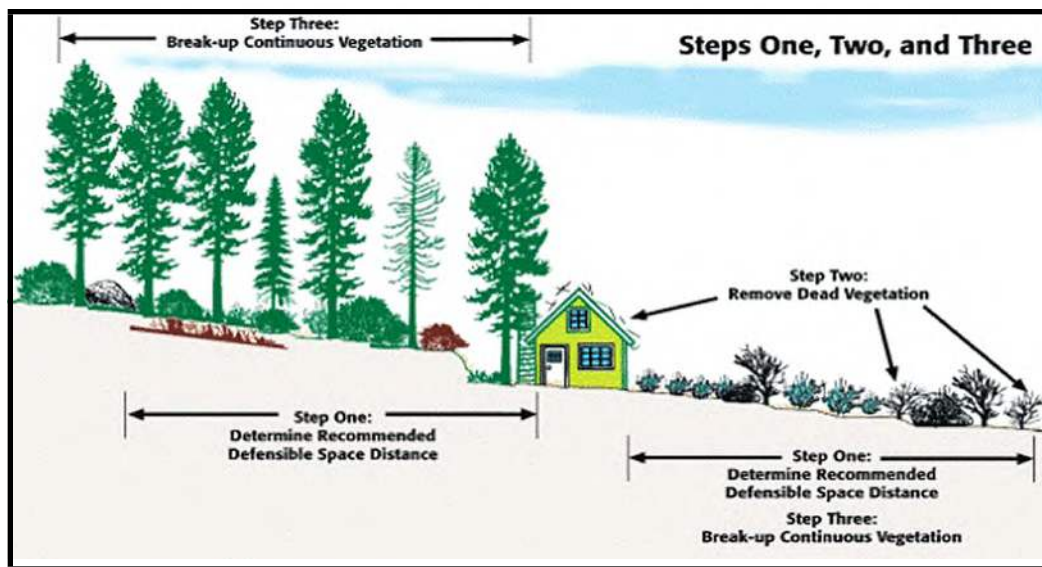
(Fire Hardening and Defensible Space Disclosure and Addendum - C.A.R. Form FHDS, required)

State Responsibility Areas (SRA) are zones where the State is responsible for suppressing wildland fires using the California Department of Forestry (CDF) fire protection services. **SRAs are generally rural areas of brushland and forests outside of incorporated cities.** Because of the rural nature of SRAs, there may be significant wildland fire potential. Property owners in these areas are responsible for maintaining brush and tree clearance around their structures. New standards and requirements of defensible space and fire resistance building in rural areas have just recently been adopted by the State of California. Property owners are responsible for managing vegetative growth to reduce wildfire hazard potential by maintaining defensible space, as prescribed within a certain number of feet from dwellings, buildings or structures. This includes clearing of tree limbs from within ten feet of chimneys and stovepipes, eliminating dead or dying wood adjacent to or near the overhanging any building, clearing roofs of leaves, maintaining spark screens over chimneys and stovepipes, and maintaining vegetation clearance of 100 feet around structures. In addition, property owners in SRAs are responsible for organizing structural fire protection services which may be in the form of a volunteer group. **For more information, visit [www.ReadyForWildfire.org](http://www.ReadyForWildfire.org)**

The Santa Cruz County Planning Department has taken a proactive role in wildfire prevention by adopting Urban-Wildland Intermix Enhanced Safety Provisions. The main requirements set forth for properties in Wildland Areas are:

1. Access - Roads that allow fire fighting vehicles to travel on and turn around in, a 20-foot minimum road width, and 40 foot turn radius min.
2. Water Supply - Minimum water supply for all new developments to be capable of supplying ten thousand gallons in 20 min. for each parcel.
3. Defensible Space - Reduce flammable material (vegetation) around homes to keep direct flames and heat away from the side of the building.
4. Ignition Resistance - Construct buildings so that they have less chance of catching fire from burning embers.

This picture is an example of required brush and tree clearing that the property owner/controller is responsible for.



For more information: [http://geodisclosure.com/Living\\_with\\_Fire\\_in\\_Santa\\_Cruz\\_County.pdf](http://geodisclosure.com/Living_with_Fire_in_Santa_Cruz_County.pdf)

**WILDLAND FIRE HAZARD SEVERITY ZONES - CONTINUED ON NEXT PAGE**



This statement applies to the following property: 0 Pringle Lane, Soquel, CA 95073

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### **WILDLAND FIRE HAZARD SEVERITY ZONES - CONTINUED**

#### **Home Hardening**

New home hardening disclosures became effective January 1, 2021 which **requires sellers of properties in High or Very High Fire Hazard Areas with homes built before 2010** to provide to the buyer a list of features, that the seller is aware of, that may make the home vulnerable to wildfire and flying embers. The list includes, among other things, untreated wood shingles, combustible landscaping within five feet of the home, and single pane glass windows.

If a seller, after completion of post 2009 construction, has obtained a final construction permit inspection report regarding compliance with, among other things, home hardening laws (Gov't Code 51182 and 51189\*), the seller shall provide to the buyer a copy of that report or information on where a copy of the report may be obtained. This information should be on file with the County.

#### **Vegetation Management a.k.a. Defensible Space**

Beginning July 1, 2021 a seller of a property in an SRA **High or Very High Fire Hazard Areas** shall provide documentation to the buyer stating that the property is in compliance with laws pertaining to state law defensible spaces (Public Resources Code 4291\*\*) or local vegetation management ordinances, or in certain cases the buyer and seller will agree that the buyer is to obtain the documentation after close.

**If the property is in a HIGH, or VERY HIGH FIRE SEVERITY ZONE then the seller must provide to the buyer a completed California Association of Realtors Fire Hardening and Defensible Space Disclosure and Addendum, (C.A.R. Form FHDS).**

To learn more about Defensible Space, or to request a Defensible Space inspection: CalFire website at: [www.fire.ca.gov/dspace/](http://www.fire.ca.gov/dspace/)

### **SANTA CRUZ COUNTY FIRE HAZARD AREAS**

#### **Subject property IS NOT within a Critical Fire Hazard Area**

A Critical Fire Hazard Area (CFHA) is defined by the Santa Cruz County Planning Department as: **high wildfire hazard areas comprised of chaparral vegetative cover in all slope categories as designated on the County General Plan Resource and Constraint Maps or as otherwise determined by field investigation.** A report from a biologist showing that the property is not in chaparral habitat can mitigate some of these permit requirements. Fire hazard areas are generally categorized on the basis of slope, vegetation, and road access. Steep slopes increase the likelihood of chaparral accumulation and are prevalent in remote locations where road access is limited, such as narrow and dead-end roads. Therefore, the following developmental constraints were formulated to minimize wildfire hazards: **field inspections must be performed before building permits are issued, buildings sites must be located outside of designated CFHAs, extra water storage may be required on site, and access roads should be widened to accommodate emergency vehicles wherever possible.** General Plan Critical Fire Hazard Area Maps are used by GeoDisclosure for general guidance only. Contact a county planner for more specific requirements.

For more information, call the Santa Cruz County Planning or Building Department at (831) 454-2000.

#### **Subject property IS NOT within a Santa Cruz County High Fire Hazard Area**

Santa Cruz County has it's own unique high fire hazard designation. **Within this area, new permitted structures (room additions, re-roofs, etc.) are required to have "Class A" roofing,** as defined in the Unified Building Code. Class A roofing resists generating embers and the spreading of flames into an attic, onto roof coverings, or in between unplugged sheathing, and is generally made from materials such as slate, clay, concrete, and ferrous or copper shingles. The High Fire Hazard Area is defined in Santa Cruz County by five roads: Jamison Creek Road, Highway 236, Highway 9, Alba Road, and Empire Grade.

Visit [https://ucanr.edu/sites/Wildfire/Roof/Roof\\_Covering/](https://ucanr.edu/sites/Wildfire/Roof/Roof_Covering/) for more roofing information.



C.A.R form FHDS made easy

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# FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

(C.A.R. Form FHDS, Revised 6/22)

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

**1. LAW APPLICABILITY:** If this property does not meet the conditions stated in **paragraph 1A** or **1B**, there is no requirement to complete the subsequent applicable paragraphs.

**A. Home Fire Hardening Disclosure:** The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); **(iii)** the Property is located in either a **high or very high** fire hazard severity zone; and **(iv)** the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B**.

**B. Defensible Space Compliance:** The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and **(iii)** the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3** DOES NOT HAVE TO BE COMPLETED.

**C. Fire Hazard Severity Zone Status:** 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. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on CalFire's website at <https://www.fire.ca.gov/dspace/>.

**2. FIRE HARDENING DISCLOSURE (Paragraph 2B is only required to be completed if all four conditions in paragraph 1A are met):**

**A. FIRE HARDENING STATUTORY 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)".

**B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers...**

- |  |  |
|--|--|
| (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 ..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (2) Roof coverings made of untreated wood shingles or shakes. ....   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck. ....                     | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (4) Single pane or non-tempered glass windows. ....  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (5) Loose or missing bird stopping or roof flashing. ....  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (6) Rain gutters without metal or noncombustible gutter covers. ....   | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):**

**A. LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ IS, ☐ is NOT) subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (**Paragraphs 3B** and **3C** must be completed regardless of the answer to **paragraph 3A** if the conditions in **paragraph 1B** are met.)

**B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:

(1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.

OR (2) ☐ Property IS in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within **3 (or \_\_\_\_\_) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last. If this paragraph is checked, also check **paragraph 3C(5)** below.

OR (3) ☐ Property is NOT in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within **3 (or \_\_\_\_\_) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last.

**C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**

(1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.\*







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and \_\_\_\_\_ is referred to as Seller.

## 1. LAW APPLICABILITY:

Is this property in a California State (SRA) High, or Very High Fire Severity Zone?

## 2. FIRE HARDENING DISCLOSURE (Paragraph 2B is only required to be completed if all four conditions in paragraph 1A are met):

**A. FIRE HARDENING STATUTORY 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)".

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- |  |  |
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**A. Home Fire Hardening Disclosure:** The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); **(iii)** the Property is located in either a **high or very high** fire hazard severity zone; and **(iv)** the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B**.

**B. Defensible Space Compliance:** The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and **(iii)** the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3** DOES NOT HAVE TO BE COMPLETED.

**C. Fire Hazard Severity Zone Status:** 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. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on CalFire's website at <https://www.fire.ca.gov/dspace/>.

**2. FIRE HARDENING DISCLOSURE (Paragraph 2B is only required to be completed if all four conditions in paragraph 1A are met):**

**A. FIRE HARDENING STATUTORY 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)".

**B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers...**

- |  |  |
|--|--|
| (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 ..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (2) Roof coverings made of untreated wood shingles or shakes. ....   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck. ....                     | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (4) Single pane or non-tempered glass windows. ....  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (5) Loose or missing bird stopping or roof flashing. ....  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (6) Rain gutters without metal or noncombustible gutter covers. ....   | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):**

**A. LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ IS, ☐ is NOT) subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (**Paragraphs 3B** and **3C** must be completed regardless of the answer to **paragraph 3A** if the conditions in **paragraph 1B** are met.)

**B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:

(1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.

OR (2) ☐ Property IS in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within **3 (or \_\_\_\_\_) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last. If this paragraph is checked, also check **paragraph 3C(5)** below.

OR (3) ☐ Property is NOT in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within **3 (or \_\_\_\_\_) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last.

**C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**

(1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.\*







# FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

(C.A.R. Form FHDS, Revised 6/22)

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1. **LAW APPLICABILITY:** If this property does not meet the conditions stated in **paragraph 1A** or **1B**, there is no requirement to complete the subsequent applicable paragraphs.
- A. **Home Fire Hardening Disclosure:** The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: (i) the Property contains one to four units; (ii) the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); (iii) the Property is located in either a **high or very high** fire hazard severity zone; and (iv) the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B**.
- B. **Defensible Space Compliance:** The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if (i) the Property contains one to four units; (ii) the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iii) the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3** DOES NOT HAVE TO BE COMPLETED.
- C. **Fire Hazard Severity Zone Status:** 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. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on CalFire's website at <https://www.fire.ca.gov/dspace/>.

## 2. FIRE HARDENING DISCLOSURE

Was the house built before January 1st, 2010?

If so, then...

Is the seller aware of the following features that make a home vulnerable to wildfire?

3. **DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM:** (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):
- A. **LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ IS, ☐ is NOT) subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (Paragraphs 3B and 3C must be completed regardless of the answer to paragraph 3A if the conditions in paragraph 1B are met.)
- B. **SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:
- (1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.
- OR (2) ☐ Property IS in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within 3 (or \_\_\_\_\_) Days after Seller's execution of this FHDS form or the time specified in paragraph 3N(1) of the Agreement, whichever occurs last. If this paragraph is checked, also check paragraph 3C(5) below.
- OR (3) ☐ Property is NOT in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within 3 (or \_\_\_\_\_) Days after Seller's execution of this FHDS form or the time specified in paragraph 3N(1) of the Agreement, whichever occurs last.
- C. **BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**
- (1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.\*







# FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

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**A. Home Fire Hardening Disclosure:** The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); **(iii)** the Property is located in either a **high or very high** fire hazard severity zone; and **(iv)** the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B**.

**B. Defensible Space Compliance:** The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and **(iii)** the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3** DOES NOT HAVE TO BE COMPLETED.

**C. Fire Hazard Severity Zone Status:** 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. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on CalFire's website at <https://www.fire.ca.gov/dspace/>.

**2. FIRE HARDENING DISCLOSURE (Paragraph 2B is only required to be completed if all four conditions in paragraph 1A are met):**

**A. FIRE HARDENING STATUTORY 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)".

**B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers...**

- |  |  |
|--|--|
| (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 ..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (2) Roof coverings made of untreated wood shingles or shakes. ....   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck. ....                     | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (4) Single pane or non-tempered glass windows. ....  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (5) Loose or missing bird stopping or roof flashing. ....  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (6) Rain gutters without metal or noncombustible gutter covers. ....   | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):**

**A. LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ IS, ☐ is NOT) subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (**Paragraphs 3B** and **3C** must be completed regardless of the answer to **paragraph 3A** if the conditions in **paragraph 1B** are met.)

**B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:

(1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.

OR (2) ☐ Property IS in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within **3 (or \_\_\_\_\_) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last. If this paragraph is checked, also check **paragraph 3C(5)** below.

OR (3) ☐ Property is NOT in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within **3 (or \_\_\_\_\_) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last.

**C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**

(1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.\*







# FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

(C.A.R. Form FHDS, Revised 6/22)

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dated \_\_\_\_\_, on property known as \_\_\_\_\_ ("Property"),  
in which \_\_\_\_\_ is referred to as Buyer,  
and \_\_\_\_\_ is referred to as Seller.

**1. LAW APPLICABILITY:** If this property does not meet the conditions stated in **paragraph 1A** or **1B**, there is no requirement to complete the subsequent applicable paragraphs.

**A. Home Fire Hardening Disclosure:** The Notice and disclosure of vulnerabilities in **paragraph 2** are only required for sellers of residential properties if: **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); **(iii)** the Property is located in either a **high or very high** fire hazard severity zone; and **(iv)** the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN **PARAGRAPH 2B**.

**B. Defensible Space Compliance:** The disclosures and requirements specified in **paragraph 3** are only required for sellers of residential properties if **(i)** the Property contains one to four units; **(ii)** the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and **(iii)** the Property is located in either a **high or very high** fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, **PARAGRAPH 3** DOES NOT HAVE TO BE COMPLETED.

**C. Fire Hazard Severity Zone Status:** 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. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on CalFire's website at <https://www.fire.ca.gov/dspace/>.

**2. FIRE HARDENING DISCLOSURE (Paragraph 2B is only required to be completed if all four conditions in paragraph 1A are met):**

**A. FIRE HARDENING STATUTORY 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)".

**B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers...**

- |  |  |
|--|--|
| (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 ..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
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**3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):**

**A. LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ IS, ☒ IS NOT) subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (**Paragraphs 3B** and **3C** must be completed regardless of the answer to **paragraph 3A** if the conditions in **paragraph 1B** are met.)

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**C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**

(1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.\*







# FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

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**3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):**

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**B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE**

1. Seller has not obtained a defensible space inspection report and does not want to.  
- Then default to 3C(1)
2. Seller has obtained a report of defensible space compliance within the last 6 months.  
- Check this box and box 3C(5)
3. Seller agrees to make their property defensible space compliant.  
- Check this box and 3C(6)

**C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**

- (1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.\*







# FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM

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**C. Fire Hazard Severity Zone Status:** 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. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on CalFire's website at <https://www.fire.ca.gov/dspace/>.

**2. FIRE HARDENING DISCLOSURE (Paragraph 2B is only required to be completed if all four conditions in paragraph 1A are met):**

**A. FIRE HARDENING STATUTORY 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)".

**B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers...**

- |  |  |
|--|--|
| (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 ..... | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (2) Roof coverings made of untreated wood shingles or shakes. ....   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck. ....                     | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (4) Single pane or non-tempered glass windows. ....  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (5) Loose or missing bird stopping or roof flashing. ....  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (6) Rain gutters without metal or noncombustible gutter covers. ....   | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph):**

**A. LOCAL COMPLIANCE REQUIREMENTS:** The Property (☐ IS, ☐ is NOT) subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (**Paragraphs 3B** and **3C** must be completed regardless of the answer to **paragraph 3A** if the conditions in **paragraph 1B** are met.)

**B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE** with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature:

(1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector.

OR (2) ☐ Property IS in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within **3 (or \_\_\_\_\_) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last. If this paragraph is checked, also check **paragraph 3C(5)** below.

OR (3) ☐ Property is NOT in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within **3 (or \_\_\_\_\_) Days** after Seller's execution of this FHDS form or the time specified in **paragraph 3N(1)** of the Agreement, whichever occurs last.

**C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS:**

(1) **BUYER RESPONSIBILITY – NO LOCAL ORDINANCE.** Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.\*





- OR (2) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance allows either Seller or Buyer to obtain documentation of compliance. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.
- OR (3) ☐ **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which does NOT require compliance as a result of a sale of the Property. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow,\* or if applicable comply with the local requirement after Close Of Escrow.
- OR (4) ☐ **SELLER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance requires Seller to obtain documentation of compliance prior to Close of Escrow. Seller shall obtain document of compliance prior to the time for Buyer's final verification of condition.
- OR (5) ☐ **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer;
- OR (6) ☐ **SELLER RESPONSIBILITY – AGREEMENT TO OBTAIN COMPLIANCE.** Seller shall obtain documentation of compliance and Deliver to Buyer prior to the time for Buyer's final verification of condition.
- D. The local agency from which a copy of the documentation in **paragraph 3B(2), 3B(3), 3C(4), 3C(5), or 3C(6)**, as applicable, may be obtained is \_\_\_\_\_, which may be contacted at \_\_\_\_\_.

\* The requirement to provide documentation of compliance with State defensible space requirements only applies if 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 Defensible Space Inspector").

4. ☐ **FINAL INSPECTION REPORT DISCLOSURE:** Seller has obtained a final inspection report addressing compliance with home fire hardening or defensible space requirements as described in Government Code § 51182. Seller has a copy of the report, and it is attached, or ☐ Seller does not have a copy of the report and buyer may obtain a copy at \_\_\_\_\_.

**Seller represents that Seller has provided the answers on paragraphs 2B and 3B of this form based on Seller's awareness on the date of Seller's signature. Seller acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.**

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

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

**Buyer acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.**

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

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

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OR (5) ☐ **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer;

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

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

**Buyer acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.**

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

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

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# Defensible Space Compliance - What that looks like

Your local experts for Santa Cruz and Monterey

***GeoDisclosure***



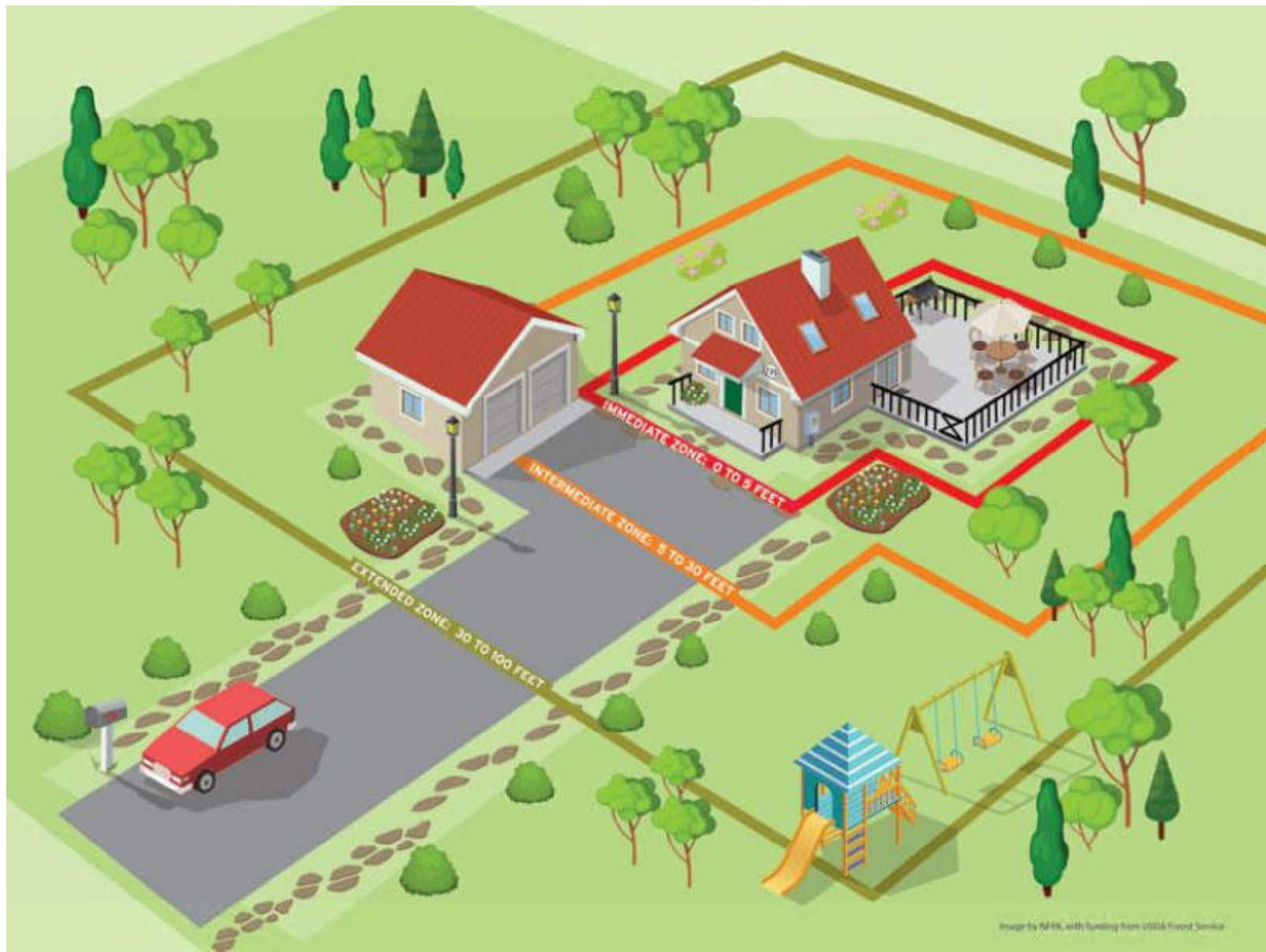


Image by PAWR, with funding from USDA Forest Service



# WILDFIRE IS COMING. ARE YOU READY?

## HARDENING YOUR HOME

Flying embers can destroy homes up to a mile ahead of a wildfire. Prepare (harden) your home now before a fire starts.

### Priority list for building or remodeling with ignition-resistant\* materials:

- **Roof** (Above all else your roofing is the most important hardening feature)
- **Eaves and Soffits**
- **Walls**
- **Decks**
- **Patio Cover**
- **Fencing**

### Other priority activities:

- **Vents:** Cover and protect all openings.
- **Windows:** Protect against blow-outs and install dual-paned windows.
- **Rain Gutters:** Screen or enclose.
- **Chimney:** Cover outlets with non-combustible screens.
- **Garage:** Have an accessible fire extinguisher.
- **Driveways:** Ensure access to your home complies with local fire codes.
- **Water Supply:** Have multiple garden hoses that are long enough to reach all areas of your home.

\*Visit [ReadyforWildfire.org/hardening-your-home](http://ReadyforWildfire.org/hardening-your-home) for detailed information on ignition-resistant building materials and all home hardening activities.

## VERTICAL SPACING

Eliminate opportunities for a vertical "fire ladder" by:

- Remove branches beneath large trees for a 6-foot minimum clearance.
- Create proper vertical spacing between shrubs and the lowest branches of trees by using the formula shown.



## HORIZONTAL SPACING

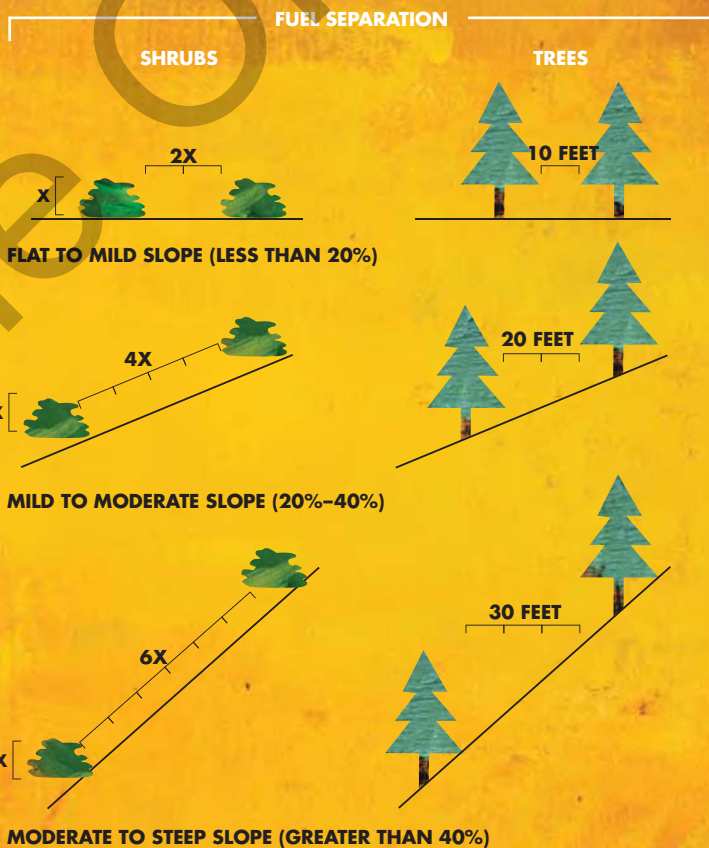
The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfire. The spacing needed is determined by the type and size of the shrubs and trees, as well as the slope of the land. For example, a property on a steep slope with larger plant life will require greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

### Fire-Safe Landscaping

Fire-safe landscaping isn't necessarily the same thing as a well-maintained yard. Fire-safe landscaping uses fire-resistant plants that are strategically planted to resist the spread of fire to your home.

### Dead Tree Removal

If you have dead or dying trees on your property the entire tree needs to be removed to reduce wildfire risk. Visit [ReadyforWildfire.org/dead-tree-removal](http://ReadyforWildfire.org/dead-tree-removal) to learn about permit requirements.



## DOWNLOAD THE READY FOR WILDFIRE APP

It's never been more important to keep on top of preparing your family, home and property for a wildfire. Fires are on the rise, and are burning hotter, faster and more unpredictably than ever before. Download the app to:

Get custom wildfire alerts



Track your progress



Get detailed action steps

☒ 1. ☐ 2. ☐ 3.

Download on the App Store

GET IT ON Google Play



ONE LESS SPARK  
ONE LESS WILDFIRE



**Defensible Space - Zone 1**

**A. Do you have branches within 10 feet of any chimney or stovepipe outlet?** No

**B. Do you have leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.?**  
No

**C. Do you have any dead and dying trees, branches and shrubs or other plants adjacent to or overhanging buildings?** No

**D. Do you have dead and dying grass, plants, shrubs, trees, branches, leaves, weeds and needles within 30 feet of your home?** No

**E. Do shrubs and live flammable ground cover have appropriate separation within 30 feet of all structures?** Yes

**F. Do you have flammable vegetation or items that could catch fire that are adjacent to or below combustible decks, balconies, and stairs?** No

**G. Do you have all woodpiles located 30 feet from any structure unless completely covered in a fire-resistant material?** No

[fire.ca.gov/dspace/](https://fire.ca.gov/dspace/)



## Defensible Space - Zone 2



H. Do you have annual grass and forbs that exceed 4 inches in height? No

### Vertical Spacing

I.a. Are all tree branches at least 6 feet from the ground? Yes

I.b. Do you have extra vertical spacing (3x height of shrub) between shrubs and trees? Yes

### Horizontal Spacing

I.c. Do the trees and shrubs on your property have effective horizontal spacing as indicated in the image above? Yes

J. If you have exposed woodpiles, do you have a minimum of 10 feet clearance, down to bare mineral soil, in all directions? Yes

K.a. Are dead and dying woody surface and aerial fuels removed? Yes

K.b. Do you have surface litter that exceeds a depth of 3 inches, such as fallen leaves or needles, twigs, bark, cones, and small branches? Yes

L. Do you have logs or stumps embedded in the soil that are close to other vegetation? Yes

[fire.ca.gov/dspace/](https://fire.ca.gov/dspace/)



**Other Defensible Space Requirements:**

**M. If you have outbuildings and propane tanks, do you have 10 feet of clearance to bare mineral soil and no flammable vegetation with an additional 10 feet around the exterior? Yes**

**N. Are address numbers displayed in contrasting colors (4" min. size) and readable from the street or access road? Yes**

**O. Are chimney and/or stovepipe openings covered with a 3/8 inch and 1/2 inch metal screen mesh if present? Yes**

[fire.ca.gov/dspace/](https://fire.ca.gov/dspace/)





## Department of Forestry and Fire Protection Defensible Space Self-Assessment Report

### Home Hardening

\* **Ignition-resistant** building materials are those that resist ignition or sustained burning when exposed to embers and small flames from wildfires. Examples of ignition-resistant materials include “non-combustible materials” that don’t burn, exterior grade fire-retardant-treated wood lumber, fire-retardant-treated wood shakes and shingles listed by the State Fire Marshal (SFM) and any material that has been tested in accordance with SFM Standard 12-7A-5.

**What roof material was used?** Asphalt

**What type of eaves were installed on your home?** Unenclosed

**What type of vents were installed on your home?** Mesh Screen less than or equal to 1/8 inch

**What material covers the exterior siding of your home?** Wood

**What type of windows do you have?** Single Pane

**What material was used when the deck/porch was constructed?** Wood

**Do you have a fence attached to the structure?** No Fence

**How far away is the propane tank from your home?** > 30 feet

✓ Your **propane tank** is placed at the recommended distance away from any structure.

[fire.ca.gov/dspace/](https://fire.ca.gov/dspace/)





## NOTICE OF DEFENSIBLE SPACE INSPECTION

A fire department representative has inspected your property for fire hazards.  
You are hereby notified to correct the violation(s) indicated below. Failure to correct these violations may result in a citation and fine.

OWNER/TENANT:		INSPECTION ADDRESS:	
INSPECTOR NAME:	CONTACT NUMBER:	Inspection No. <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	No Violations Observed <input type="checkbox"/>

### Zone 1 / Within 30 feet of all structures or to the property line (Refer to illustration below):

- ☐ **A.** Remove all branches within 10 feet of any chimney or stovepipe outlet, pursuant to PRC § 4291(a)(4) and 14 CCR § 1299.03(a)(2).
- ☐ **B.** Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc. pursuant to PRC § 4291 (a)(6) and 14 CCR § 1299.03(a)(1).
- ☐ **C.** Remove all dead and dying trees, branches and shrubs, or other plants adjacent to or overhanging buildings, pursuant to PRC § 4291 (a)(5) and 14 CCR § 1299.03(a)(2).
- ☐ **D.** Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds and needles, pursuant to 14 CCR § 1299.03(a)(1).
- ☐ **E.** Remove or separate live flammable ground cover and shrubs, pursuant to PRC § 4291(a)(1) and BOF General Guidelines item 1.
- ☐ **F.** Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs, pursuant to 14 CCR § 1299.03(a)(4).
- ☐ **G.** Relocate exposed wood piles outside of Zone 1 unless completely covered in a fire-resistant material, pursuant to 14 CCR § 1299.03(a)(3).

### Zone 2 / Within 30-100 feet of all structures or to the property line (Refer to illustration below):

- ☐ **H.** Cut annual grasses and forbs down to a maximum height of 4 inches, pursuant to 14 CCR § 1299.03(b)(2)(B).
- ☐ **I.** Remove fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines (see back), pursuant to BOF General Guidelines item 4.
- ☐ **J.** All exposed woodpiles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions, pursuant to 14 CCR § 1299.03(b)(2)(C).
- ☐ **K.** Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches, pursuant to 14 CCR § 1299.03(b)(2)(A).

### Defensible and Reduced Fuel Zone / Within 100 feet of all structures or to the property line (Refer to illustration below):

- ☐ **L.** Logs or stumps embedded in the soil must be removed or isolated from other vegetation, pursuant to BOF General Guidelines item 3.

### Other Requirements:

- ☐ **M.** Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior, pursuant to 14 CCR § 1299.03(c)(1).
- ☐ **N.** Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road, pursuant to 2016 CFC § 505.1.
- ☐ **O.** Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch, pursuant to 2016 CBC § 2113.9.2.

COMMENTS:

LEARN MORE:



### IMPORTANT

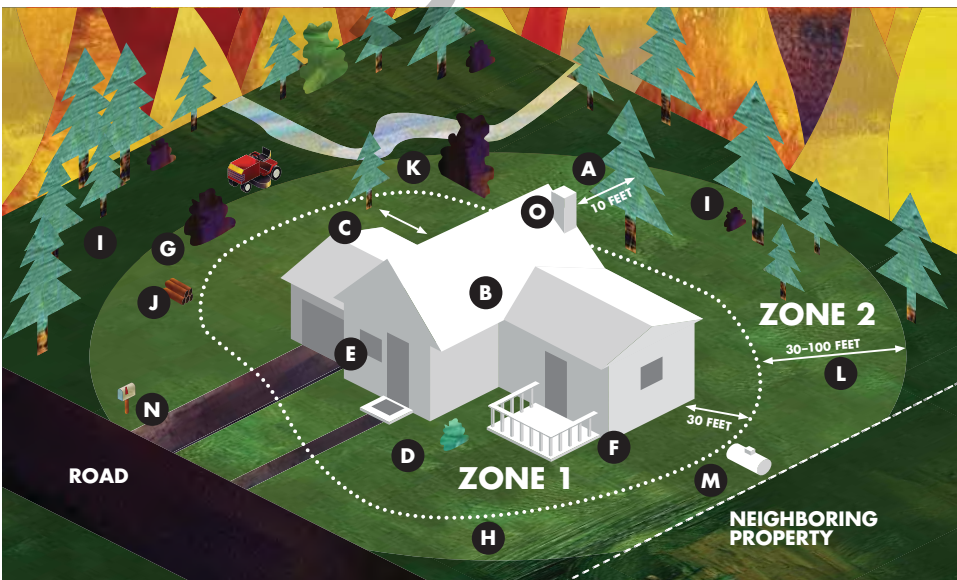
All violations marked must be addressed by the owner/tenant. A re-inspection of the property will occur on or after \_\_\_\_\_

## KNOW THE LAW BE FIRE SMART

100 feet of Defensible Space is required under the Public Resources Code (PRC) 4291. California Building Code Chapter 7A requires certain construction materials and methods for homes in wildland areas. Be sure to contact your local fire department for additional requirements to ensure your home is compliant with the law.

[READYFORWILDFIRE.ORG/THELAW](http://READYFORWILDFIRE.ORG/THELAW)

PRC § 4119. The department, or its duly authorized agent, shall enforce the state forest and fire laws. The department may inspect all properties, except the interior of dwellings, subject to the state forest and fire laws, for the purpose of ascertaining compliance with such laws.





## Must have Links:

Where to find out if property is in a fire zone - [egis.fire.ca.gov/FHSZ/](https://egis.fire.ca.gov/FHSZ/)

CalFire Defensible Space information - [www.fire.ca.gov/dspace/](https://www.fire.ca.gov/dspace/)

Everything you need to know about wildfire safety - [www.readyforwildfire.org](https://www.readyforwildfire.org)

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[info@geodisclosure.com](mailto:info@geodisclosure.com)

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