

AGENT'S DISCLOSURE ADDENDUM

It is important to note that in a Commercial Sale, Sellers are exempt from providing a Transfer Disclosure Statement (otherwise known as the TDS) and the Agent's Visual Inspection Disclosure (otherwise known as the AVID)

*Agent makes no representations regarding the size of the property or of the residence. Fences, pathways, roadways, parking areas, sidewalks, etc. are often not always representative of the property lines. Agent makes no representations regarding boundary lines or what improvements may be within the property lines. Agent recommends that Buyer contact a surveyor to determine exact property lines, easements, setbacks, etc.

*In some cases and areas the type and availability of service companies (utilities, cable, water etc.) may differ. Agent recommends that Buyer contact directly all applicable companies to become informed of the options, services, hook-up charges, costs, fees, etc.

*Due to some changes in the insurance industry, and the differences in companies, Agent recommends that Buyer contact an insurance agent early on in a transaction to satisfy the following: insurability of property, cost of insurance, insurance history of the property, and any other aspects regarding insurance such as (but not limited to) flood, earthquake and wildland/wildland fire insurance. **SEE ATTACHED CAL FIRE INFORMATION.**

*There are a significant number of tax laws that apply to the sale and transfer of property. Agent recommends that Buyer contact a qualified tax professional (CPA, attorney, financial advisor, etc.) in order to be totally informed about any and all tax consequences resulting from this transaction.

*Previous owners may have had pets present on the property. If Buyer has concerns regarding potential for allergies, pet contamination or odors, Agent recommends that Buyer contact the appropriate professionals and officials in order to be completely informed about these matters.

*If there are numerous photos and art work on the walls, Buyers should be aware that when removed, these items will leave nail holes that may or may not be filled by homeowner upon vacating the house. If this is a particular problem to the Buyer, a request can be made of the Seller that the holes be puttied and filled.

*Calistoga has numerous types of large trees including fir, pine, redwoods, oaks and other large trees. Falling trees and branches can be hazardous to people or property and structures, including neighboring properties. In addition, there are culverts, drainage ditches that can cause issues involving erosion, maintenance, and ownership etc. Agent recommends that Buyer contact the appropriate professionals, inspectors, and officials in order to be completely informed about these matters.

*Both the County of Napa and the City of Calistoga have "Right to Farm" Ordinances which may affect the property. Buyer will be given information regarding those ordinances and Agent recommends Buyer contact appropriate officials and professionals to be fully informed and aware of the impact (i.e. noise, traffic, chemicals, odors, spraying, etc.) that may result from the farming practices.

*The Natural Hazard Zone Disclosure may indicate that the property is in a flood zone or a flood inundation zone. Agent makes no independent verifications or representations about these matters or regarding any flood history for the property. Agent recommends that Buyer hire a surveyor so that Buyer can be provided an elevation certificate in order to determine the exact flood levels.

*Calistoga is home to the Napa Co. Fairgrounds which hosts numerous events such as the Napa Co. Fair, sprint car races, horse shows, musical events and other events and you can hear the noise in most areas in and around Calistoga. The Fairgrounds are going through some changes that may affect the Golf Course. The City of Calistoga is currently in negotiations to purchase the Napa County Fairgrounds. The City is proposing a bond that will be levied against every property owner in the City of Calistoga. This initiative is going to be on a ballot measure in March 2023. See attached article. Check with the City of Calistoga for any future plans, or if you have questions regarding events, changes, and regulations for use of the Fairgrounds. Agent recommends you also contact the County Fairgrounds directly.

*The traffic in the Napa Valley has increased dramatically in the past several years and you can expect delays and back ups on certain routes throughout the Valley as well as hearing traffic noise from, but not limited to Foothill Blvd., State Highway 29 and 128, and Petrified Forest Rd. Noise is generated from trucks, autos, farm equipment (particularly trucks hauling grape gondolas, and tractors used in vineyards), wind machines, and general construction taking place in and around the areas. In addition, the area around Calistoga is prime for flying hot air balloons. These balloons do emit some noises, can be seen flying over properties, and have been known to land in unexpected places.

*Calistoga has several commercial developments that are either approved or are in the planning stages. Purchaser should check with the City of Calistoga Building/Planning Department in regards to location and type of development and its impact on the property being purchased.

*Calistoga is home to many different types of wildlife that not only live in the country but can occasionally be found within the city limits. These animals include but are not limited to skunks, snakes, raccoons, opossums, deer, wild turkeys, peacocks, mountain lion, bear and foxes. Buyers should be cautious about leaving small pets or children outside if there is concern about these animals.

PG&E:

PG&E has been upgrading lines between Lake County and Sonoma County, making it necessary to use temporary generators to serve our electric system. In addition, if extreme fire danger conditions threaten a portion of the electric system serving our community, it will be necessary for PG&E to turn off electricity in the interest of public safety. This is called a Public Safety Power Shutoff.


Presently, PG&E has back up generators that serve a portion of the City of Calistoga, the area west of the Napa River is not covered by the back up generator.

Please contact PG&E to get more information on building an emergency kit, and to update your contact information so you can be notified of planned outages.

*In Marin, Sonoma and Napa Counties, Sudden Oak Death Syndrome has infected many Oak trees. If you are concerned about a tree on the subject property then you should have it checked by an arborist.*Due to the threat of West Nile Virus, Purchasers should check the property for any standing water or ponding and eliminate the source of breeding for mosquitos.

***For Wildfire Information pertaining to the Tubbs Fire (2017) Kincaid Fire Sonoma County 2019) or Glass Fire (2020) refer to the Wildfire Disclosure Advisory**

*Purchasers should have all inspections performed to satisfy themselves as to the condition of the subject property including but not limited to roof, physical inspection, electrical, pest control inspection, heating and air inspections, fireplace and masonry inspection, plumbing, surveyors, mold inspections, tree and plant specialists, soils and erosion control and drainage inspections, and any other aspects of the property that may be of concern or would hinder or prevent Buyers full use of the property. **Buyer's decision not to proceed with the recommended inspections before purchase indicates that Buyer has waived inspections against the Agent's recommendations.**

Signed by: *William F. Squire, TTE* William F. Squire, 1/25/2025
 Seller: BA84A659E4F84A0...
 Signed by: *Barbara Ehr* Barbara Ehr 1/29/2025
 Seller: EB53370E6E0B406...
 Signed by: *Brian Durnian*  Brian Durnian Calistoga Realty Co. 1/24/2025
 Seller's Agent: 278007EB3E2B409...

Buyer's Agent: _____

Buyer: _____

Buyer: _____



**Napa County / City of Calistoga /City of St. Helena
Planning, Building, Environmental Health
Tax Assessor's Records**

In reference to the property located at 800 Washington/1411 Eddy Street
Calistoga, CA.


Agents make no representations as to the actual size of this lot/acreage or the improvements that exist hereon. *Tax assessor's records and records contained at any of the Cities within Napa County, or Napa County regulatory agencies may or may not be accurate. Answers given to any particular question from the City or County authorities may vary from day to day on any subject or area of inquiry.*

We suggest thorough independent investigations by the Purchaser(s) to satisfy any issue that could affect their immediate or future use of this property.


City of Calistoga/St. Helena Building /Planning Departments and the Napa County Building and Planning Department started issuing permits in the early 1950's. The City/County can't verify if permits were obtained for properties that were built or improvements/additions made prior to that date.

Signed by:   Brian Durnian 1/24/2025

Seller's Agent **Date**

Signed by:  william F. Squire, MRE 1/25/2025

Seller(s) **Date**

Signed by:  Barbara Ehr 1/29/2025

Buyer's Agent **Date**

Buyer **Date**

CONSUMER INFORMATION ACKNOWLEDGEMENT

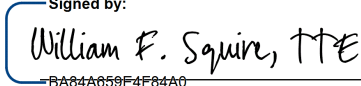
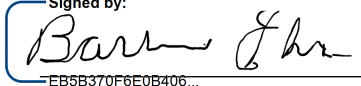


I, the undersigned, acknowledge receipt of the "A Commercial Property Owner's Guide" booklet which includes the following publications:

- 1) **Commercial Property Owner's Guide to Earthquake Safety**
State of California Seismic Safety Commission
(https://www.disclosuresource.com/downloads/earthquake_com.pdf)

- 2) **Mold Remediation in Schools and Commercial Buildings**
United States Environmental Protection Agency
(https://www.disclosuresource.com/downloads/moldremediation_Commercial.pdf)

Property Address: 800 Washington St/1411 Eddy Street

Buyer's Signature:	_____	Date:	_____
Buyer's Signature:	_____	Date:	_____
Selling Agent's Signature:	_____	Date:	_____

Seller's Signature:	<small>Signed by:</small>  <small>-BA84A859E4F84A0...</small>	William F. Squire, TTE	Date: <u>1/25/2025</u>
Seller's Signature:	<small>Signed by:</small>  <small>-EB5B370F6E0B406...</small>	Barbara Ehr	Date: <u>1/29/2025</u>
Listing Agent's Signature:	<small>Signed by:</small>  <small>-278007EB3E2B409...</small>	Brian Durnian 	Date: <u>1/24/2025</u>

Commercial Property Owner's Guide to Earthquake Safety

2006 Edition



Published by the
California
Seismic Safety
Commission

State of
California

Arnold Schwarzenegger,
Governor



This 2006 Edition of the Commercial Property Owner's Guide to Earthquake Safety replaces the 1998 Edition on October 1, 2006.



Publishing Information

The Commercial Property Owner's Guide to Earthquake Safety was developed and published by the California Seismic Safety Commission. It was distributed under the provisions of the Library Distribution Act and Government Code Section 11096.

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Legislation

This guide has been developed and adopted by the California Seismic Safety Commission as required by the Business and Professions Code Section 10147.

Ordering Information

Copies of this booklet are available from the California Seismic Safety Commission, 1755 Creekside Oaks Drive, Suite 100, Sacramento, CA 95833. To order call (916) 263-5506 or download via our website at <http://www.seismic.ca.gov/sscpub.htm>

On the Cover:

The roof of this department store was not well connected to its walls and partially collapsed in Yucca Valley during the 1992 Landers Earthquake.

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ACKNOWLEDGMENTS

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Association of Bay Area Governments (ABAG)
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California Geological Survey (CGS)
California Department of Insurance (CDI)
California Department of Real Estate (CDRE)
California Office of Emergency Services (OES)
Collaborative for Disaster Mitigation (CDM)
Committee on Earthquake Safety Issues for Gas Systems
Earthquake Engineering Research Institute (EERI)
Humboldt Earthquake Education Center
National Geophysical Data Center (NGDC)
Pacific Earthquake Engineering Research Center (PEER)
Sempra Gas Company
United States Geological Survey (USGS)

Disclaimer: The effects, descriptions, recommendations, and suggestions included in this document are intended to improve earthquake preparedness; however, they do not guarantee the safety of an individual or a structure. The Seismic Safety Commission takes responsibility for the inclusion of material in this document. The State of California, the Seismic Safety Commission, and all contributors to this document do not assume liability for any injury, death, property damage, loss of revenue, or any other effect of an earthquake.

INTRODUCTION

Earthquakes, especially major ones, are dangerous, inevitable, and a fact of life in California. Sooner or later another “big one” will occur.

Earthquakes:

- Occur without warning
- Can be deadly and extremely destructive
- Can occur at any time

As a current or potential owner of a commercial property, you should be very concerned about the potential danger to not only yourselves and others, but also to your property, its contents and functions.

The major threats posed by earthquakes are bodily injuries and property damage, which can be considerable and even catastrophic.

Most of the property damage caused by earthquakes ends up being handled and paid for by building owners.

- Earthquakes have caused over \$58 billion (in 2000 dollars) in direct property losses in California since 1971.
- Large earthquakes in or near major urban centers in California will disrupt the local economy and can disrupt the economy of the entire State.

However, proper earthquake preparation of your building can:

- Save lives
- Reduce injuries
- Reduce property damage
- Avoid prolonged disruptions of functions

As a commercial property owner, you can **significantly reduce** damage to your building by fixing a number of known and common weaknesses.

This Booklet is designed to assist you in filling out the Commercial Property Earthquake Disclosure Report (See page 51) when you sell your property.

This booklet is also a good primer to begin strengthening your building against earthquake damage.

It describes:

- Common weaknesses that can result in your building being damaged by earthquakes, and
- Steps you can take to correct these weaknesses.

There are no guarantees of safety during earthquakes, but properly constructed and strengthened commercial buildings are far less likely to collapse or be damaged during earthquakes. The California Seismic Safety Commission advises you to act on the suggestions outlined in this booklet to make you and your property safer.

Your Commercial Property and the Law

California State Law requires sellers of commercial property built before 1975 that have precast (tiltup) concrete or reinforced masonry walls and wood-frame floors or roofs to:

- Deliver to the buyer, “as soon as practicable before the transfer,” a copy of *The Commercial Property Owner’s Guide to Earthquake Safety*. (Government Code, Section 8893.2)

California State Law does not require the seller to:

- Hire someone to evaluate a commercial property.
- Disclose specific earthquake weaknesses of a commercial property.
- Strengthen a building before selling it.

This Booklet:

- Describes the most common weaknesses that can cause damage to commercial property in the event of an earthquake.
- Enables the seller to meet the State Law requiring this booklet be given to buyers of commercial property.
- Enables sellers to voluntarily disclose to buyers the typical earthquake weaknesses in commercial property.
- Provides owners with basic information about finding and fixing earthquake-related weaknesses.
- Provides general information about earthquake risks and directions for finding more information on earthquake safety.

Recommendations...

If You Are Selling

Before you sell your commercial property, the following steps are recommended:

- If you list your property for sale through a real estate broker or agent, you are encouraged, but not required, to give the agent the completed disclosure report (See page 51) as soon as practical. Your agent can give the booklet and the form to the buyer for you.
- You are not required to hire someone to answer the questions on the disclosure form.
- You are not required to remove siding, drywall, plaster or other finishes to answer the questions.
- You are not required to fix the weaknesses before you sell your property.
- However, if you wish, you may get assistance from a licensed building contractor, architect, civil or structural engineer.
- Keep a copy of the form, signed by the buyer, as evidence that you have disclosed earthquake weaknesses.

You may find that you will get a better price for your property if you strengthen earthquake weaknesses before you sell.

If You Are Buying

Before you agree to buy commercial property, consider the following recommendations:

- Have a certified licensed building contractor, architect, civil or structural engineer inspect the property and give you an opinion regarding existing earthquake weaknesses and an estimate of costs to strengthen these weaknesses.
- Consider the location of the building: Is it in or near an Earthquake Fault Zone or in an area where it might be damaged by a landslide, liquefaction, or a tsunami? You may wish to hire a licensed geotechnical engineer and/or engineering geologist to check the stability of the land under the building.
- Negotiate with the seller the cost of strengthening, if any is needed. Local ordinances may require seismic retrofits if a change of occupancy classification or a major remodel is contemplated. In any case, if any weaknesses are not fixed, you may find that repair costs after a damaging earthquake can amount to more than your equity in the property. It is prudent to investigate these issues before you purchase your property.





SUMMARY OF MAJOR CALIFORNIA LAWS RELATED TO SEISMIC SAFETY

Full wording of all California codes is available at: <http://www.leginfo.ca.gov>.

Delivering this guide

Each seller of commercial property built before 1975 that has precast (tiltup) concrete or reinforced masonry walls and wood-frame floors or roofs must deliver to the buyer, "as soon as practicable before the transfer," a copy of *The Commercial Property Owner's Guide to Earthquake Safety* (this booklet) to inform the buyer of earthquake weaknesses that the property might have. (*Government Code*, Section 8893.2)

Disclosing masonry weaknesses

Local governments in Seismic Zone 4, where a damaging earthquake is most likely to happen (see map, page 7), must inventory their unreinforced masonry buildings and establish a seismic risk reduction program for these buildings that includes the disclosure of the risk to the building owner (*Government Code*, Section 8875). Owners of buildings in Seismic Zone 4 who received notice that their buildings have load-bearing unreinforced masonry walls must post their buildings with signs warning that they may be unsafe in an earthquake (*Government Code*, Section 8875.8).

If the owner has not brought the building into compliance within three years, the owner shall not receive payment from any state assistance program for earthquake repairs resulting from damage during an earthquake until all other applicants have been paid. (*Government Code*, Sections 8893.1 to 8893.4)

Earthquake fault rupture disclosure

The Alquist-Priolo Earthquake Fault Zoning Act prohibits building for human occupancy astride active faults. *Public Resources Code*, Section 2621 and following sections, requires sellers of commercial property to disclose to potential buyers if the property is located in a designated fault rupture zone.

Landslides and liquefaction

The Seismic Hazards Mapping Act requires the state to prepare maps of the zones in California most susceptible to landslide and liquefaction hazards during earthquakes. *Public Resources Code* Section 2694 requires sellers of commercial property to disclose to buyers whether the property is in such a zone. This guide recommends voluntary disclosures of mapped landslide and liquefaction hazards during commercial real estate transactions.

Publishing this guide

The Seismic Safety Commission is required to develop, adopt, update, and publish *The Commercial Property Owner's Guide to Earthquake Safety* containing information on geologic and seismic hazards, explanations of structural and nonstructural earthquake hazards, and recommendations for mitigating these hazards, as required by the *Business and Professions Code*, Section 10147.

PROPERTY TAX AND INSURANCE

Property Tax Reappraisal Exclusion

California law allows property owners to strengthen their buildings with approved seismic strengthening techniques without the improvement being included in reappraisals that usually raise the property value and the tax owed, according to the *Revenue and Tax Code*, Section 74.5.

If you make an addition, such as adding new rooms to your building, your property tax bill will increase. But a strengthening project to help your building resist earthquakes will not add to your property taxes.

To receive the exclusion you must file a claim form with your county assessor. The work must also be approved as appropriate seismic strengthening by your local building department.

A sample form from the County of Santa Clara is attached on page 53. This form may vary in each county.

Earthquake Insurance

Earthquake insurance is typically not part of your property owner insurance policy.

The cost of any earthquake insurance policy is based on a number of factors, including your property's location, age, construction type, and value. One thing to consider is to compare your building's expected damage to the deductible and the insurance premiums that would apply to your building if it were insured. You may wish to consult a licensed civil or structural engineer for more specific information on your potential for damage.

Each property owner should consider his or her individual risk factors and then weigh the cost of earthquake insurance coverage against the benefits.

For more information, contact your insurance agent, who can also help you locate an earthquake insurer and estimate annual premiums and deductibles.

In 2005, only slightly more than 11 percent of all commercial property owners in California were insured for earthquakes and damage may fall below deductibles.

EXAMPLES OF DAMAGE TO COMMERCIAL BUILDINGS



EERI

Figure 1 - Partial Collapse of an Industrial Building. Poor connections between the walls and the roof caused this collapse.



Los Angeles Times

Figure 2 - Northridge Earthquake, Jan. 17, 1994. Collapse of the lower, soft story of this apartment rendered it uninhabitable.



Frannie Edwards

Figure 3 - File cabinet drawers can slide open and unbolted cabinets can topple during earthquakes.



Nabih Youssef

Figure 4 --Department Store Collapse in Northridge 1994. Fortunately no lives were lost since the earthquake occurred before store hours.



EERI

Figure 5 - Concrete Parking Structure Collapse.

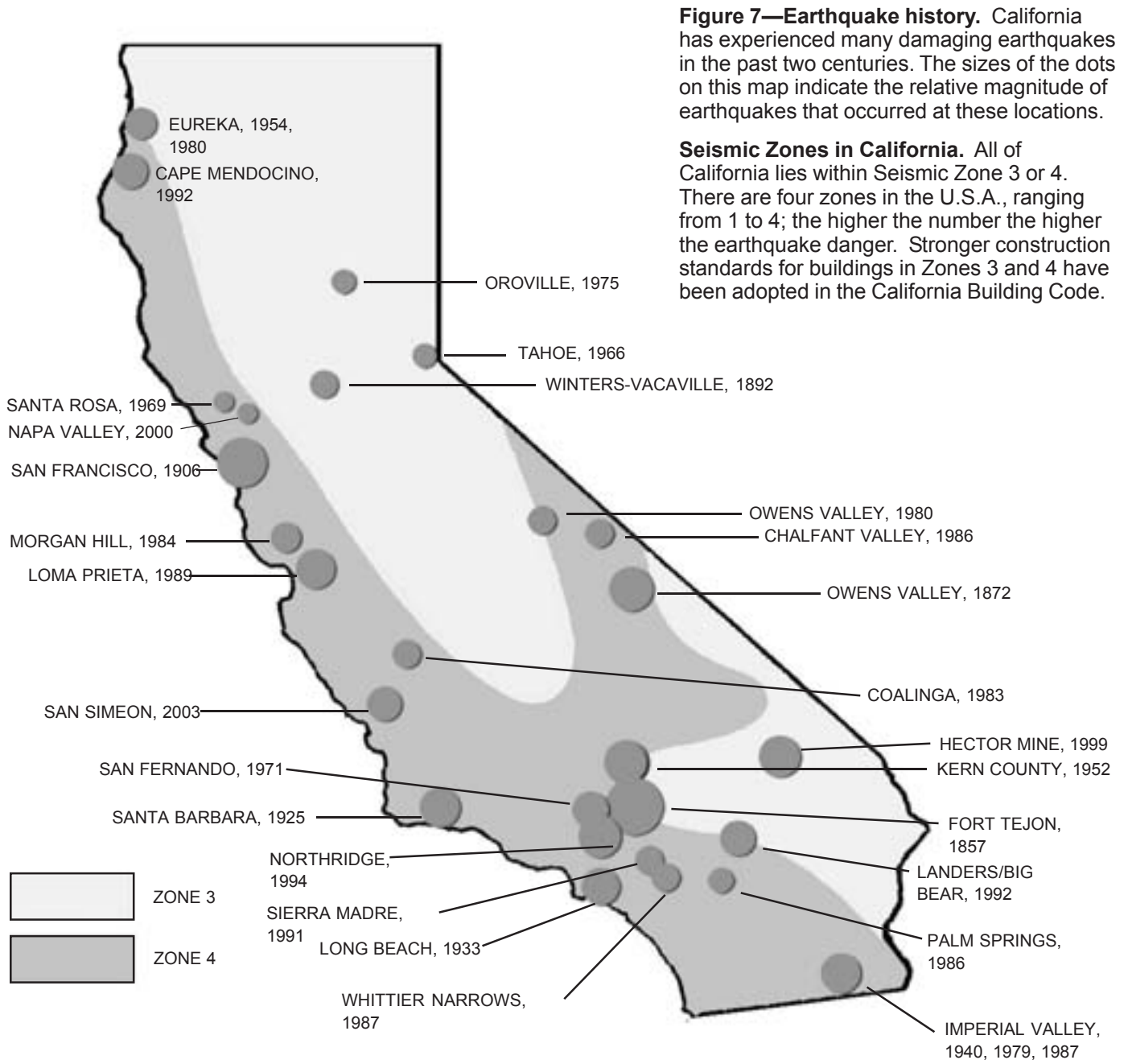


Josh Marrow

Figure 6 - San Simeon Earthquake, Dec. 22, 2003. The Acorn Clock Tower Building constructed of unreinforced masonry collapsed killing two people.

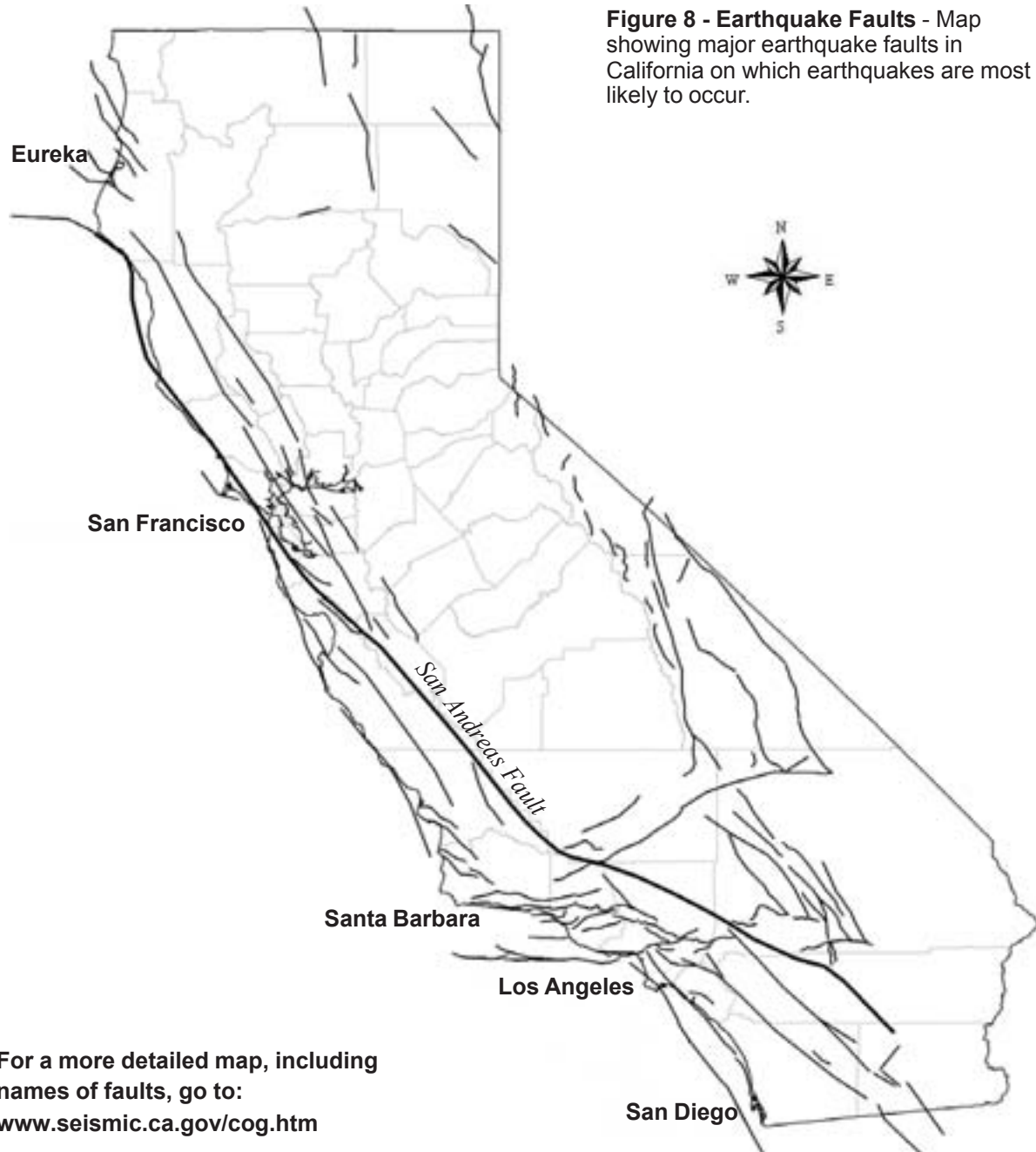
EARTHQUAKE MAPS OF CALIFORNIA

Damaging Earthquakes in California



Source: California Geological Survey; Earthquake History of the U.S., U.S. Department of Commerce and Interior, 1982; Records of California Office of Emergency Services; compiled and revised by California Seismic Safety Commission, 2004; International Code Council, California Building Code 2001 Edition.

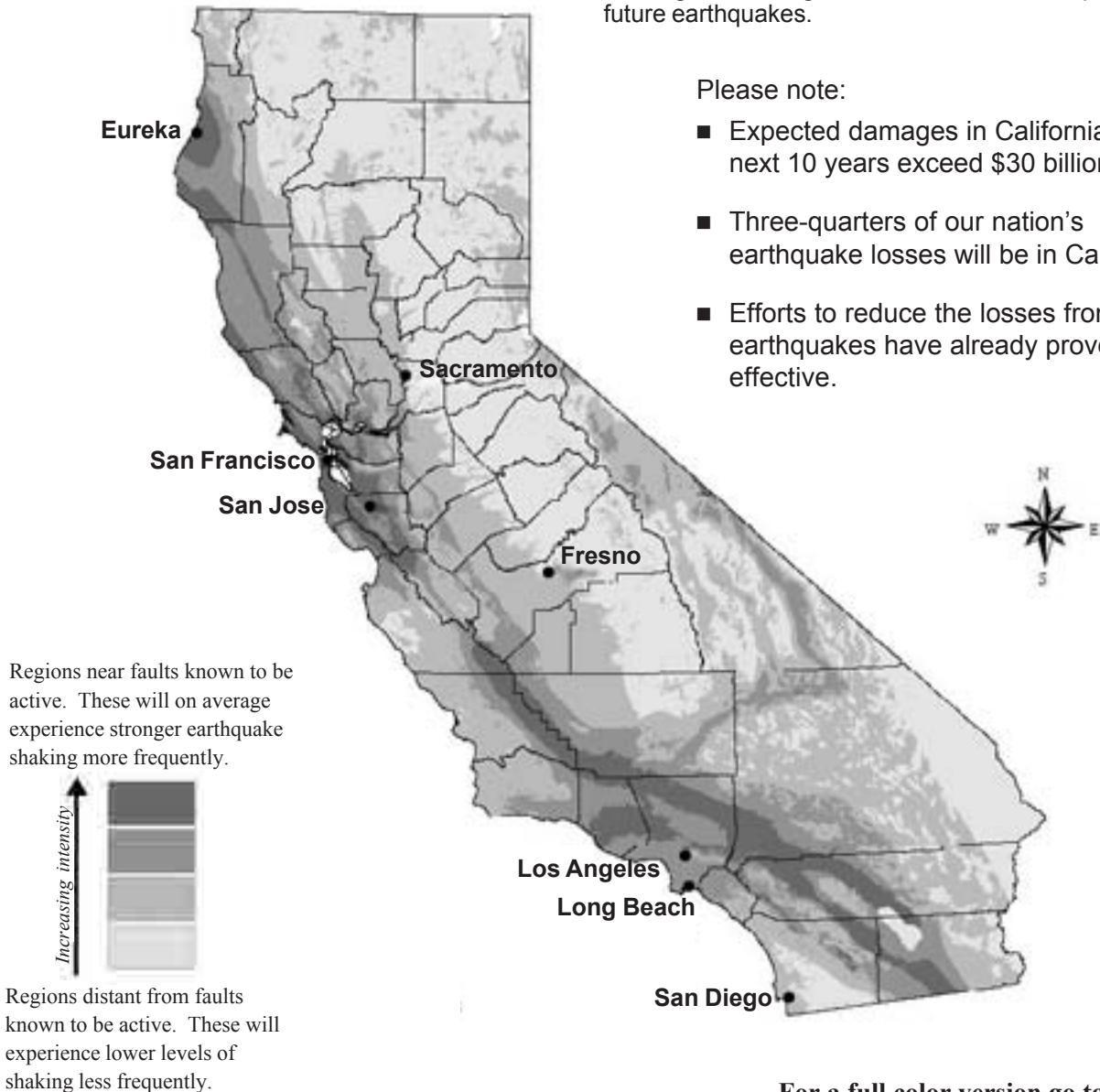
Major Earthquake Faults in California



Map courtesy of California Geological Survey. Fault locations modified from seismic sources used in Revised 2002 California Probabilistic Seismic Hazard Maps.

SIMPLIFIED Earthquake Shaking Potential Map for California

Figure 9 - Earthquake Shaking Potential Map - This map shows the relative intensity of ground shaking and damage in California from anticipated future earthquakes.



For a full color version go to:
www.seismic.ca.gov/cog.htm

Data source: California Seismic Safety Commission, California Geological Survey, Governor's Office of Emergency Services, and United States Geological Survey, April, 2003, Earthquake Shaking Potential for California, California Seismic Safety Commission Publication No. 03-02.

ADDITIONAL RESOURCES

There are many additional resources available. Some are web sites and some are books or pamphlets.

- The California Seismic Safety Commission has created a webpage that provides links to other sites that are appropriate for commercial property owners interested in improving the earthquake safety of their buildings.

Visit www.seismic.ca.gov/cog.htm

- FEMA also provides a wide variety of information suitable for the commercial property owner, including the availability of, and registration for, federal disaster aid programs after a damaging earthquake or other disasters.

Visit www.fema.gov

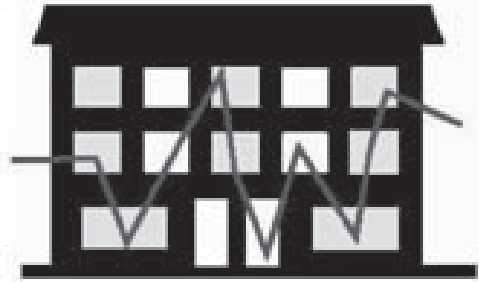
- The Governor's Office of Emergency Services also offers helpful emergency preparedness and mitigation advice for the public.

Visit www.oes.ca.gov

EARTHQUAKE WEAKNESSES

The earthquake weaknesses identified in this section, if not corrected, can result in one or more of the following:

- Injury to occupants and bystanders
- Severe damage to your building
- Broken gas and utility lines
- Fires from broken gas or electric lines
- Damage to floors, walls, and windows
- Damage to the contents in the building
- Damage to the foundations



Remember that:

- Retrofitting before an earthquake is relatively inexpensive.
- Doing major structural repairs to your building after an earthquake is very expensive.
- Sometimes the damage is extensive enough to require the entire building to be demolished.
- After an earthquake, there is usually a shortage of available licensed contractors and engineers in the impacted area, because of the sudden high demand for their services.
- An appropriate seismic retrofit will reduce future earthquake damage and save you money in the long run.
- Poor quality in building design and construction may also result in earthquake damage, so insist on high quality and strict compliance with building codes when buying, altering, and retrofitting.

Consult your local Building Department and/or a licensed architect or civil/structural engineer for more detailed information.

**IDENTIFY
WEAKNESSES****Unbraced Water Heaters****The Problem**

If water heaters are not properly braced, they can topple over during an earthquake causing:

- Broken gas lines and gas leaks
- Fires causing major damage to commercial properties
- Broken water lines and flooding

How to Identify

- ✓ Is the water heater free-standing?
- ✓ Are there straps or other types of restraints securing the water heater?
- ✓ Are there straps or restraints bolted to the studs?
- ✓ Are there flexible pipes for water and gas connected to the water heater?

Remember

- Replacing a water heater after an earthquake can cost more than \$500.
- Repairing fire damage and flooding damage can cost several thousand dollars, including the entire cost of your building!
- There are many different ways of strapping a water heater. One example is shown on the next page. (See page 13)
- Check with your local Building Department for details of local requirements.
- Know where your main water valve is so that you can shut it off if you have a water leak.
- Know where your main gas valve is so that you can shut it off if you hear or smell a gas leak. (See page 36)

Water heater



Figure 10 - The unbraced water heater in this building fell during an earthquake; the resulting fire destroyed the building.

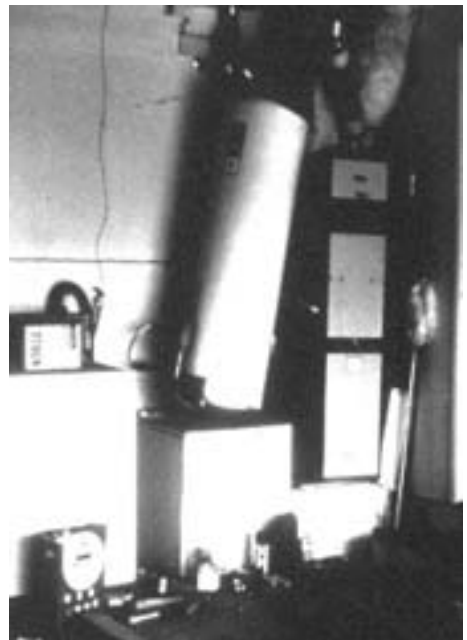


Figure 11 - This unstrapped water heater tipped over during the 1984 Morgan Hill Earthquake. Fortunately gas and water lines were not ruptured.

HOW-TO**Brace Water Heaters**

Water heaters must be braced (securely attached) to the studs in a wall. California law requires water heaters to be braced at the time of sale, or when a new water heater is installed. (Health & Safety Code Section 19210 to 19217)

The Solution

There are many solutions – all relatively inexpensive when water heaters are located near walls.

- Purchase and install a strap kit or bracing kit from your local hardware store. Be sure the kit is certified by the State Architect.

Other options include:

- Have a licensed plumber strap your water heater according to code.
- Use metal tubing or heavy metal strapping and lag screws and washers to secure the water heater to the wall studs.

The gas and water lines should also have flexible pipes. These are safer than rigid pipes during an earthquake.

Be sure to check the straps once a year. They may come loose due to vibrations, or other causes.

For water heaters not located near walls, consult a qualified engineer or architect.

How-to Resources

- Your local hardware store
- [How to Brace Your Water Heater](#), City of Los Angeles, Department of Building & Safety, Information Bulletin #P/PC 2002-003, June 14, 1999.
- [How to Secure Your Water Heater](#), Governor's Office of Emergency Services, 2003.

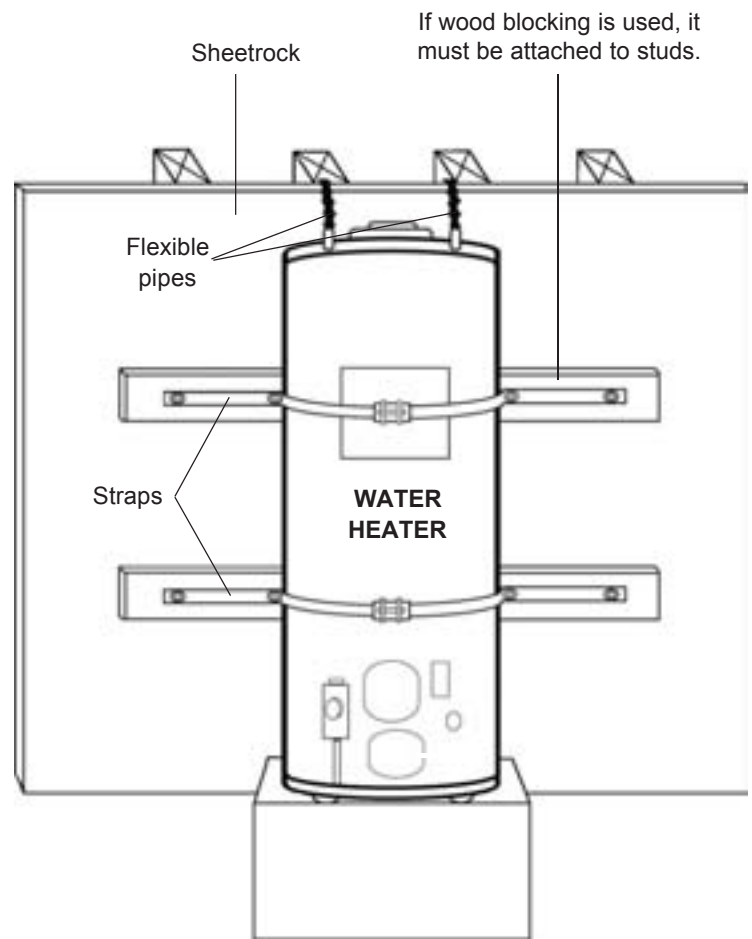


Figure 12: One Method of Water Heater Bracing. Straps and screws visible with water heater in a garage installation. You may need to add wood blocking.

IDENTIFY WEAKNESSES

Walls Poorly Anchored to Floors and Roofs

The Problem

When earthquakes shake the ground, the various parts of buildings may move in different directions. If the connections (anchorage) between concrete or reinforced masonry walls, wood floors, and roof are weak, walls can pull away. (See figure 13a, b and c.) And the building, or a portion of it, may collapse. Until the mid-1970s, California building codes did not require new buildings to have wall anchorage that was adequate to prevent separation between the walls and the roof.

The Northridge earthquake showed that some types of wall anchorage installed even after 1975 were not adequate to support the walls.

Poor wall anchorage is also common in unreinforced masonry buildings. (See figure 13d.)

How to Identify It

Hire a qualified civil or structural engineer to:

- ✓ Check buildings with precast (tiltup) concrete or reinforced masonry walls that were built before 1975 for wall anchorage.
- ✓ It is also a good idea to check all anchorages built before 1995 to ensure they meet post-Northridge Earthquake standards.
- ✓ Check unreinforced masonry building wall anchorages.

Remember

- A good time to check and fix wall anchorage is when you replace or patch your roof.

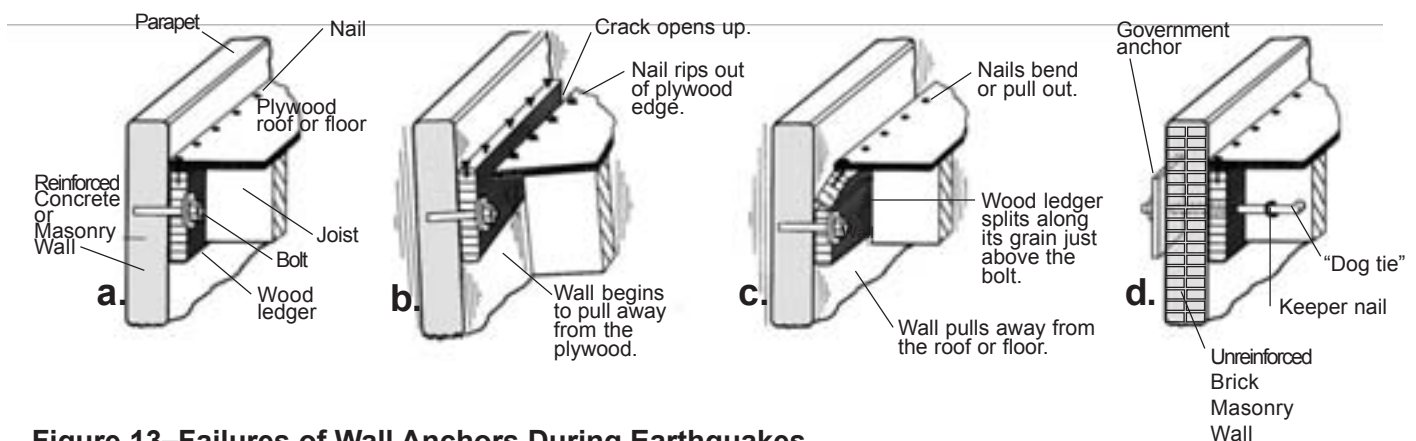


Figure 13—Failures of Wall Anchors During Earthquakes.

- a. The roofs and floors of many concrete tiltup and masonry buildings rest on ledgers bolted into the wall.
- b. When an earthquake occurs, the building's movement may rip out the nails holding the roof in place,
- c. or split the ledger along the wood grain allowing the roof to collapse.
- d. "Dog ties," also known as government anchors, will not always prevent unreinforced masonry walls from separating from floors or roofs

HOW-TO**Strengthen Wall Anchors****The Solution**

- If you suspect your building has poor wall anchorage, consider hiring a qualified engineer or architect to determine the most cost-effective way to strengthen it.
- Technical information for engineers to use when designing strengthened wall anchors can be found in Appendix Chapter A2 in the *International Existing Building Code*, published by the International Code Council.
- Contractors can add new anchorage and continuous ties across the roof. Work can be done inside above the ceiling (see figure 14) or on the roof, at relatively low cost.

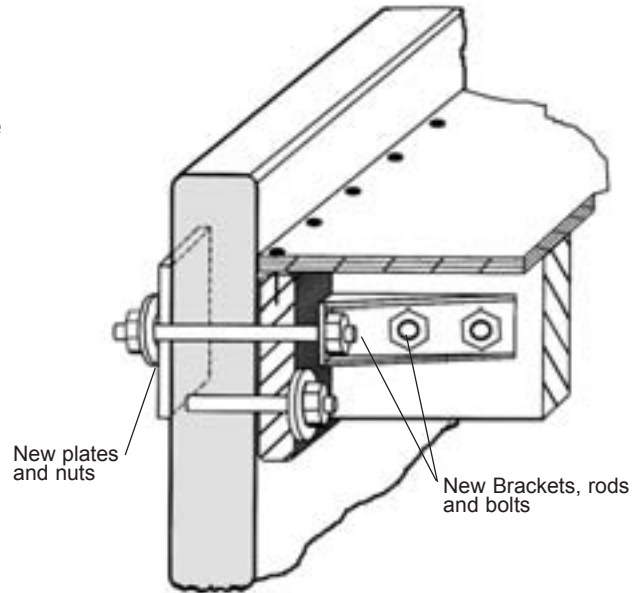


Figure 14 —Strengthening Wall Anchors. One of several ways to strengthen the connections between the roof and floor joists and the walls is to install brackets and rods that go through the walls and attach to the joists.



CA Seismic Safety Commission

Figure 15 — Wall Anchors Can Prevent Failures Like This. Even newer buildings are not immune to earthquakes. This reinforced masonry strip mall was built in the 1980's but did not comply with the building code. The wall anchorage failed in the 1992 Landers Earthquake. Its front wall fell into the parking lot.

IDENTIFY WEAKNESSES

Unreinforced Masonry Walls and Parapets

The Problem

Buildings built of unreinforced masonry (URM) — brick, hollow clay tiles, stone, concrete blocks, or adobe—are very likely to be damaged in earthquakes because the mortar holding the masonry together may not be strong enough to resist earthquake forces.

These buildings are usually brittle; they cannot flex and return to their original shapes as wood-frame buildings can. In addition to the danger of buildings’ collapsing during earthquakes, masonry can peel off the tops of walls, pull away from floors or roofs, and fall on people, neighboring buildings, or streets below.

Even if your building is safe, your neighbor’s unreinforced masonry building may damage your building, injure your employees or tenants, or disrupt commerce in your area.

How to Identify Unreinforced Masonry

If walls are made of brick or stone (which you can determine from the outside unless the walls are covered), check to see if they have “header courses” of bricks turned endwise every five or six rows (see figure 16) to hold unreinforced brick walls together. If the building was built before 1940, the walls are most likely unreinforced.

If walls are made of concrete block, it can be difficult to determine whether reinforcing steel was added during construction. The services of an experienced testing laboratory may be able to determine whether reinforcing steel is present. Otherwise, consulting the building’s plans, which may be on file with the building department, might be the only way to tell without damaging the wall.

How to Identify Unbraced Parapets

Parapets are tops of walls that extend up above roofs. Unbraced parapets have no visible steel members connecting the top or side of the parapet to the roof.



J. Dewey, USGS, Courtesy of NGDC

Figure 16 - The second-story wall of this unreinforced masonry building was not well-tied to the roof, and the building collapsed during the 1994 Northridge earthquake.

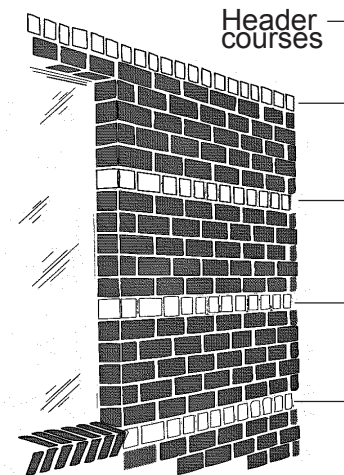


Figure 17 – Header courses. Header courses of bricks are usually placed endwise every six or so rows in unreinforced masonry walls to tie the outer layer of bricks to the layers inside the wall.



Seismic Saerly Commission

Figure 18 - Parapets. They are the tops of walls above the roof can fall off buildings like this one nearly did in Rio Dell during the 1992 Cape Mendocino Earthquake.

HOW-TO Retrofit URM Walls and Parapets

The Solution

Strengthening unreinforced masonry requires anchoring the walls to the floors and roof, adding interior partitions or walls, installing braces, or other measures. Strengthening will greatly reduce the hazards to life but may not guarantee that unreinforced masonry buildings will be repairable after an earthquake. Unreinforced masonry is a weakness that requires the services of a qualified and experienced engineer or architect to correct.

Notify the Public with Warning Signs

If your unreinforced masonry building is located in seismic zone 4 (see page 19) and you received notice from your local government that it contains unreinforced masonry bearing-wall construction, owners must post signs at entrances that say:

This is an unreinforced masonry building.

Unreinforced masonry buildings may be unsafe in the event of a major earthquake.

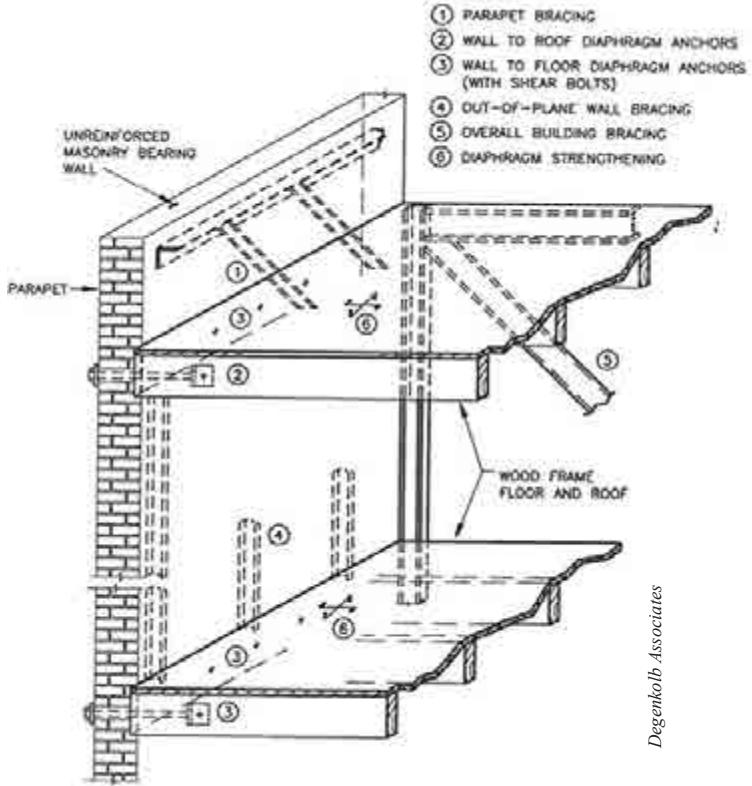
The sign must be in a conspicuous place at the entrance of the building, it must be at least 5 inches by 7 inches, and it must be lettered in bold type no smaller than 30 points in size. This posting requirement does not apply to unreinforced masonry buildings if the walls are non-load-bearing and have steel or concrete frames.

If this placard was not installed prior to January 1, 2005, owners are required to install the following 8 inch by 10 inch sign (*Government Code*, Section 8875.8(a)):

Earthquake Warning.

This is an unreinforced masonry building.

You may not be safe inside or near unreinforced masonry buildings during an earthquake.



Degenkolb Associates

Figure 19 - Ways to Retrofit URM buildings.

Owners that retrofit their buildings can take down warning signs or replace them with the following:

This building has been improved in accordance with the seismic safety standards of a local building ordinance that is applicable to unreinforced masonry.



C.A Seismic Saety Commission

Figure 20 - Unbraced Parapets can Injure and Kill - This parapet on the front of the building in Figure 18 fell on the sidewalk.

IDENTIFY WEAKNESSES

Poorly Reinforced Concrete Walls or Columns

The Problem

By itself, concrete is brittle and easily cracked during an earthquake. But with the addition of reinforcing steel, concrete buildings can be made strong enough to withstand earthquake forces.

However, the concrete walls or columns of structures erected before 1975 often lack enough reinforcing steel to keep them from collapsing or being damaged beyond repair.

These buildings can pose the greatest threat to life in major earthquakes because, though total collapse of these buildings is rare, just one collapse could cause hundreds of deaths. In 1971, three concrete hospital buildings in the San Fernando Valley collapsed, killing 52 people; 43 people were killed in the collapse of a concrete freeway viaduct during the Loma Prieta earthquake of 1989. These structures lacked sufficient steel to confine the concrete and allow it to bend but not fall apart (See figure 21).

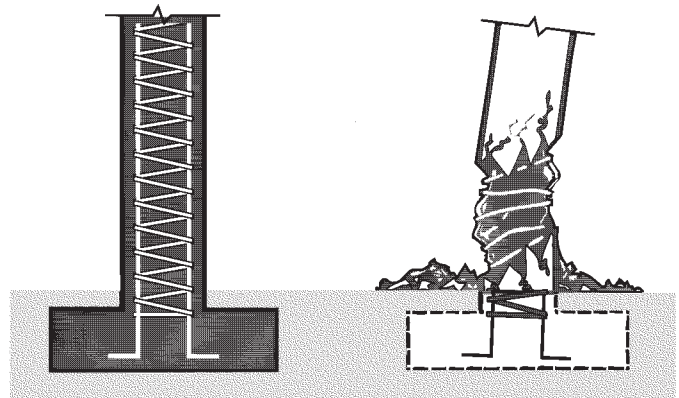


Figure 21 –Lack of Reinforcing steel. If the confining reinforcing steel in a column is too widely spaced (a), it will not be able to keep the vertical reinforcing bars and the concrete in place when it is shaken by an earthquake (b).

How to Identify

Hire an engineer or architect to help you review your building’s plans and determine whether it has this weakness, particularly if the building has many large windows, an irregular shape, or a tall, open first floor.

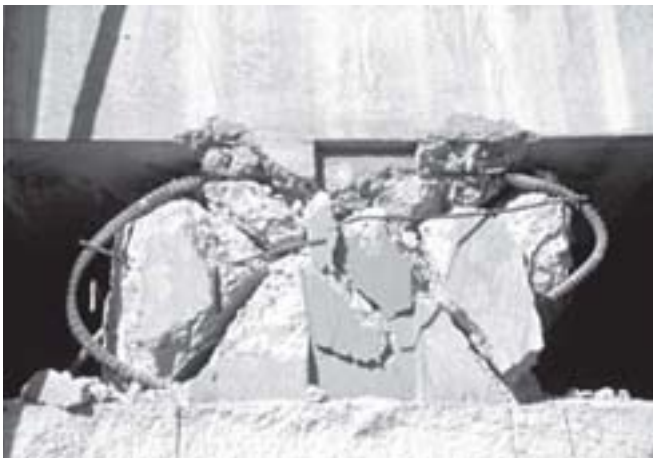


Figure 22 - Short columns in this parking structure failed in the 1994 Northridge earthquake. Modern building codes now require much more reinforcing steel for such short columns.



A. Johnson

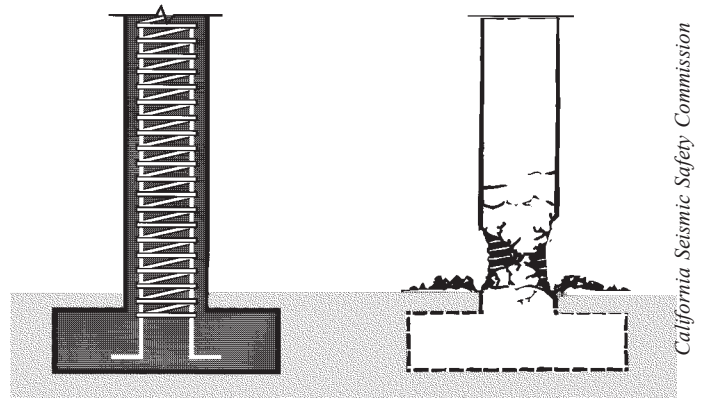
Figure 23 - This medical office building’s exterior cladding affected the way its frame responded to shaking, and the columns failed during the 1994 Northridge earthquake. The building was demolished and all medical records inside were destroyed.

HOW-TO

Strengthen Concrete Walls and Columns

The Solution

New walls or bracing can be added, and columns can be wrapped with confining material, so that these buildings can survive ground shaking. A qualified engineer or architect can help you decide on the most cost-effective way to strengthen your building.



California Seismic Safety Commission

Figure 24 - The addition of more confining steel (c) keeps the vertical reinforcing bars from buckling and the concrete from shifting so that the building continues to be fully supported (d) even if it is damaged in an earthquake.



After the Earthquake

Figure 25 - The walls and columns holding up the Psychiatric Unit of the Olive View Hospital weren't adequately reinforced; they collapsed in the San Fernando Earthquake of 1971. It was a two-story building before the earthquake. Only because the earthquake occurred during an early hour of the morning, the building was fortunately not occupied and a large loss of life was avoided. This type of construction is common in older California commercial and institutional buildings.



Before the Earthquake

IDENTIFY WEAKNESSES

Steel Frame Buildings

The Problem

In past earthquakes, fractures (cracks) occurred in steel frame buildings built before 1995 in two locations: (1) in welds and steel elements in or near steel beam-to-column connections (see figures 26 and 27); and (2) in column base plates (see figure 28).

Such fractures are often small and hard to detect because they may be covered by fireproofing, interior walls and ceilings, and exterior facades. Slender or thin-walled steel braces can buckle prematurely in buildings built before 1982. See figure 29).

The reasons for damage to steel members are not fully known but may include workmanship, design, welding procedures, and material characteristics.

Some buildings with subtle structural damage also will suffer movement-related damage such as cracked finishes around columns and beams, cracked or out-of-plumb partitions or door frames, damaged ceilings, and broken glass. In cases of extreme damage, partial collapse may be possible.

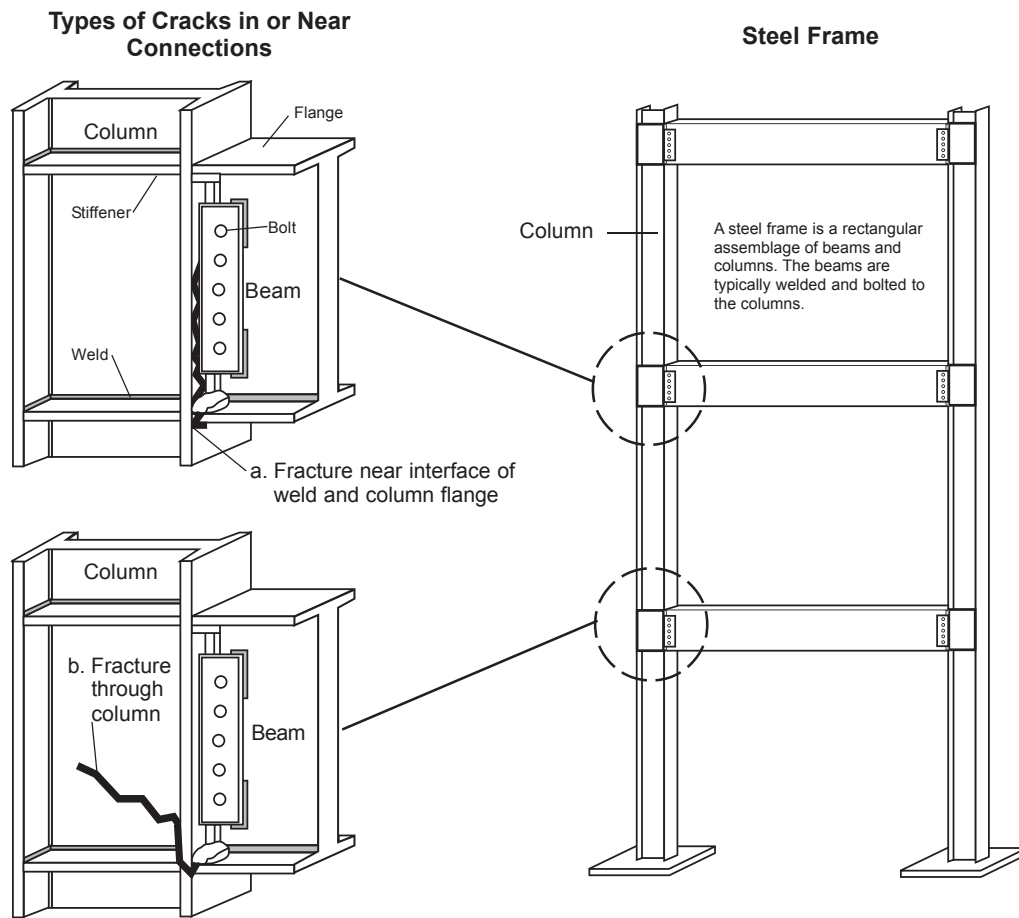


Figure 26—Steel Frame. Two types of cracks found in steel frame buildings after earthquakes.
 (Adapted from photo provided by Los Angeles Times.)

HOW-TO

Retrofit Steel Frame Buildings

How to Identify

If your steel frame buildings have been exposed to strong ground shaking in the past and you have observed the damage described above, contact an appropriately experienced structural or civil engineer or architect to assess the need to investigate critical areas in the buildings. Owners of other steel buildings who are concerned about the potential for such damage are also encouraged to obtain qualified opinions.

Building investigations typically involve removing finishes and fireproofing at the beam column connections, visual observations, and testing, where appropriate. This work may disrupt occupants for a short time.

The Solution

Repair and retrofit techniques and recommended guidelines are currently available from the Federal Emergency Management Agency (FEMA 350 to 353), the American Institute of Steel Construction (AISC 2005 Seismic Provisions and AISC 358) and the International Code Council (ICC) (see “Resource Organizations” on page 48). Local government ordinances may also apply. Engineers should obtain and consider these latest guidelines, codes and standards when designing retrofits or repairs.



EERI

Figure 27—This steel frame connection unexpectedly cracked in the 1994 Northridge earthquake.



EERI

Figure 29—A six-story steel braced frame building was damaged after the 1995 Kobe Earthquake in Japan. 4,000 to 8,000 small commercial buildings and 1,000 to 2,000 large commercial buildings were destroyed or severely damaged in that event.



EERI

Figure 28—A 4-inch-thick steel plate supporting the base of a column at the Oviatt Library at CSU Northridge fractured in the 1994 earthquake.

IDENTIFY WEAKNESSES

Soft Story Multi-Unit Residential Buildings

The Problem

Apartments and condominiums with parking or commercial space on the first floor are prone to collapse if ground floor walls and columns are not strong enough to hold up the building during earthquakes.

How to Identify

Buildings with parking at the ground floor, or large amounts of windows and few solid walls can have earthquake weaknesses. Consult with a qualified engineer or architect to help you evaluate your building's condition.

The Solution

Soft, weak, or open front stories can be strengthened to prevent collapse. You should rely on the advice of a qualified engineer or architect.



California Seismic Safety Commission

Figure 30—Apartments with tuck-under parking like this can collapse. This building is leaning but did not collapse in the 1994 Northridge earthquake.



J. Dewey, USGS

Figure 31—A similar apartment building's soft story collapsed on cars during the same earthquake.



EERI

Figure 32—This modern wood-frame apartment building had a central driveway. It collapsed inward over unbraced entrances to crush first-story parking during the 1994 Northridge earthquake.

IDENTIFY WEAKNESSES

Other Unusual and Irregular Building Types

The Problem

Buildings with irregular configurations, unusual designs, long spans, large assembly areas, or other unique features can be more vulnerable to earthquake damage than simple buildings. Numerous parking structures suffered partial collapse during the Northridge earthquake.

How to Identify

Consult with a qualified engineer or architect to identify the hazards, if any, of unusual designs and features. A building that is anything other than a plain box with four walls, floors, and a roof needs careful engineering attention. Irregularities in the building's footprint can be earthquake weaknesses. Buildings with long spans over large assembly areas such as theaters, auditoriums, and churches should be carefully evaluated, since a collapse could be catastrophic.

The Solution

The earthquake weaknesses of irregular or unusual building features can be reduced by strengthening or other means. You should rely on the advice of a qualified engineer or architect.



Karl Steinbrugge NISEE

Figure 33 - This six story lift slab building collapsed in the 1964 Alaskan Earthquake.



Harold Engle NISEE

Figure 34 - This unusual building with a tall story, long spans and large windows was severely damaged in the 1933 Long Beach Earthquake.

IDENTIFY WEAKNESSES

Other Vulnerable Features

The Problems

Chimneys—Unreinforced brick and stone chimneys often collapse in earthquakes. These chimneys should be braced or replaced to prevent injury or property damage.

Signs, marquees, canopies—These items should be braced so they do not pose a hazard to passersby. Check periodically to make sure their connections are not rusting away.

Heavy roofs—Buildings with heavy roofs (clay, tile, and slate, for example) shake more in an earthquake than buildings with lighter roofs. Such roofing materials may even fall off, injuring people and damaging objects below.

Stairs, balconies, overhangs—If these features aren't properly braced or attached to the building, they can collapse or prevent occupants from leaving the building after an earthquake.

Dry rot, insect infestation, deterioration—Dry rot, termites, boring beetles, or lack of maintenance can weaken a building and make it more prone to earthquake damage.

The Solutions

If your property has one or more of the features described above, get an architect or engineer who is experienced in earthquake strengthening of existing buildings to give you a quick, preliminary evaluation.

Use such an evaluation to help you decide what to do to make sure your building and its occupants can survive a damaging earthquake.

Keep features such as children's play areas, outdoor restaurants, and storage areas out of the striking range of falling masonry, roof tiles, parapets, and overhangs.

Replace infested or deteriorated building material before you strengthen.



California Seismic Safety Commission

Figure 35 - The chimney on this building fell on the stair-way in the 1992 Big Bear earthquake, cutting off a means of escape for persons on the second floor.



J. Dewey, USGS

Figure 36 - Stairs to an apartment building collapsed during the 1994 Northridge earthquake.

IDENTIFY WEAKNESSES

Poorly Anchored Exterior Cladding & Signage

The Problem

The cladding on the outside of some buildings can sustain damage and even fall off if it does not allow the building to flex when the ground shakes. Precast concrete cladding, with or without stone facing, is heavy. The steel connections holding it to the building must be strong enough to allow the building to move in an earthquake without failing. In addition, gaps or joints between cladding units must be large enough and in the right places to accommodate building movement.

How to Identify

Engage a qualified engineer or architect to help you evaluate the condition of cladding and its ability to allow for earthquake movement.

The Solution

Poor connections can be strengthened or replaced. You will need to hire a qualified engineer or architect.



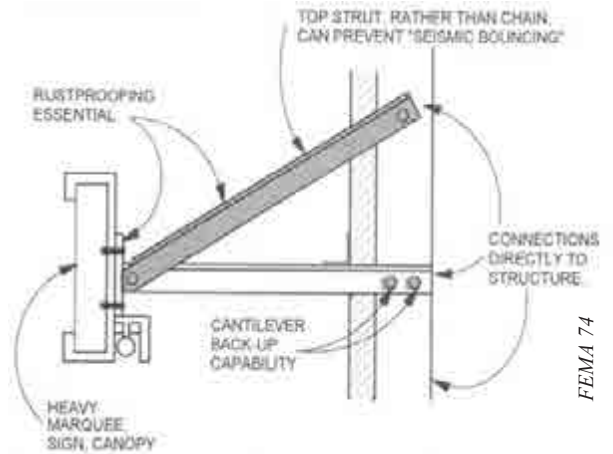
Figure 37 - Cladding on this store in Anchorage failed in the 1964 Alaska earthquake.



Figure 38 - The sign on this commercial building fell in the 1979 Imperial Earthquake.

Bob Reitherman/BSD, Inc. FEMA 74

Joseph Rychenik Photo, Courtesy of EERC



FEMA 74

Figure 39 - Simple retrofits can prevent signs from falling.

OTHER CONCERNS

Unattached or Unbraced Building Contents

The Problem

The contents of your building can be damaged or can cause damage in earthquakes. They may injure your building occupants or block emergency exits; it can be expensive to repair and replace items that are broken. You should be concerned about contents, not only to protect your property but also to guard against deaths or injuries.

Earthquake shaking may cause light fixtures and bookshelves to fall, and other large items to topple or move across the floor (see figures 40 to 63). Equipment may be disabled or severely damaged. It may take considerable time and money to replace or repair computers, vital records, and specialized technical equipment. Heavy crates or boxes stacked high, such as those in warehouses or discount stores, can fall on tenants, employees, or customers.

How to Identify

Look around your building for items that could fall or move during earthquakes. Could your file cabinets fly open, allowing the contents to scatter on the floor? Could unanchored storage or display shelves topple or lose their contents?



CA Seismic Safety Commission

Figure 41 - Pallets of canned goods stored in this building fell off the shelves during the 1989 Loma Prieta earthquake and pushed out the concrete wall of this Hollister warehouse.



Degenkolb Associates

Figure 40 - Shelves like these can topple like dominos.



Bill McKevitt, EERI

Figure 42 - The storage rack collapsed in this warehouse-style retail store during the 1994 Northridge earthquake. Heavy items such as the sofa in the center of the photo crashed to the ground and could have injured employees and shoppers.

HOW-TO

Brace and Attach Building Contents

The Solutions

Door latches, braces, and fasteners to fix nonstructural hazards can be installed as part of your regular maintenance activities.

Fasten heavy equipment and furniture to the floor or to the studs in the walls.

Store heavy objects on low shelves or in areas that pose fewer hazards.

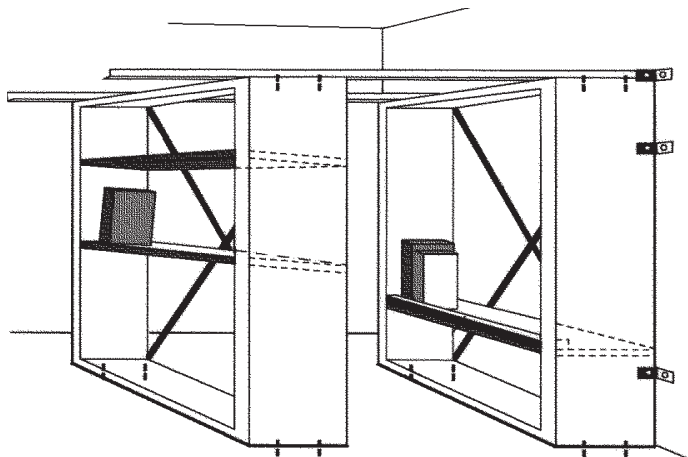
Make sure your employees or tenants secure items such as tall furniture or equipment when it is installed or moved.

See the Earthquake Checklist for Building Contents on page 35, Resource Organizations on page 48, and www.seismic.ca.gov/cog.htm for help in identifying and dealing with these hazards.



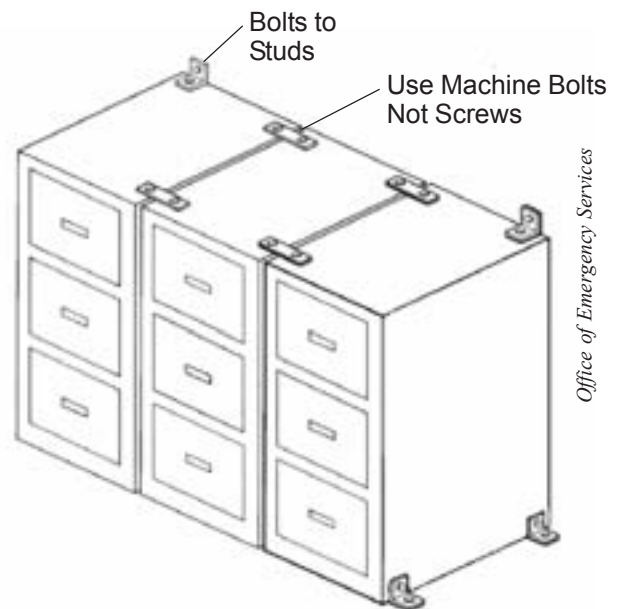
Wiss, Janney, Elstner & Associates, Inc. FEMA 74

Figure 44—Toppled file cabinets. In the 1994 Northridge Earthquake, businesses were disrupted.



Office of Emergency Services

Figure 43—Securing shelves and furniture. Attach rows of shelving and other tall pieces of furniture to the wall and to each other for support; tilt the shelves or install shelf parapets or other restraints to keep objects from falling off shelves.



Office of Emergency Services

Figure 45—Bolting file cabinets. Bookcases and file cabinets should be bolted to the wall and to each other to keep them from falling. File drawers should have latches so they can't open in earthquakes.

OTHER CONCERNS

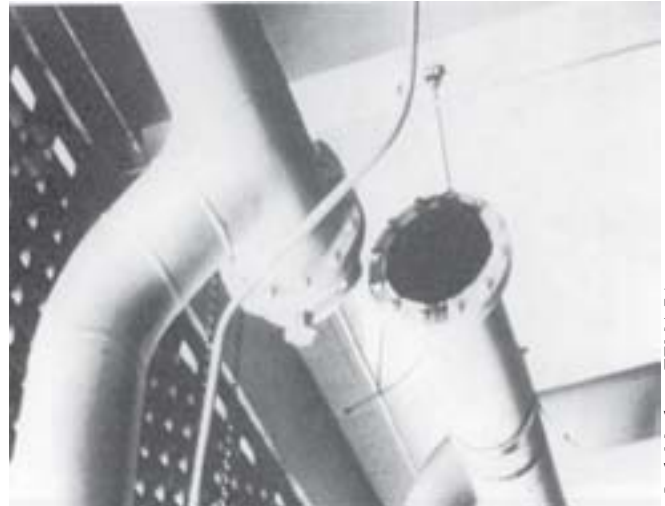
Unattached or Unbraced Building Equipment

The Problem

If mechanical and electrical equipment such as air conditioners, water or propane tanks, boilers, and shop equipment are not securely attached to a wall, floor, or roof, it can topple or slide in earthquakes. If gas, electrical, water supply, or waste lines are broken when these items move, they may cause fire or flood damage.

How to Identify

Examine mechanical or electrical equipment to see if there are anchors, metal straps, or braces around them that are bolted to the wall, floor, or roof. Make sure the bolts go into the wall studs or solid concrete, not just the drywall or plaster. Pull on the straps or braces to make sure they are secure and taut.



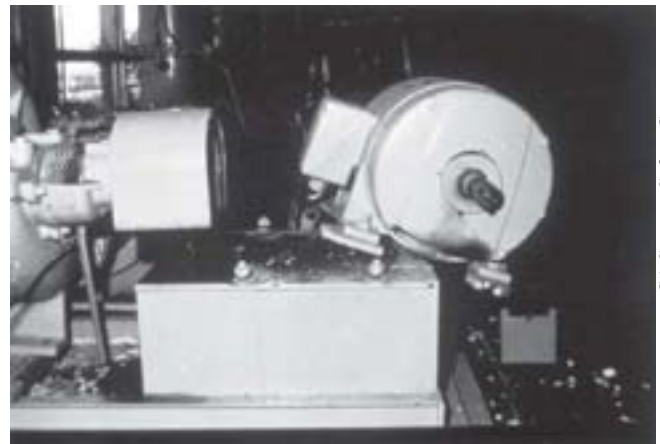
Jack Meehan FEMA 74

Figure 47 - This pipe joint separated during the 1971 San Fernando Earthquake.



Don Jephcott, EERI

Figure 46 - The support pedestal system of this oxygen tank at Olive View Medical Center was damaged after the 1994 Northridge earthquake, leaving the tank leaning. The tank is shown after it was removed to allow for installation of a replacement unit.



CA Seismic Safety Commission

Figure 48 - This motor slid out from under the heads of the bolts holding it down. Tight bolts installed in holes—rather than slots—in its base would have held it in place.

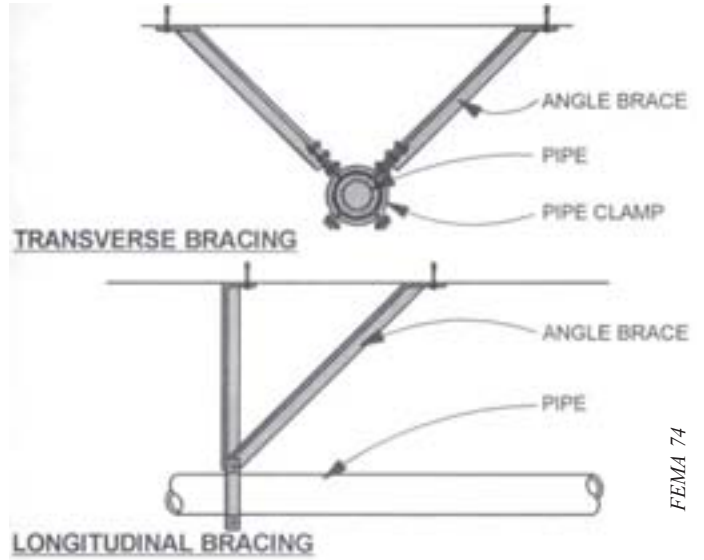
HOW-TO

Attach or Brace Building Equipment & Piping

The Solutions

The equipment can be secured to the structure by using bolts or braces (see figures 49 to 51).

Add flexible connections between the equipment and gas and water lines. Avoid rigid connectors to solid pipe, which may fail in earthquakes.



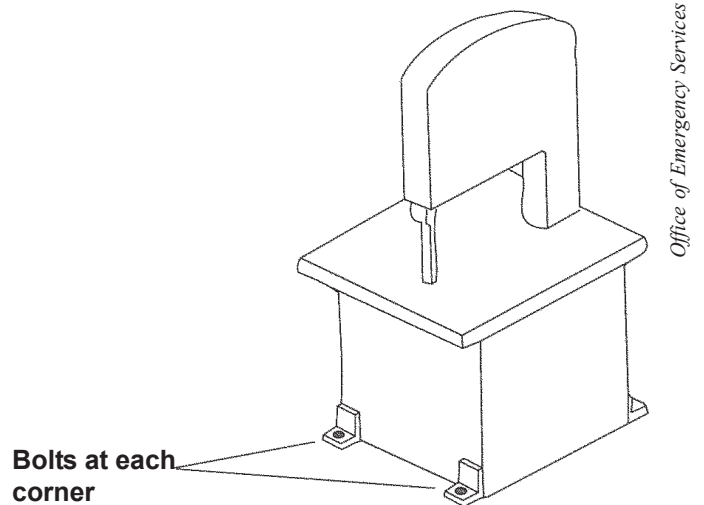
FEMA 74

Figure 50—Bracing Pipes. Adding diagonal braces to keep pipes from swaying can prevent damage and disruption.



Figure 49—Bracing tanks. Tank supports should be cross-braced as well as bolted to the floor.

Office of Emergency Services



Office of Emergency Services

Figure 51—Bolting equipment. Light equipment can be bolted to a concrete floor with expansion bolts. For methods of securing heavier equipment, consult an engineer.

OTHER CONCERNS

Unbraced Ceiling Systems

The Problem

Unbraced acoustic-tile ceiling systems can shake loose during earthquakes. Heavy light fixtures and duct vents are particularly hazardous to occupants if they are not properly connected to the roof or the floor above (see figures 52 to 54). Unbraced ceilings can hit fire sprinkler heads, which may release water and flood the building.

How to Identify It

Lift a ceiling tile and look up into the space above the ceiling. If the tiles seem loose in their frames, they may fall when the building begins to move. In rooms more than 12 feet wide, you should see diagonal wires and vertical pipe struts connecting the ceiling tiles' framework to the building's framing above, spaced every 12 feet.

Look for wide, secure supports for the ceiling framework around the room's edges.

Each light fixture and duct vent should be securely supported with at least two wires to the building framing above.

What Can Be Done

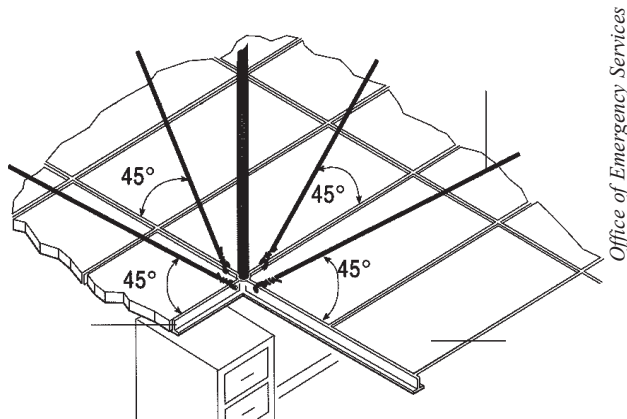
Wire hangers and braces can be added to ceiling systems, light fixtures, sprinklers, and vents. You can either make the additions yourself or hire a contractor.

Make sure there are gaps that will allow pipes to move where they pass through ceilings and partitions.



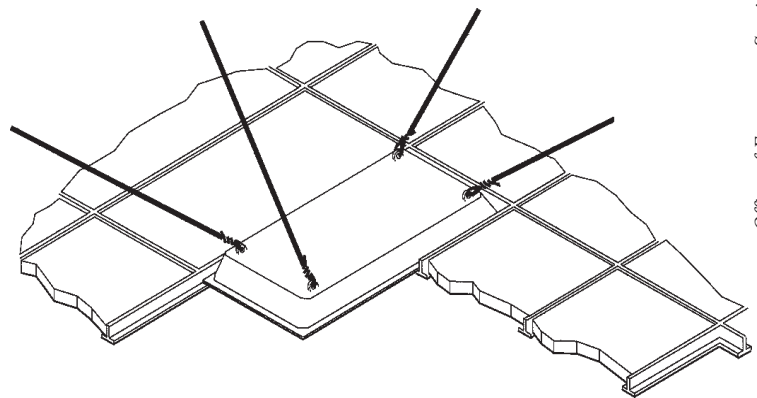
Wiss, Janney, Elstner Associates FEMA 74

Figure 53 - This building sustained extensive interior nonstructural damage during the 1994 Northridge earthquake. Parts of the ceiling grid and tiles have fallen.



Office of Emergency Services

Figure 52—Bracing ceilings. This view from the top of the ceiling tiles shows diagonal bracing and struts to keep the tiles from falling in earthquakes.



Office of Emergency Services

Figure 54—Lighting fixtures. Fluorescent lighting fixtures should be secured so they will not present hazards.

OTHER CONCERNS

Large Windows

The Problem

If a building has large windows, the glass may break when the ground shakes, especially if there are only narrow walls on each side of the windows. In a major earthquake, buildings with large storefront windows can lean over and even collapse if the front wall is inadequately braced. Buildings on crowded city blocks are especially prone to damage if the buildings are near enough to pound against each other during earthquakes.

How to Identify It

Check to see if there are solid walls, diagonal braces, plywood panels, or heavy steel frames next to any large window. Such a window does not always indicate an earthquake weakness. There are no simple rules of thumb for determining whether or how much bracing is needed or where it should go.

You will need the help of an architect or engineer with experience in earthquake strengthening.

What Can Be Done

New steel framing or plywood paneling can be installed around a storefront window. New window mullions can be added to replace a large piece of plate glass; this change will allow for more movement. Plastic film can be applied to the windows to keep the pieces from scattering if a window does break.

You should consult a qualified architect or engineer if you have large or numerous windows, especially on the ground floor of your building.



CA Seismic Safety Commission

Figure 55—The front window of this Fortuna auto parts store broke in the 1992 Cape Mendocino earthquake.



CA Seismic Safety Commission

Figure 56—The windows in this San Francisco building probably broke because its frame flexed too much in the Loma Prieta earthquake of 1989.

HOW-TO

Attach Ceiling-Mounted Items



Figure 57 - A broken sprinkler pipe caused extensive water damage after it was sheared off by ceiling movement in the 1994 Northridge Earthquake.

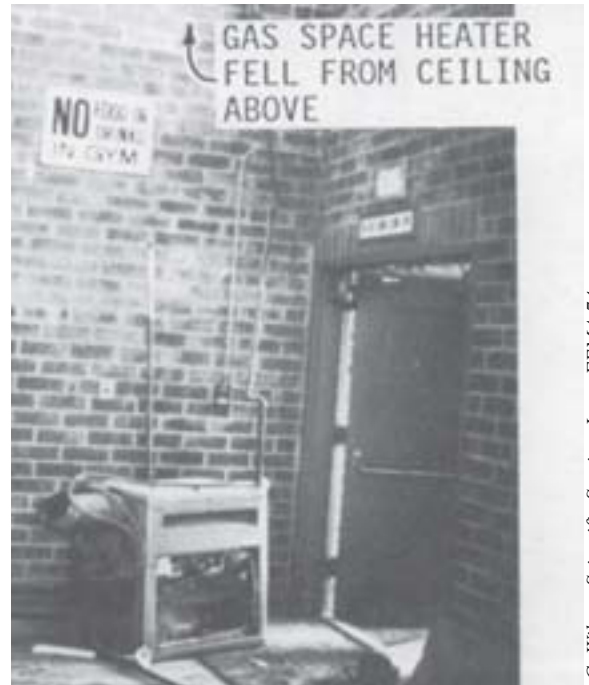


Figure 58 - Equipment that is not well connected to ceilings above can fall and cause serious injuries.

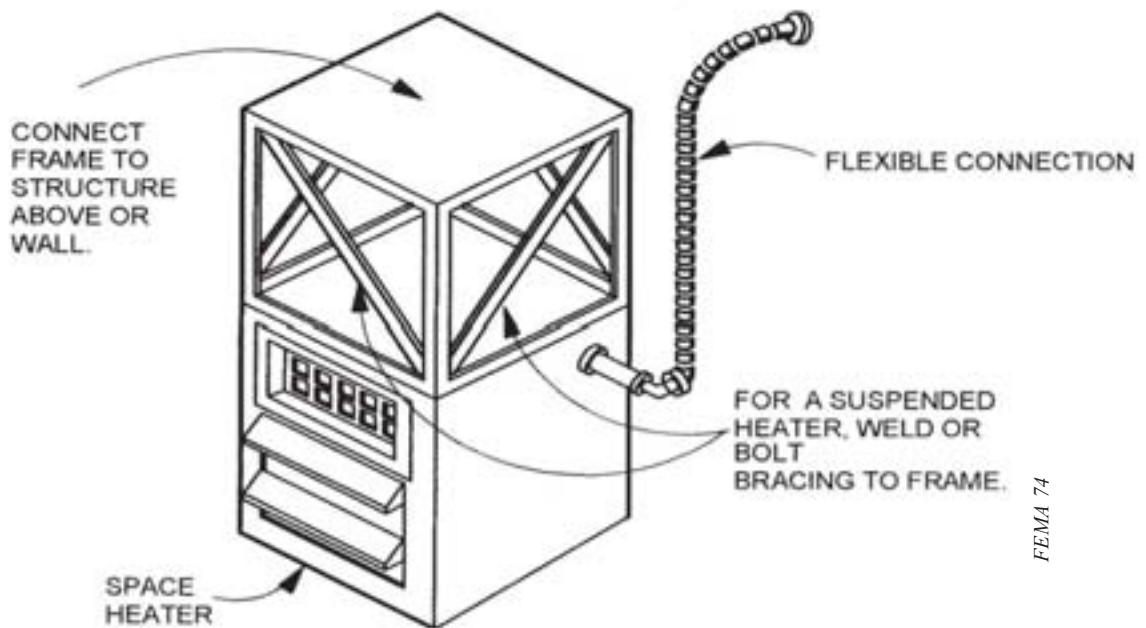


Figure 59 - Prevent suspended equipment from falling with proper connections and bracing.

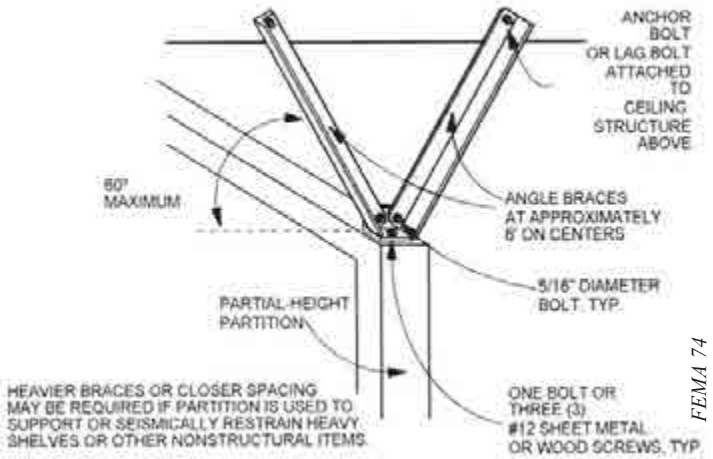
HOW-TO

Attach Partitions



Figure 60 - Partitions and ceilings toppled onto office spaces during the 1994 Northridge Earthquake.

Wiss, Janney, Elstner Associates, Inc FEMA 74.



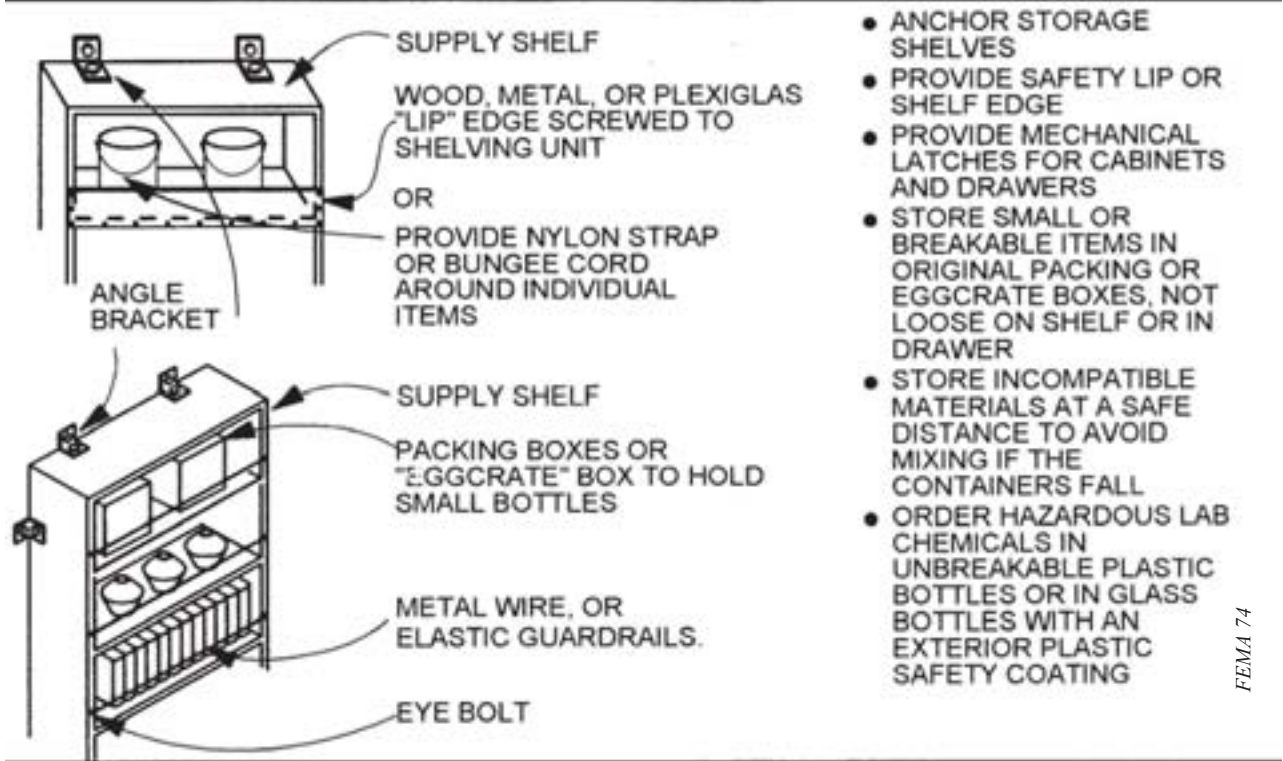
FEMA 74

Figure 61 - Adding braces to the top of free-standing partitions can prevent them from toppling.

Resources for How-to Attach & Brace Nonstructural Items:

- [Reducing the Risks of Nonstructural Earthquake Damage](#), FEMA 74.
- [International Building Code](#), 2006 Edition.
- [Minimum Design Loads for Buildings and Other Structures](#), ASCE 7-05, American Society of Civil Engineers.
- [Nonstructural Earthquake Hazards in California Schools](#), DSA, CSSC, OES, 2000.
- [Installing Seismic Restraints for Mechanical, Electrical, and Duct and Pipe](#), FEMA 412, 413, and 414, 2002, 2004.
- [Seismic Considerations for Steel Storage Racks](#), FEMA 450, 2005.

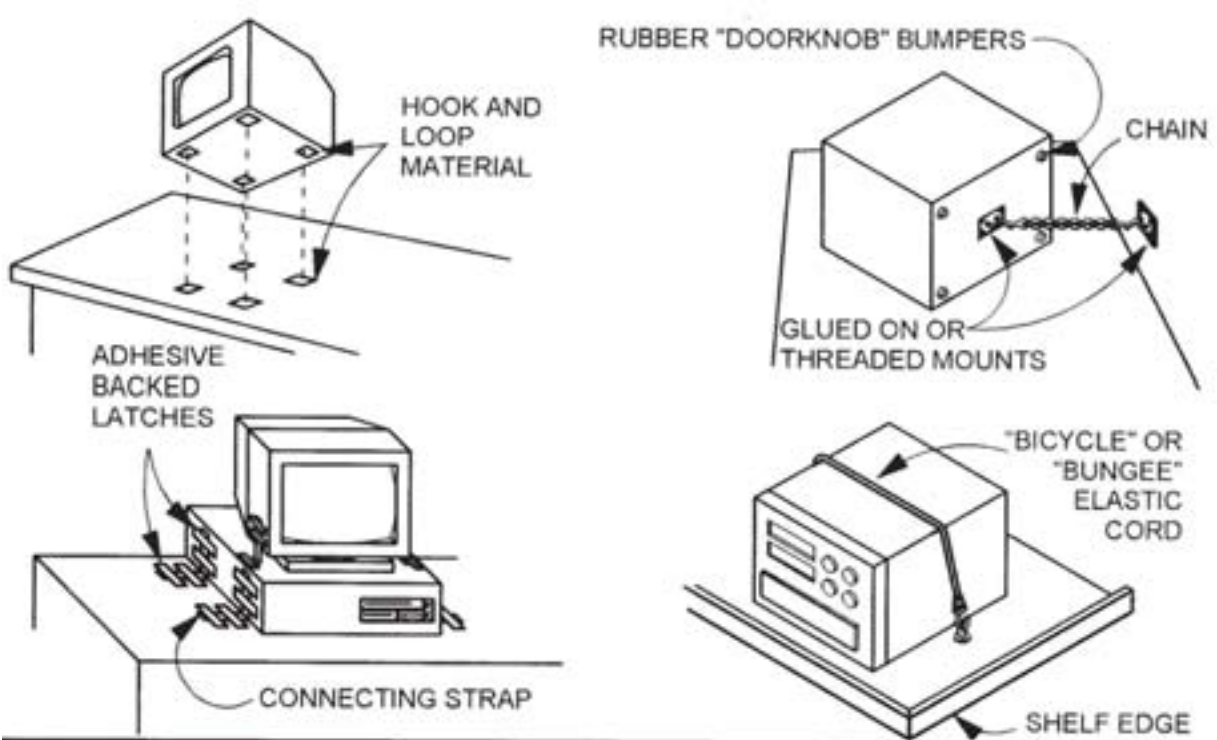
OTHER CONCERNS Building Contents



- ANCHOR STORAGE SHELVES
- PROVIDE SAFETY LIP OR SHELF EDGE
- PROVIDE MECHANICAL LATCHES FOR CABINETS AND DRAWERS
- STORE SMALL OR BREAKABLE ITEMS IN ORIGINAL PACKING OR EGGCRATE BOXES, NOT LOOSE ON SHELF OR IN DRAWER
- STORE INCOMPATIBLE MATERIALS AT A SAFE DISTANCE TO AVOID MIXING IF THE CONTAINERS FALL
- ORDER HAZARDOUS LAB CHEMICALS IN UNBREAKABLE PLASTIC BOTTLES OR IN GLASS BOTTLES WITH AN EXTERIOR PLASTIC SAFETY COATING

FEMA 74

Figure 62 - Secure storage units from toppling by connecting them to walls. Keep contents from falling off shelves with lips or guardrails.



FEMA 74

Figure 63 - Protect electronic equipment from falling off desks with straps or other mounting devices.

HOW-TO**Earthquake Checklist for Building Contents**

Every box you can check ahead of time is one less source of damage and expense after an earthquake. Review the “Earthquake Weaknesses” section of this booklet for additional weaknesses and concerns that you may need to fix.

- Desktop computer equipment is securely fastened down so it can't slide in an earthquake. (See Page 34)
- Data backup copies are kept off-site.
- Wall decorations, mirrors, hanging plants, fire extinguishers, and other heavy objects are attached with closed-eye hooks so they can't fall.
- Fragile objects (vases, display cases, and framed photographs, for example) are protected against tipping over or sliding off shelves.
- Tall filing and storage cabinets are attached to the wall or, if they are installed in rows, the rows are attached to each other so they cannot topple. (See Page 27)
- File cabinet drawers have latches so they cannot open during earthquake shaking, and heavy boxes or equipment stored on top of the files are secured so they cannot slide off.
- Office machines (computers, copiers, faxes, and printers, for example) and shop equipment are secured so they cannot slide or roll across the floor or fall off their stands. (See Page 34)
- Storage racks and shelves are braced and bolted to the floors and walls, and their contents are secured so they cannot slide off. (See Page 27)
- Compressed gas cylinders are fastened with a nylon strap, strong chains near the top and bottom, or a secure rack.
- Containers of laboratory chemicals or other hazardous materials are restrained so that they can't spill or slide off their shelves and break. (See Page 34)
- Movable partitions are securely braced, especially if they support bookshelves or contain breakable glass. (See Page 33)

NATURAL GAS SAFETY

The Problem

Natural gas piping and appliances can be damaged during earthquakes, causing gas leaks.

If ignited, this can result in fires which can burn part of, or, the entire building.

About one in four fires after an earthquake is related to natural gas leaks.

Gas leaks after an earthquake are more likely if:

- There are structural weaknesses
- Gas appliances are not anchored
- Flexible pipe connections are not used.

The primary concern is property loss from fire damage.

The potential for life loss is limited since most commercial properties have several safe exits.

How to Identify

- ✓ Examine all natural gas appliances (water heaters, dryers, stoves, ovens, furnaces) to see if they are anchored to the floor or walls, and have flexible pipe connections.

Plan Ahead

Locate your gas meter outside your building.

Identify the exact location of the shutoff valve and make sure that you have access to it.

Make sure you have a wrench that is readily available to turn off the gas when needed.

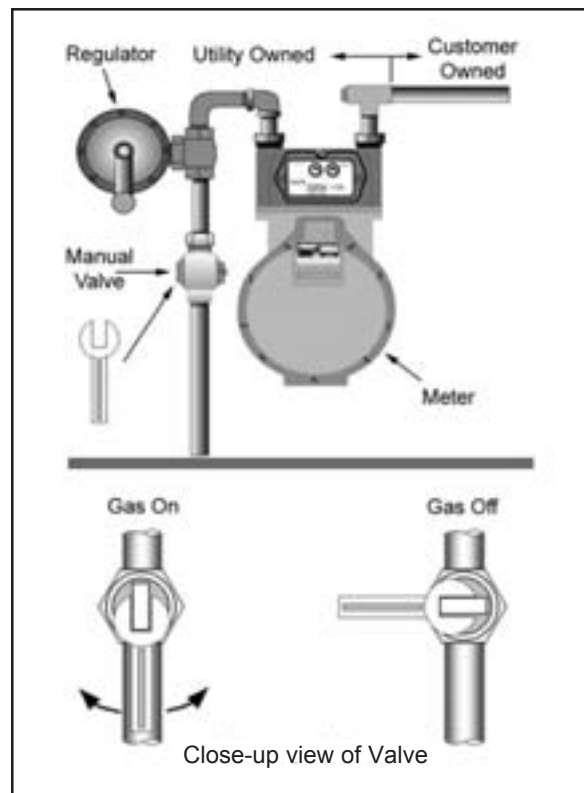


Figure 64—Manual Shutoff Valve Location

Manual Gas Shutoff

- The most cost-effective way to manage the risk from natural gas is to know how and when to manually shut off the gas.
- Use the wrench to turn off the manual valve located at the gas meter (*See Figure 64, page 36*).
- Shut off your gas only if you:
 - Smell gas
 - Hear gas escaping
 - Suspect a broken gas pipe, appliance, vent, or flue.
- Manually shutting off gas to commercial and manufacturing buildings should be included in emergency response procedures for trained maintenance personnel.

Remember

- Once the gas has been shutoff, service can be restored only by utility personnel or qualified plumbers.
- Restoration of gas service by qualified persons should include the inspection and repair of damaged systems.
- High demands for qualified personnel after an earthquake can lead to substantial delays in restoring natural gas service.

Resources

- [Seismic Gas Shut-Off Valve Requirements in Los Angeles](#), City of Los Angeles, Department of Building & Safety, Information Bulletin #P/PC 2002-001, April 30, 2003.
- [Improving Natural Gas Safety in Earthquakes](#), California Seismic Safety Commission, Publication #CSSC-02-03, July 2002.
- [Gas Shutoff Valve Certification Program](#), Division of the State Architect.

Automatic Gas Shutoff Options

There are a variety of automatic gas shut-off valves available. These cost more than manual shutoff valves and may provide additional safety but may also have some disadvantages including the potential for delays in service restoration and shutoffs when hazardous conditions may not exist.

The types of valves available include:

- Earthquake shake-actuated valves
- Excess flow valves
- Methane detectors
- Hybrid systems
- Others.

These can be installed on the “customer owned” side of the gas meter.

Consult your local Building Department because:

- Some installations will require building permits.
- Some local jurisdictions have adopted ordinances requiring automatic gas shutoff devices at the time of sale or during significant renovations.

GETTING THE WORK DONE

Plans, Permits, and Contractors

- Decide which strengthening project or projects you are going to do.
- Get the necessary building permits first.
 - Have a licensed architect and engineer draw up the necessary plans and specifications.
 - ✓ Interview two or three architects and engineers.
 - ✓ Ask for references or former clients.
 - ✓ Talk to references or former clients.
 - ✓ Compare experience, ideas, and fees.
 - Submit the plans for approval to your local building department.
 - Remember: the building codes are designed for your safety.

There are many publications that describe strengthening projects in detail.

Visit the California Seismic Safety Commission’s website at www.seismic.ca.gov, which provides many useful links.

- Get the documents that relate to your project and read them.
 - This will help you to better understand what the architect or engineer is doing, and also what the contractor is doing.
- The *International Existing Building Code* contains the best current guidelines. Ask your local Building Department how to comply with this Code.

- Select your licensed contractor.
 - First make sure the contractor is properly licensed.
 - Interview at least two or three contractors.
 - Ask your licensed architect or engineer for recommendations.
 - Ask for references or former clients.
 - Talk to references or former clients.
 - Compare experience, fees, and terms of contract.
 - Get at least three written bids for the construction work.
 - The lowest bid may not always be the best bid.
- Keep all plans, permits, and other records of your strengthening project.
 - Provide future buyers of your building with these.

If your building qualifies as “historical,” you also may need to comply with the *California Historical Building Code*.

- Contact your local Building Department for further help with this.

REMEMBER

Whether you do it yourself, or hire a contractor, **you need permits** from your local Building Department.

It costs far less to correct earthquake weaknesses before an earthquake than to repair the damage after an earthquake.

If your building is damaged in an earthquake, you will probably also have other costs such as lodging, medical, etc.

DON'T HESITATE - MITIGATE!



AFTER A DISASTER –

Hire a Licensed Building Contractor!

The contents of this section have been adapted from “After a Disaster, Don’t Get Scammed” by the Contractors State License Board.

After a Disaster...

DO NOT:

- Rush into repairs, no matter how badly they are needed.
- Hire the first contractor who comes along.
- Accept verbal promises.

DO:

- Get proof that the person you are dealing with is a California licensed contractor appropriate for the work to be done.
- Get the contractor’s license number and verify that it is current and valid.
- Get a written contract that contains all the details of the job to be performed.
- Get at least three bids.
- Check references of other work the contractor has done, if possible, in your area.
- Develop a payment schedule with the contractor.
- Consider a completion bond on large projects.

Contractors must be licensed for any job which costs \$500 or more, including materials and labor.

Avoid Payment Pitfalls

- By law, a down payment on a building improvement contract cannot exceed:
 - 10% of the contract price, or
 - \$1000
 whichever is less!
- Withhold at least 10% of the total contract price until the project is complete
- Do not make final payment until:
 - The building department has signed off on it,
 - You are satisfied with the job, and
 - Take a final walk-through to make sure work is complete and done correctly.

Useful publications from the Contractor’s State License Board (www.cslb.ca.gov):

- **What You Should Know Before You Hire a Contractor** - *Provides information about hiring and working with contractors.*
- **Building Improvement Contracts: Putting the Pieces Together** - *Provides answers about the legal requirements of contractors.*

GEOLOGIC HAZARDS

Sellers of real estate in California are required to disclose to buyers certain information regarding natural hazards that can affect the property being sold. In addition to flood and fire hazard information, disclosure of seismic hazards is also required. Earthquakes are common in California because of the many earthquake faults located throughout the state.

This section:

- Describes briefly the basic geology-related hazards, and
- Introduces the government mapping programs that define which areas are susceptible to those hazards.

Ground Shaking:

- Ground shaking causes 99% of the earthquake damage to California commercial properties.
- Areas near large active faults are more likely to be shaken severely than areas in the rest of the state.

Landslide:

- Earthquakes can also trigger landslides.
- Earthquake shaking can cause the soil and rock to slide off a slope, ripping apart commercial properties on the slope and/or crushing commercial properties downhill (See *Figure 65*).

Fault Rupture:

- An actual crack forms and the ground is offset along the two sides of a fault during an earthquake (See *Figure 66*).
- A building built over an active fault can be torn apart if the ground ruptures beneath it.
- If the building is built over a “creeping” fault – one that moves slowly with no earthquakes or a series of very small earthquakes – the damage may not be noticed for some time.



Patricia Grossi and Augustin Rodriguez, EERI

Figure 65 - Landslide. San Simeon Earthquake, December 22, 2003 Landslides on San Gregorio Road in Atascadero, California, only a short distance away from where the commercial properties with the most damage were located.



Robert A. Eplett, OES, CA

Figure 66 - Fault Rupture. Landers Earthquake of June 28, 1992, produced a surface rupture of over 50 miles along faults in the Mojave Desert.

Lateral Spreading:

- Intense shaking during an earthquake can cause the soil to break into blocks which move apart from each other. This can cause damage to all ground surfaces including the foundation of a building (See Figure 67).

Liquefaction:

- During earthquakes, loose, wet sandy soil can become almost like quicksand, and lose its ability to support structures. This can cause the foundation of a building to sink, break, or tilt (See Figure 68).

Tsunami:

- A tsunami is a series of large sea waves caused by an underwater earthquake or landslide.
- Coastal areas are prone to tsunami damage.
- Tsunami waves can come from a great distance and can cause flooding and damage properties in low-lying areas along the shore.

Dam Failure:

- Earthquake damage to a dam can cause sudden and devastating flooding of properties downstream.
- During the 1971 San Fernando Earthquake, the Lower San Fernando Dam above the San Fernando Valley was damaged. Had it failed, it would have flooded the properties below, causing many deaths and injuries. (See Figure 69). Risk of an aftershock forced residents and businesses in an 11-square mile area to evacuate for the next 3 days.
- California has some of the world’s best standards for building and inspecting dams.

Recommendation:

If you live in a low-lying coastal area or a dam inundation zone, become familiar with evacuation routes to higher ground and be prepared to evacuate such areas immediately after an earthquake.



NISEE Clearinghouse Project

Figure 67 - Lateral Spreading. Loma Prieta Earthquake, October 17, 1989. Lateral spreading damage levee road along the San Lorenzo River.



EERI

Figure 68 - Liquefaction caused differential settlement under this building and increased damage during the Loma Prieta Earthquake.



Robert A. Page, David M. Boore and Robert F. Yerkes, USGS

Figure 69 - Lower San Fernando Dam that was badly damaged by the 1971 San Fernando Earthquake.

Earthquake Hazard Mapping

Enormous progress has been made in understanding how, why, and where earthquakes occur. This has led to the creation of maps that highlight areas having the highest likelihood of damaging earthquakes.

The following mapping programs have been developed to help Californians lead safer lives in earthquake country.

National Seismic Zones

The U.S. is divided into four major zones, each having a different likelihood of strong ground shaking. The earthquake hazard potential for the U.S., determined through a national program, has been generalized into four seismic zones, numbered Zone 1 through Zone 4. Zone 1 has the lowest earthquake danger and Zone 4 has the highest earthquake danger. **Most of the densely populated parts of California are in Zone 4.** (See Figure 7, page 7)

The National Seismic Zone map is published by the International Code Council (ICC) in the California Building Code.

Earthquake Fault Zone Maps

These maps are also known as the *Alquist-Priolo Earthquake Fault Zone Maps*, named after the California legislators who initiated the legislation that mandated these maps. The maps show regulatory zones around active earthquake faults prone to surface ruptures. The zone is about one quarter mile wide with the fault at the center of it.

Seismic Hazard Zone Maps

These maps show areas where landslides and liquefaction are most likely to occur during earthquakes.

Tsunami Inundation and Evacuation Route Maps

Maps for the Pacific Coast show areas where low-lying regions are exposed to tsunami inundation. These maps are in various stages of preparation and availability. Generally if your property is less than 35 feet above a shoreline, it may be vulnerable to tsunami inundation.

Dam Inundation Maps

These maps show the areas below major dams that may be flooded in the event of their failure.

How are these Maps Used?

The zones defined by the maps are at greatest potential risk when a major earthquake occurs. This is particularly the case when the earthquake occurs during or shortly after a heavy rainfall, which increases the likelihood of liquefaction and landslides.

California law requires that the information from the Earthquake Fault Zone and Seismic Hazard Zone maps be incorporated into local general plans, and any land-use planning or permitting ordinances. Cities and counties must establish regulations governing development within these zones.

Special geotechnical studies are required before buildings can be built in Earthquake Fault Zones or Seismic Hazard Zones.

Your local building or planning department can show you the National Seismic Zone Map as well as the other maps if they are available for your community. These maps, if they are available, may also be accessed at www.seismic.ca.gov/cog.htm

The Seller of real estate within a hazard zone must disclose that the property lies within such a zone at the time of sale.

WHAT TO DO *DURING* AN EARTHQUAKE



1. IF YOU ARE **INDOORS**—**STAY THERE!** “**DROP, COVER AND HOLD ON.**” Get under a sturdy desk or table and hang on to it, or move into a hallway or get against an inside wall. Stay clear of windows, fireplaces, and heavy furniture or appliances. Get out of the kitchen, which is a dangerous place in earthquakes since it’s full of things that can fall on you. Don’t run downstairs or rush outside while the building is shaking or while there is danger of falling and hurting yourself or being hit by falling glass or debris.
2. IF YOU ARE **OUTSIDE**—**GET INTO THE OPEN**, away from buildings, power lines, chimneys, and anything else that might fall on you.
3. IF YOU ARE **DRIVING**—**STOP**, but carefully. Move your car as far out of traffic as possible. Do not stop on or under a bridge or overpass or under trees, light posts, power lines, or signs. Stay inside your car until the shaking stops. When you resume driving, watch for breaks in the pavement, fallen rocks, and bumps in the road.
4. IF YOU ARE ON OR NEAR A **STEEP HILLSIDE**—**WATCH OUT FOR LANDSLIDES**, falling rock, trees, and other debris that could be loosened by earthquakes.

If You Feel a Strong Earthquake or Receive a Tsunami Warning When You are on the Coast

1. **DROP, COVER AND HOLD ON.** Watch for falling objects until the shaking is over.
2. **MOVE TO HIGHER GROUND** or inland away from the coast immediately. A tsunami may be coming. Go on foot if possible. The first waves may reach the coast within minutes after the ground shaking stops. The first wave is almost never the largest. Later waves may be spaced tens of minutes apart and can continue arriving for many hours.
3. **THERE MAY BE NO TIME FOR AUTHORITIES TO ISSUE A WARNING.** If you do not hear an evacuation announcement but notice a sudden drop or rise in water level or hear a loud noise coming from the water, nature may be warning you of impending danger.
4. **STAY AWAY FROM THE COAST.** Do not return to the shore after the first wave. Waves may continue to arrive for hours.
5. **LISTEN TO A RADIO FOR AN “ALL CLEAR”** before returning to the shore.

WHAT TO DO *BEFORE* AN EARTHQUAKE

The information contained in this section does not represent weaknesses in the earthquake resistance of commercial properties. It is valuable information to keep in mind to reduce risks to yourself, your building's occupants, and your building. These lists are only highlights of the actions you should take.

Gather Emergency Supplies

Be sure you have these basic supplies on hand:

- Fire extinguisher
- Adequate supplies of medications that you or your building's occupants are taking
- Crescent and pipe wrenches to turn off gas and water supplies
- First-aid kit and handbook
- Flashlights with extra bulbs and fresh batteries
- Portable battery-powered radio or television and extra fresh batteries
- Water for each building occupant for at least three days (allow at least one gallon per person per day) and purification tablets or chlorine bleach to purify drinking water from other sources
- Canned and packaged foods, enough for three days, and at least an additional four-day supply readily accessible for use if you are confined to your building. Don't forget a mechanical can opener.
- Camp stove or barbecue to cook on outdoors (store fuel out of the reach of children)
- Waterproof, heavy-duty plastic bags for waste disposal
- Copies of personal identification, such as driver's licenses, passports, and work identification badges, and copies of medical prescriptions and credit cards
- An extra set of car keys and building keys
- Matches in waterproof container
- Map of the area marked with places you could go and their telephone numbers
- Cash, account numbers, critical business records, copies of deeds, insurance policies, and a list of your financial institutions
- Special items, such as denture needs, contact lenses and supplies, extra eyeglasses, and hearing aid batteries
- Items for seniors, disabled persons, or anyone with serious allergies

Plan Ahead



1. Create a building disaster plan; practice and maintain the plan.
2. Make and complete a checklist.
3. Plan escape routes from your building..
4. Conduct fire and emergency evacuation drills at least twice a year and include your pets in your evacuation and sheltering drills.
5. Test your smoke alarms once a month and replace batteries at least once a year in battery-powered smoke alarms (on daylight savings time days or on birthdays) .
6. Make sure each occupant of your building knows what to do no matter where they are when earthquakes occur.
 - Establish two meeting places where you can all reunite afterward: one right outside your commercial property, in case of a sudden emergency, and one outside your neighborhood in case you cannot return to your building or are asked to leave the area.
 - Find out about the earthquake plan developed by your children's school or day care.
 - Remember that since transportation may be disrupted, you may have to stay at your workplace for a day or two following a major earthquake. Keep some emergency supplies—food, liquids, and comfortable shoes, for example—at work.
 - Pick two out-of-town contacts:
 - A friend or relative who will be your **primary** contact,
 - A friend or relative who will be your **alternative** contact.
7. Know where your gas, electric, and water main shutoffs are and how to turn them off if there is a leak or electrical short; if in doubt, ask your utility companies. Make sure that all the adult building occupants can shut off the utilities.
8. Locate your nearest fire and police stations and emergency medical facility. Remember that telephones may not work after an earthquake. If you can, use your land line rather than your cell phone to call 911, but only if you need emergency help.
9. Talk to your neighbors—how could they help you, or you help them, after an earthquake?
10. Take a Red Cross first aid and cardiopulmonary resuscitation (CPR) training course.
11. If your commercial property is located near a steep hillside, in an area near the shore of a body of water or below a dam, check with your local building or planning department to see if you are in a landslide, tsunami or dam inundation zone. Plan for how, when, and where your building's occupants should evacuate.
12. Create a Financial Disaster Recovery Kit: Gather copies of your essential financial documents, backup critical computer files regularly, and store them in a fire-proof deposit box or safe.

WHAT TO DO *AFTER* AN EARTHQUAKE

*Wear sturdy shoes to avoid injury from broken glass and debris.
Expect aftershocks.*

Check for Injuries

1. If a person is bleeding, put direct pressure on the wound. Use clean gauze or cloth, if available.
2. If a person is not breathing, administer rescue breathing. The front pages of many telephone books contain instructions on how to do it along with detailed instructions on other first-aid measures.
3. Do not attempt to move seriously injured persons unless they are in immediate danger of further injury.
4. Cover injured persons with blankets to keep them warm.
5. Seek medical help for serious injuries.

Check for Hazards

1. *Fire or fire hazards.* Put out fires in your building or neighborhood immediately. Call for help, but don't wait for the fire department.
2. *Gas leaks.* Shut off the main gas valve only if you suspect a leak because of broken pipes or the odor of natural gas. Don't turn it back on yourself—wait for the gas company to check for leaks.
3. *Damaged electrical wiring.* Shut off power at the control box if there is any damage to your building wiring.
4. *Downed or damaged utility lines.* Do not touch downed power lines or any objects in contact with them.
5. *Spills.* Clean up any spilled medicines, drugs, or other potentially harmful materials such as bleach, lye, and gasoline or other hazardous materials.
6. *Downed or damaged chimneys.* Approach chimneys with caution. They may be weakened and could topple during aftershocks. Don't use a fireplace with a damaged chimney—it could start a fire or let poisonous gases into your building.
7. *Fallen items.* Beware of items tumbling off shelves when you open the doors of storage units.

Check Your Food and Water Supplies

1. If power is off, plan meals to use up foods that will spoil quickly, or frozen foods. If you keep the door closed, food in your freezer should be good for at least a couple of days.
2. Don't light your kitchen stove if you suspect a gas leak.
3. Use barbecues or camp stoves, outdoors only, for emergency cooking.
4. If your water is off, you can drink supplies from water heaters, melted ice cubes.

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Do Not . . .

- **Do not** eat or drink anything from open containers near shattered glass.
- **Do not** turn the gas on again if you turned it off; let the gas company do it.
- **Do not** use matches, lighters, camp stoves or barbecues, electrical equipment—including telephones—or appliances until you are sure there are no gas leaks. They may create sparks that could ignite leaking gas and cause an explosion and fire.
- **Do not** use your telephone, except for a medical or fire emergency. You could tie up lines needed for emergency response.
If you need help and the phone doesn't work, send someone for help.
- **Do not** expect firefighters, police, or paramedics to help you right away. They may not be available.

RESOURCE ORGANIZATIONS

Some of the organizations listed below have information to help you strengthen your building against earthquakes and help you and your building's occupants prepare a personal earthquake response plan. Other resources that can help you may be available in your community; check your local telephone directory.

Building Safety Information

Office of Emergency Services

Main Office

Information and Public Affairs
P.O. Box 419047
Rancho Cordova, CA 95741-9047
Telephone: (916) 845-8400
<http://www.oes.ca.gov>

Regional Offices:

Coastal Region

1300 Clay Street, Suite 408
Oakland, CA 94612
Telephone: (510) 286-0895

Inland Region

P.O. Box 419047
Rancho Cordova, CA 95741-9047
Telephone: (916) 845-8470

Inland Region South

2550 Mariposa Mall, Room 181
Fresno, CA 93721
Telephone: (559) 445-5672

Southern Region

4671 Liberty Avenue
Los Alamitos, CA 90720
Telephone: (562) 795-2900

California Seismic Safety Commission

1755 Creekside Oaks Drive, Ste. 100
Sacramento, CA 95833
Telephone: (916) 263-5506
www.seismic.ca.gov

Structural Safety Information

American Institute of Architects

Local chapters have referral lists of licensed architects; consult telephone directory listing for "American Institute of Architects."
<http://www.aia.org>

Structural Engineers Association of California

1730 I Street, Suite 240,
Sacramento, CA 95814-3017
Telephone: (916) 447-1198
<http://www.seaoc.org>

Local chapter organizations have referral list for licensed structural engineers as follows:

San Diego - <http://www.seaosd.org>
Southern California - <http://www.seaosc.org>
Northern California - <http://www.seaonc.org>
Central California - <http://www.seaocc.org>

Consulting Engineers and Land Surveyors of California

1303 J Street, Suite 450
Sacramento, CA 95814
Telephone: (916) 441-7991
<http://www.celsoc.org/>

A referral list for licensed engineers is available.

International Code Council

5360 Workman Mill Road
Whittier, CA 90601-2298
Telephone: (800) 284-4406
<http://www.iccsafe.org>

Geologic Information

Association of Bay Area Governments

P.O. Box 2050
Oakland, CA 94604
Telephone: (510) 464-7900
<http://www.abag.ca.gov>

A consortium of local governments in the San Francisco Bay Area, offering a variety of information, including lists of local resources.

California Geological Survey

California Department of Conservation
801 K Street, MS 12-30
Sacramento, CA 95814
Telephone: (916) 445-1825
<http://www.consrv.ca.gov/cgs>

The CGS is the state agency responsible for geological research, mapping, and policy. It provides maps and other information to the general public.

Southern California Earthquake Center

University of Southern California
3651 Toursdale Parkway, Suite 169
Los Angeles, CA 90089-0742
Telephone: (213) 740-5843
<http://www.scec.org>

United States Geological Survey

Earth Science Information Center
345 Middlefield Road
Menlo Park, CA 94025
Telephone: (650) 853-8300
<http://www.usgs.gov>

This is the federal agency responsible for geological and earthquake hazard research, mapping, and policy. It provides maps and other information to the general public.

Cities and Counties

Consult your telephone directory under city or county government listings for the office of emergency services or disaster management, city or county building and planning department, and city or county government geologist.

Emergency Planning Information

Federal Emergency Management Agency

Region IX
1111 Broadway, Suite 1200
Oakland, CA 94607
Telephone: (510) 627-7100
<http://www.fema.gov>

FEMA offers a publications lists and referrals to preparedness organizations. FEMA also provides information on Federal Disaster Aid Programs that become available after Federal disasters.

American Red Cross

Consult your telephone directory for the address and phone number of your local chapter.
<http://www.redcross.org>



How to Fill out the Disclosure Form

When you sell a building that has either:

- ***precast (tiltup) concrete or reinforced masonry walls with wood-frame floors or roofs, built before 1975 or***
- ***unreinforced masonry , or***
- ***non-ductile concrete, or***
- ***a soft or weak story or open front, or***
- ***a steel frame built before 1995;***

You are encouraged to fill out the form shown on the next page.

- Sellers should hand buyers a **completed** disclosure report.
- Sellers should answer the questions to the best of their knowledge.
- If a question on the form describes only part of your building—for example if part of your building is anchored to the foundation and the other part is not—sellers should answer the question with a “NO” because a portion of the building 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 commercial properties.
- Sellers are not required to fix the weaknesses before they sell their commercial properties.

The Seismic Safety Commission believes that owners have a duty to warn of, & correct seismic hazards:

“Private-sector owners and operators of buildings of types that have historically proven hazardous in earthquakes should seek the advice of both a Structural Engineer and legal counsel on satisfying their duty to inform foreseeable victims of any hazard posed by such buildings.”

(The Right to Know: Disclosure of Seismic Hazards in Buildings, CSSC 92-03, 1992)

Commercial Property Earthquake Disclosure Report (2006 Edition)

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 or not, answer "Don't Know." If you know that a weakness exists or has been corrected or that the building has been seismically retrofitted, explain on a separate sheet. If your property does not have the feature described in the question, answer "Doesn't Apply." The pagenumbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	Doesn't No	Apply	Don't Know	See Page
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12
2. If the building has precast (tiltup) concrete or reinforced masonry walls with wood-frame floors or roof, are the exterior walls adequately anchored to the floors and the roof in accordance with local building codes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14
3. If the exterior walls, or part of them, are made of unreinforced masonry, have they been strengthened in accordance with the California Building Standards Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16
4. If the building is located in Seismic Zone 4 and has unreinforced masonry bearing walls that have not been retrofitted, has it been posted as potentially unsafe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17
5. If the building has concrete columns, were they adequately reinforced to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18
6. If the building has a steel frame built before 1995, has it been inspected for fractures in welds in or near steel connections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21
7. If your building is commercial or has five or more residential units, does it have a soft or weak story or open front?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22
8. Does the building have well-anchored exterior cladding with no unusual or irregular building features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25
9. Is the building outside an Alquist-Priolo Earthquake Fault Zone (an area prone to fault rupture immediately surrounding active earthquake faults)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	40
10. Is the building outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41

Keep your copy of this form for future reference

If any of the questions are answered "No," the building may be likely to suffer severe damage during earthquakes. Questions answered "Don't Know" may indicate a need for further evaluations. 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. Other earthquake concerns may be present but are not disclosed.

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 property.

 (Buyer) (Buyer) Date

BOE-84 (FRONT) REV. 4 (8-02)

**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.

FOR ASSESSOR'S USE ONLY	
<input type="checkbox"/> Received	_____
<input type="checkbox"/> Approved	_____
<input type="checkbox"/> Denied	_____
Reason for denial	_____

SAMPLE FORM
for Santa Clara County

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

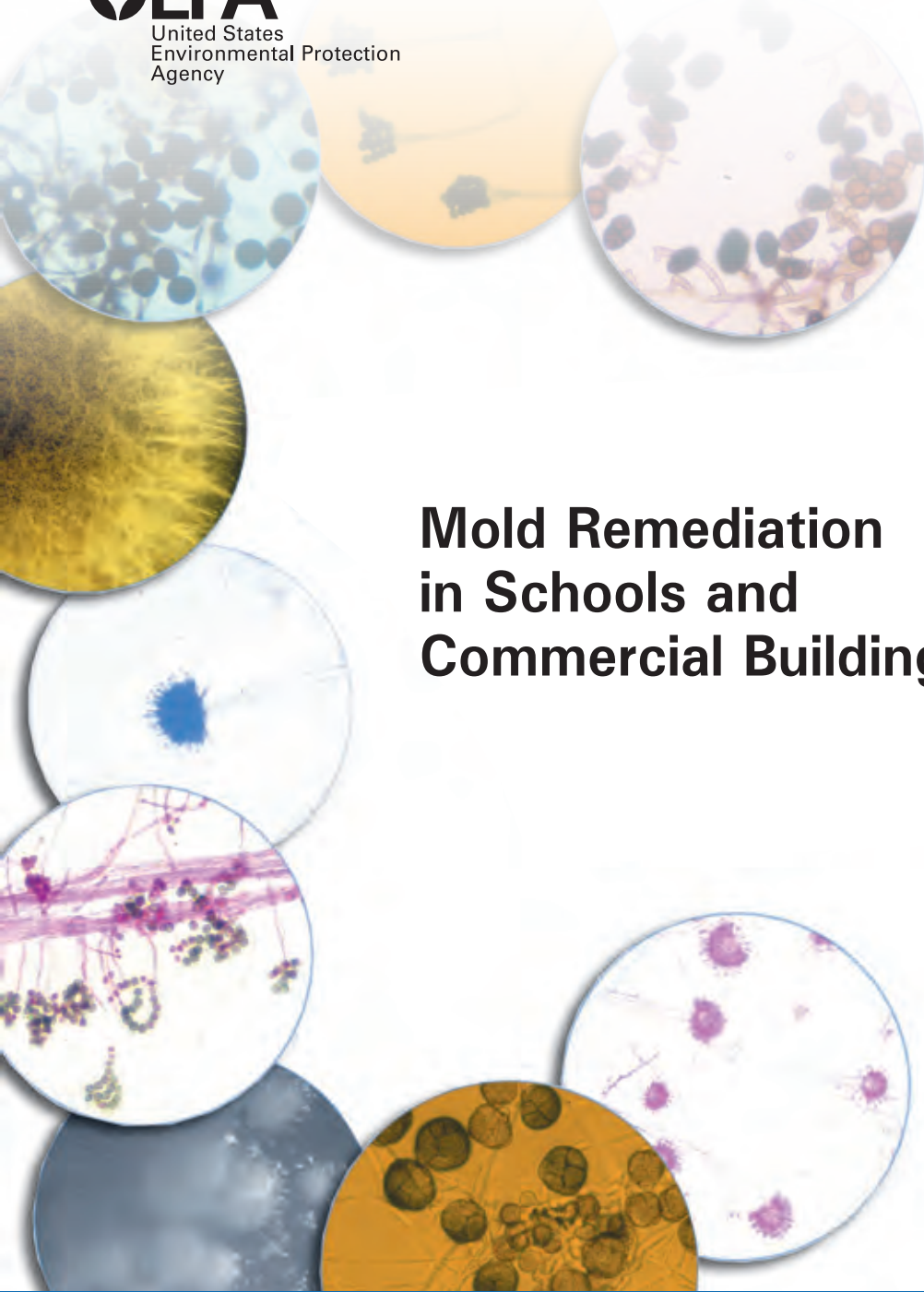
DAYTIME PHONE NO

()

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.



Mold Remediation in Schools and Commercial Buildings

Acknowledgements

This document was prepared by the Indoor Environments Division (IED) of the U.S. Environmental Protection Agency. IED would like to thank the reviewers of this document who provided many valuable and insightful comments, and the contractors who provided support during the development of this document.

EPA would also like to thank those who provided photos: Terry Brennan (Photo #2, Photo #3A, Photo #4A, Photo #6, Photo #8, Photo #9); Paul Ellringer (Photo #4C); Stephen Vesper, Ph.D. (Photo #3B); and Chin Yang, Ph.D. (cover photos, Photo #4B, Photo #5, Photo #7).

Please note that this document presents *recommendations* on mold remediation. EPA does not regulate mold or mold spores in indoor air.

Mold Remediation in Schools and Commercial Buildings

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Introduction

Concern about indoor exposure to mold has been increasing as the public becomes aware that exposure to mold can cause a variety of health effects and symptoms, including allergic reactions. This document presents guidelines for the remediation/cleanup of mold and moisture problems in schools and commercial buildings; these guidelines include measures designed to protect the health of building occupants and remediators. It has been designed primarily for building managers, custodians, and others who are responsible for commercial building and school maintenance. It should serve as a reference for potential mold and moisture remediators. Using this document, individuals with little or no experience with mold remediation should be able to make a reasonable judgment as to whether the situation can be handled in-house. It will help those in charge of maintenance to evaluate an in-house remediation plan or a remediation plan submitted by an outside contractor.¹ Contractors and other professionals who respond to mold and moisture situations in commercial buildings and schools may also want to refer to these guidelines.

Molds gradually destroy the things they grow on. Prevent damage to building materials and furnishings, save money, and avoid potential health risks by controlling moisture and eliminating mold growth.



Photo 2: Extensive mold contamination of ceiling and walls

¹ If you choose to use outside contractors or professionals, make sure they have experience cleaning up mold, check their references, and have them follow the recommendations presented in this document, the guidelines of the American Conference of Government Industrial Hygienists (ACGIH) (see Resources List), and/or guidelines from other professional organizations.

Molds can be found almost anywhere; they can grow on virtually any organic substance, as long as moisture and oxygen are present. There are molds that can grow on wood, paper, carpet, foods, and insulation. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. It is impossible to eliminate all mold and mold spores in the indoor environment. However, mold growth can be controlled indoors by controlling moisture indoors.

Molds reproduce by making spores that usually cannot be seen without magnification. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. Molds gradually destroy the things they grow on.

Many types of molds exist. All molds have the potential to cause health effects. Molds can produce allergens that can trigger allergic reactions or even asthma attacks in people allergic to mold. Others are known to produce potent toxins and/or irritants. Potential health concerns are an important reason to prevent mold growth and to remediate/clean up any existing indoor mold growth.

Since mold requires water to grow, it is important to prevent moisture problems in buildings. Moisture problems can have many causes, including uncontrolled humidity. Some moisture problems in buildings have been linked to changes in building construction practices during the 1970s, '80s, and '90s. Some of these changes have resulted in buildings that are tightly sealed, but may lack adequate ventilation, potentially leading to moisture buildup. Building materials, such as drywall, may not allow moisture to escape easily. Moisture problems may include roof leaks, landscaping or gutters that direct water into or under the building, and unvented combustion appliances. Delayed maintenance or insufficient maintenance are also associated with moisture problems in schools and large buildings. Moisture problems in portable classrooms and other temporary structures have frequently been associated with mold problems.

When mold growth occurs in buildings, adverse health problems may be reported by some building occupants, particularly those with allergies or respiratory problems. Remediators should avoid exposing themselves and others to mold-laden dusts as they conduct their cleanup activities. Caution should be used to prevent mold and mold spores from being dispersed throughout the air where they can be inhaled by building occupants.

Prevention

The key to mold control is moisture control. Solve moisture problems before they become mold problems!

Mold Prevention Tips

- Fix leaky plumbing and leaks in the building envelope as soon as possible.
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible.
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid).
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed.
- Vent moisture-generating appliances, such as dryers, to the outside where possible.
- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30 – 50%, if possible.
- Perform regular building/HVAC inspections and maintenance as scheduled.
- Clean and dry wet or damp spots within 48 hours.
- Don't let foundations stay wet. Provide drainage and slope the ground away from the foundation.

Investigating, Evaluating, and Remediating Moisture and Mold Problems

Safety Tips While Investigating and Evaluating Mold and Moisture Problems

- Do not touch mold or moldy items with bare hands.
- Do not get mold or mold spores in your eyes.
- Do not breathe in mold or mold spores.
- Consult Table 2 and text for Personal Protective Equipment (PPE) and containment guidelines.
- Consider using PPE when disturbing mold. The minimum PPE is an N-95 respirator, gloves, and eye protection.

Moldy Areas Encountered During an Investigation

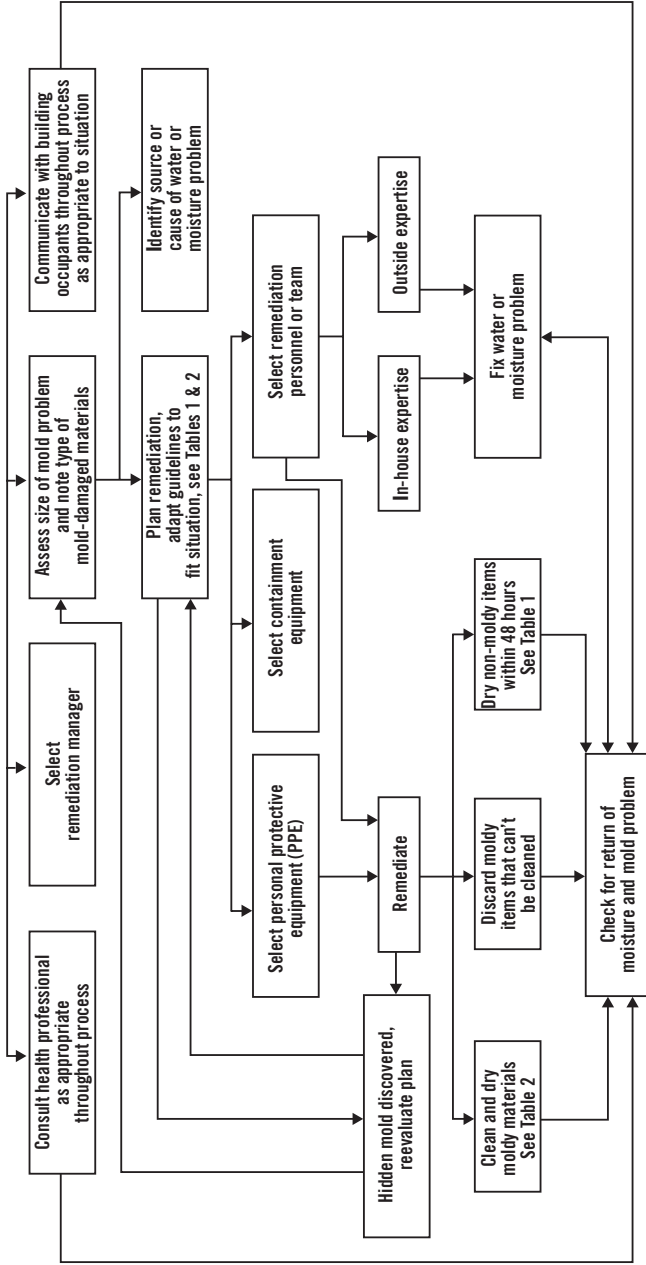


Photo 3A: Mold growing in closet as a result of condensation from room air



Photo 3B: Front side of wallboard looks fine, but the back side is covered with mold

Mold Remediation – Key Steps



Plan the Remediation Before Starting Work

Questions to Consider Before Remediating

- Are there existing moisture problems in the building?
- Have building materials been wet more than 48 hours? (See Table 2 and text)
- Are there hidden sources of water or is the humidity too high (high enough to cause condensation)?
- Are building occupants reporting musty or moldy odors?
- Are building occupants reporting health problems?
- Are building materials or furnishings visibly damaged?
- Has maintenance been delayed or the maintenance plan been altered?
- Has the building been recently remodeled or has building use changed?
- Is consultation with medical or health professionals indicated?

Remediation Plan

Assess the size of the mold and/or moisture problem and the type of damaged materials before planning the remediation work.

Select a remediation manager for medium or large jobs (or small jobs requiring more than one person). The remediation plan should include steps to fix the water or moisture problem, or the problem may reoccur. The plan should cover the use of appropriate Personal Protective Equipment (PPE) and include steps to carefully contain and remove moldy building materials to avoid spreading the mold.²

A remediation plan may vary greatly depending on the size and complexity of the job, and may require revision if circumstances change or new facts are discovered.

The remediation manager's highest priority must be to protect the health and safety of the building occupants and remediators. It is also important to communicate with building occupants when mold problems are identified.³ In some cases,

²Molds are known allergens and may be toxic. You may wish to use Personal Protective Equipment (PPE) while investigating a mold problem, as well as during remediation/cleanup situations. The minimum PPE includes an N-95 respirator, gloves, and eye protection.

³See Appendix C.

especially those involving large areas of contamination, the remediation plan may include temporary relocation of some or all of the building occupants. The decision to relocate occupants should consider the size and type of the area affected by mold growth, the type and extent of health effects reported by the occupants, the potential health risks that could be associated with debris, and the amount of disruption likely to be caused by remediation activities. If possible, remediation activities should be scheduled for off-hours when building occupants are less likely to be affected.

Remediators, particularly those with health-related concerns, may wish to check with their doctors or health care professionals before working on mold remediation or investigating potentially moldy areas. If you have any doubts or questions, you should consult a health professional before beginning a remediation project.

HVAC System

Do not run the HVAC system if you know or suspect that it is contaminated with mold. If you suspect that it may be contaminated (it is part of an identified moisture problem, for instance, or there is mold growth near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?*⁴ before taking further action (see Resources List).



Photo 4A: Contaminated fibrous insulation inside air handler cover



Photo 4B: Mold growth on air diffuser in ceiling



Photo 4C: Moldy air duct

⁴Although this document has a residential focus, it is applicable to other building types.

Hidden Mold

In some cases, indoor mold growth may not be obvious. It is possible that mold may be growing on hidden surfaces, such as the back side of drywall, wallpaper, or paneling, the top of ceiling tiles, the underside of carpets and pads, etc. Possible locations of hidden mold can include pipe chases and utility tunnels (with leaking or condensing pipes), walls behind furniture (where condensation forms), condensate drain pans inside air handling units, porous thermal or acoustic liners inside ductwork, or roof materials above ceiling tiles (due to roof leaks or insufficient insulation). Some building materials, such as drywall with vinyl wallpaper over it or wood paneling, may act as vapor barriers,⁵ trapping moisture underneath their surfaces and thereby providing a moist environment where mold can grow. You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and building occupants are reporting health problems. Investigating hidden mold

Hidden Mold Growth



Photo 5: Mold growth behind wallpaper

problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth—make sure to use PPE. For example, removal of wallpaper can lead to a massive release of spores from mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, you may want to consider hiring an experienced professional. If you discover hidden mold, you should revise your remediation plan to account for the total area affected by mold growth.

⁵For more information on vapor barriers and building construction, see Resources List. It is important that building materials be able to dry; moisture should not be trapped between two vapor barriers or mold may result.

Remediation

1. Fix the water or humidity problem. Complete and carry out repair plan if appropriate. Revise and/or carry out maintenance plan if necessary. Revise remediation plan, as necessary, if more damage is discovered during remediation. See Mold Remediation – Key Steps (page 5) and Resources List (page 29) for additional information.
2. Continue to communicate with building occupants, as appropriate to the situation. Be sure to address all concerns.
3. Completely clean up mold and dry water-damaged areas. Select appropriate cleaning and drying methods for damaged/contaminated materials. Carefully contain and remove moldy building materials. Use appropriate Personal Protective Equipment (PPE). Arrange for outside professional support if necessary.

The Key to Mold Control is Moisture Control!

- When addressing mold problems, don't forget to address the source of the moisture problem, or the mold problem may simply reappear!
- Remember to check for high humidity and condensation problems as well as actual water leaks, maintenance issues, and HVAC system problems.
- Protect the health and safety of the building occupants and remediators. Consult a health professional as needed. Use PPE and containment as appropriate when working with mold.

Table 1: Water Damage Cleanup and Mold Prevention⁶

Table 1 presents strategies to respond to water damage within 24 – 48 hours. These guidelines are designed to help avoid the need for remediation of mold growth by taking quick action before growth starts. If mold growth is found on the materials listed in Table 1, refer to Table 2 for guidance on remediation. Depending on the size of the area involved and resources available, professional assistance may be needed to dry an area quickly and thoroughly.

⁶Please note that Tables 1 and 2 contain general guidelines. Their purpose is to provide basic information for remediation managers to first assess the extent of the damage and then to determine whether the remediation should be managed by in-house personnel or outside professionals. The remediation manager can then use the guidelines to help design a remediation plan or to assess a plan submitted by outside professionals.

Table 1: Water Damage – Cleanup and Mold Prevention

Guidelines for Response to Clean Water Damage within 24 – 48 Hours to Prevent Mold Growth*	
Water-Damaged Material†	Actions
Books and papers	<ul style="list-style-type: none"> * For non-valuable items, discard books and papers. * Photocopy valuable/important items, discard originals. * Freeze (in frost-free freezer or meat locker) or freeze-dry.
Carpet and backing – dry within 24 – 48 hours§	<ul style="list-style-type: none"> * Remove water with water extraction vacuum. * Reduce ambient humidity levels with dehumidifier. * Accelerate drying process with fans.
Ceiling tiles	<ul style="list-style-type: none"> * Discard and replace.
Cellulose insulation	<ul style="list-style-type: none"> * Discard and replace.
Concrete or cinder block surfaces	<ul style="list-style-type: none"> * Remove water with water extraction vacuum. * Accelerate drying process with dehumidifiers, fans, and/or heaters.
Fiberglass insulation	<ul style="list-style-type: none"> * Discard and replace.
Hard surface, porous flooring§ (Linoleum, ceramic tile, vinyl)	<ul style="list-style-type: none"> * Vacuum or damp wipe with water and mild detergent and allow to dry; scrub if necessary. * Check to make sure underflooring is dry; dry underflooring if necessary.
Non-porous, hard surfaces (Plastics, metals)	<ul style="list-style-type: none"> * Vacuum or damp wipe with water and mild detergent and allow to dry; scrub if necessary.
Upholstered furniture	<ul style="list-style-type: none"> * Remove water with water extraction vacuum. * Accelerate drying process with dehumidifiers, fans, and/or heaters. * May be difficult to completely dry within 48 hours. If the piece is valuable, you may wish to consult a restoration/water damage professional who specializes in furniture.
Wallboard (Drywall and gypsum board)	<ul style="list-style-type: none"> * May be dried in place if there is no obvious swelling and the seams are intact. If not, remove, discard, and replace. * Ventilate the wall cavity, if possible.
Window drapes	<ul style="list-style-type: none"> * Follow laundering or cleaning instructions recommended by the manufacturer.
Wood surfaces	<ul style="list-style-type: none"> * Remove moisture immediately and use dehumidifiers, gentle heat, and fans for drying. (Use caution when applying heat to hardwood floors.) * Treated or finished wood surfaces may be cleaned with mild detergent and clean water and allowed to dry. * Wet paneling should be pried away from wall for drying.
<p>*If mold growth has occurred or materials have been wet for more than 48 hours, consult Table 2 guidelines. Even if materials are dried within 48 hours, mold growth may have occurred. Items may be tested by professionals if there is doubt. Note that mold growth will not always occur after 48 hours; this is only a guideline.</p> <p>These guidelines are for damage caused by clean water. If you know or suspect that the water source is contaminated with sewage, or chemical or biological pollutants, then Personal Protective Equipment and containment are required by the Occupational Safety and Health Administration (OSHA). An experienced professional should be consulted if you and/or your remediators do not have expertise remediating in contaminated water situations. Do not use fans before determining that the water is clean or sanitary.</p> <p>† If a particular item(s) has high monetary or sentimental value, you may wish to consult a restoration/water damage specialist.</p> <p>§ The subfloor under the carpet or other flooring material must also be cleaned and dried. See the appropriate section of this table for recommended actions depending on the composition of the subfloor.</p>	

Table 2: Mold Remediation Guidelines⁷

Table 2 presents remediation guidelines for building materials that have or are likely to have mold growth. The guidelines in Table 2 are designed to protect the health of occupants and cleanup personnel during remediation.

Mold and Indoor Air Regulations and Standards

Standards or Threshold Limit Values (TLVs) for airborne concentrations of mold, or mold spores, have not been set. As of December 2000, there are no EPA regulations or standards for airborne mold contaminants.

These guidelines are based on the area and type of material affected by water damage and/or mold growth. Please note that these are guidelines; some professionals may prefer other cleaning methods. If you are considering cleaning your ducts as part of your remediation plan, you should consult EPA's publication entitled, *Should You Have the Air Ducts In Your Home*

*Cleaned?*⁸ (see Resources List). If possible, remediation activities should be scheduled for off-hours when building occupants are less likely to be affected.

Although the level of personal protection suggested in these guidelines is based on the total surface area contaminated and the potential for remediator and/or occupant exposure, professional judgment should always play a part in remediation decisions. These remediation guidelines are based on the size of the affected area to make it easier for remediators to select appropriate techniques, not on the basis of health effects or research showing there is a specific method appropriate at a certain number of square feet. The guidelines have been designed to help construct a remediation plan. The remediation manager will then use professional judgment and experience to adapt the guidelines to particular situations. When in doubt, caution is advised. Consult an experienced mold remediator for more information.

⁷Please note that Tables 1 and 2 contain general guidelines. Their purpose is to provide basic information for remediation managers to first assess the extent of the damage and then to determine whether the remediation should be managed by in-house personnel or outside professionals. The remediation manager can then use the guidelines to help design a remediation plan or to assess a plan submitted by outside professionals.

⁸Although this document has a residential focus, it is applicable to other building types.

In cases in which a particularly toxic mold species has been identified or is suspected, when extensive hidden mold is expected (such as behind vinyl wallpaper or in the HVAC system), when the chances of the mold becoming airborne are estimated to be high, or sensitive individuals (e.g., those with severe allergies or asthma) are present, a more cautious or conservative approach to remediation is indicated. Always make sure to protect remediators and building occupants from exposure to mold.

Health Concerns

If building occupants are reporting serious health concerns, you should consult a health professional.

Table 2: Guidelines for Remediating Building Materials with Mold Growth Caused by Clean Water*

Material or Furnishing Affected	Cleanup Methods†	Personal Protective Equipment	Containment
SMALL – Total Surface Area Affected Less Than 10 square feet (ft²)			
Books and papers	3	Minimum N-95 respirator, gloves, and goggles	None required
Carpet and backing	1, 3		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3		
Wallboard (Drywall and gypsum board)	3		
Wood surfaces	1, 2, 3		
MEDIUM – Total Surface Area Affected Between 10 and 100 (ft²)			
Books and papers	3	Limited or Full Use professional judgment, consider potential for remediator exposure and size of contaminated area	Limited Use professional judgment, consider potential for remediator/occupant exposure and size of contaminated area
Carpet and backing	1, 3, 4		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3, 4		
Wallboard (Drywall and gypsum board)	3, 4		
Wood surfaces	1, 2, 3		
LARGE – Total Surface Area Affected Greater Than 100 (ft²) or Potential for Increased Occupant or Remediator Exposure During Remediation Estimated to be Significant			
Books and papers	3	Full Use professional judgment, consider potential for remediator exposure and size of contaminated area	Full Use professional judgment, consider potential for remediator/occupant exposure and size of contaminated area
Carpet and backing	1, 3, 4		
Concrete or cinder block	1, 3		
Hard surface, porous flooring (Linoleum, ceramic tile, vinyl)	1, 2, 3, 4		
Non-porous, hard surfaces (Plastics, metals)	1, 2, 3		
Upholstered furniture & drapes	1, 3, 4		
Wallboard (Drywall and gypsum board)	3, 4		
Wood surfaces	1, 2, 3, 4		

Table 2 continued

*Use professional judgment to determine prudent levels of Personal Protective Equipment and containment for each situation, particularly as the remediation site size increases and the potential for exposure and health effects rises. Assess the need for increased Personal Protective Equipment, if, during the remediation, more extensive contamination is encountered than was expected. Consult Table 1 if materials have been wet for less than 48 hours, and mold growth is not apparent.

These guidelines are for damage caused by clean water. If you know or suspect that the water source is contaminated with sewage, or chemical or biological pollutants, then the Occupational Safety and Health Administration (OSHA) requires PPE and containment. An experienced professional should be consulted if you and/or your remediators do not have expertise in remediating contaminated water situations.

[†]Select method most appropriate to situation. Since molds gradually destroy the things they grow on, if mold growth is not addressed promptly, some items may be damaged such that cleaning will not restore their original appearance. If mold growth is heavy and items are valuable or important, you may wish to consult a restoration/water damage/remediation expert. Please note that these are guidelines; other cleaning methods may be preferred by some professionals.

CLEANUP METHODS

Method 1: Wet vacuum (in the case of porous materials, some mold spores/fragments will remain in the material but will not grow if the material is completely dried). Steam cleaning may be an alternative for carpets and some upholstered furniture.

Method 2: Damp-wipe surfaces with plain water or with water and detergent solution (except wood—use wood floor cleaner); scrub as needed.

Method 3: High-efficiency particulate air (HEPA) vacuum after the material has been thoroughly dried. Dispose of the contents of the HEPA vacuum in well-sealed plastic bags.

Method 4: Discard – remove water-damaged materials and seal in plastic bags while inside of containment, if present. Dispose of as normal waste. HEPA vacuum area after it is dried.

PERSONAL PROTECTIVE EQUIPMENT (PPE)

Minimum: Gloves, N-95 respirator, goggles/eye protection

Limited: Gloves, N-95 respirator or half-face respirator with HEPA filter, disposable overalls, goggles/eye protection

Full: Gloves, disposable full body clothing, head gear, foot coverings, full-face respirator with HEPA filter

CONTAINMENT

Limited: Use polyethylene sheeting ceiling to floor around affected area with a slit entry and covering flap; maintain area under negative pressure with HEPA-filtered fan unit. Block supply and return air vents within containment area.

Full: Use two layers of fire-retardant polyethylene sheeting with one airlock chamber. Maintain area under negative pressure with HEPA-filtered fan exhausted outside of building. Block supply and return air vents within containment area.

Table developed from literature and remediation documents including *Bioaerosols: Assessment and Control* (American Conference of Governmental Industrial Hygienists, 1999) and *IICRC S500, Standard and Reference Guide for Professional Water Damage Restoration* (Institute of Inspection, Cleaning and Restoration, 1999); see Resources List for more information.

Cleanup Methods

A variety of mold cleanup methods are available for remediating damage to building materials and furnishings caused by moisture control problems and mold growth. The specific method or group of methods used will depend on the type of material affected, as presented in Table 2. Please note that professional remediators may use some methods not covered in these guidelines; absence of a method in the guidelines does not necessarily mean that it is not useful.⁹

Method 1: Wet Vacuum

Wet vacuums are vacuum cleaners designed to collect water. They can be used to remove water from floors, carpets, and hard surfaces where water has accumulated. They should not be used to vacuum porous materials,



Photo 6: Heavy mold growth on underside of spruce floorboards

Molds Can Damage Building Materials and Furnishings

Mold growth can eventually cause structural damage to a school or large building, if a mold/moisture problem remains unaddressed for a long time. In the case of a long-term roof leak, for example, molds can weaken floors and walls as the molds feed on wet wood. If you suspect that mold has damaged building integrity, you should consult a structural engineer or other professional with expertise in this area.

⁹If you are unsure what to do, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair/restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire/water restoration are commonly listed in phone books. Be sure to ask for and check references; look for affiliation with professional organizations. See Resources List.

such as gypsum board. They should be used only when materials are still wet—wet vacuums may spread spores if sufficient liquid is not present. The tanks, hoses, and attachments of these vacuums should be thoroughly cleaned and dried after use since mold and mold spores may stick to the surfaces.

Method 2: Damp Wipe

Whether dead or alive, mold is allergenic, and some molds may be toxic. Mold can generally be removed from non-porous (hard) surfaces by wiping or scrubbing with water, or water and detergent. It is important to dry these surfaces quickly and thoroughly to discourage further mold growth. Instructions for cleaning surfaces, as listed on product labels, should always be read and followed. Porous materials that are wet and have mold growing on them may have to be discarded. Since molds will infiltrate porous substances and grow on or fill in empty spaces or crevices, the mold can be difficult or impossible to remove completely.

Mold and Paint

Don't paint or caulk moldy surfaces; clean and dry surfaces before painting. Paint applied over moldy surfaces is likely to peel.

Method 3: HEPA Vacuum

HEPA (High-Efficiency Particulate Air) vacuums are recommended for final cleanup of remediation areas after materials have been thoroughly dried and contaminated materials removed. HEPA vacuums are also recommended for cleanup of dust that may have settled on surfaces outside the remediation area. Care must be taken to ensure that the filter is properly seated in the vacuum so that all the air must pass through the filter. When changing the vacuum filter, remediators should wear PPE to prevent exposure to the mold that has been captured. The filter and contents of the HEPA vacuum must be disposed of in well-sealed plastic bags.

Mold Remediation/Cleanup and Biocides

The purpose of mold remediation is to remove the mold to prevent human exposure and damage to building materials and furnishings. It is necessary to clean up mold contamination, not just to kill the mold. Dead mold is still allergenic, and some dead molds are potentially toxic. The use of a biocide, such as chlorine bleach, is not recommended as a routine practice during mold remediation, although there may be instances where professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain in the air (roughly equivalent to or lower than the level in outside air). These spores will not grow if the moisture problem in the building has been resolved.

If you choose to use disinfectants or biocides, always ventilate the area. Outdoor air may need to be brought in with fans. When using fans, take care not to distribute mold spores throughout an unaffected area. Biocides are toxic to humans, as well as to mold. You should also use appropriate PPE and read and follow label precautions. Never mix chlorine bleach solution with cleaning solutions or detergents that contain ammonia; toxic fumes could be produced.

Some biocides are considered pesticides, and some States require that only registered pesticide applicators apply these products in schools. Make sure anyone applying a biocide is properly licensed, if necessary. Fungicides are commonly applied to outdoor plants, soil, and grains as a dust or spray—examples include hexachlorobenzene, organomercurials, pentachlorophenol, phthalimides, and dithiocarbamates. Do not use fungicides developed for use outdoors for mold remediation or for any other indoor situation.

Method 4: Discard – Remove Damaged Materials and Seal in Plastic Bags

Building materials and furnishings that are contaminated with mold growth and are not salvageable should be double-bagged using 6-mil polyethylene sheeting. These materials can then usually be discarded as ordinary construction waste. It is important to package mold-contaminated materials in sealed bags before removal from the containment area to minimize the dispersion of mold spores throughout the building. Large items that have heavy mold growth

should be covered with polyethylene sheeting and sealed with duct tape before they are removed from the containment area.

Personal Protective Equipment (PPE)

If the remediation job disturbs mold and mold spores become airborne, then the risk of respiratory exposure goes up. Actions that are likely to stir up mold include: breakup of moldy porous materials such as wallboard; invasive procedures used to examine or remediate mold growth in a wall cavity; actively stripping or peeling wallpaper to remove it; and using fans to dry items.

Always use gloves and eye protection when cleaning up mold!

The primary function of Personal Protective Equipment (PPE) is to avoid inhaling mold and mold spores and to avoid mold contact with the skin or eyes. The following sections discuss the different types of PPE that can be used during remediation activities. Please note that all individuals using certain PPE equipment, such as half-face or full-face respirators, must be trained, must have medical clearance, and must be fit-tested by a trained professional. In addition, the use of respirators must follow a complete respiratory protection program as specified by the Occupational Safety and Health Administration (OSHA) (see Resources List for more information).

Skin and Eye Protection

Gloves are required to protect the skin from contact with mold allergens (and in some cases mold toxins) and from potentially irritating cleaning solutions. Long gloves that extend to the middle of the forearm are recommended. The glove material should

Personal Protective Equipment



Photo 7: Remediation worker with limited PPE

be selected based on the type of materials being handled. If you are using a biocide (such as chlorine bleach) or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC. If you are using a mild detergent or plain water, ordinary household rubber gloves may be used.

To protect your eyes, use properly fitted goggles or a full-face respirator with HEPA filter. Goggles must be designed to prevent the entry of dust and small particles. Safety glasses or goggles with open vent holes are not acceptable.

Respiratory Protection

Respirators protect cleanup workers from inhaling airborne mold, mold spores, and dust.

Minimum: When cleaning up a small area affected by mold, you should use an N-95 respirator. This device covers the nose and mouth, will filter out 95% of the particulates in the air, and is available in most hardware stores.

Limited: Limited PPE includes use of a half-face or full-face air purifying respirator (APR) equipped with a HEPA filter cartridge. These respirators contain both inhalation and exhalation valves that filter the air and ensure that it is free of mold particles. Note that half-face APRs do not provide eye protection. In addition, the HEPA filters do not remove vapors or gases. You should always use respirators approved by the National Institute for Occupational Safety and Health (see Resources List).

Full: In situations in which high levels of airborne dust or mold spores are likely or when intense or long-term exposures are expected (e.g., the cleanup of large areas of contamination), a full-face, powered air purifying respirator (PAPR) is recommended. Full-face PAPRs use a blower to force air through a HEPA filter. The HEPA-filtered air is supplied to a mask that covers the entire face or a hood that covers the entire head. The positive pressure within the hood prevents unfiltered air from entering through penetrations or gaps. Individuals must be trained to use their respirators before they begin remediation. The use of these respirators must be in compliance with OSHA regulations (see Resources List).

Disposable Protective Clothing

Disposable clothing is recommended during a medium or large remediation project to prevent the transfer and spread of mold to clothing and to eliminate skin contact with mold.

Limited: Disposable paper overalls can be used.

Full: Mold-impervious disposable head and foot coverings, and a body suit made of a breathable material, such as TYVEK®, should be used. All gaps, such as those around ankles and wrists, should be sealed (many remediators use duct tape to seal clothing).

Containment

The purpose of containment during remediation activities is to limit release of mold into the air and surroundings, in order to minimize the exposure of remediators and building occupants to mold. Mold and moldy debris should not be allowed to spread to areas in the building beyond the contaminated site.

The two types of containment recommended in Table 2 are limited and full. The larger the area of moldy material, the greater the possibility of human exposure and the greater the need for containment. In general, the size of the area helps determine the level of containment. However, a heavy growth of mold in a relatively small area could release more spores than a lighter growth of mold in a relatively large area. Choice of containment should be based on professional judgment.¹⁰ The primary object of containment should be to prevent occupant and remediator exposure to mold.

Containment Tips

- Always maintain the containment area under negative pressure.
- Exhaust fans to outdoors and ensure that adequate makeup air is provided.
- If the containment is working, the polyethylene sheeting should billow inwards on all surfaces. If it flutters or billows outward, containment has been lost, and you should find and correct the problem before continuing your remediation activities.

¹⁰For example, a remediator may decide that a small area that is extensively contaminated and has the potential to distribute mold to occupied areas during cleanup should have full containment, whereas a large wall surface that is lightly contaminated and easily cleaned would require only limited containment.

Limited Containment

Limited containment is generally recommended for areas involving between 10 and 100 square feet (ft²) of mold contamination. The enclosure around the moldy area should consist of a single layer of 6-mil, fire-retardant polyethylene sheeting. The containment should have a slit entry and covering flap on the outside of the containment area. For small areas, the polyethylene sheeting can be affixed to floors and ceilings with duct tape.

For larger areas, a steel or wooden stud frame can be erected and polyethylene sheeting attached to it. All supply and air vents, doors, chases, and risers within the containment area must be sealed with polyethylene sheeting to minimize the migration of contaminants to other parts of the building. Heavy mold growth on ceiling tiles may impact HVAC systems if the space above the ceiling is used as a return air plenum. In this case, containment should be installed from the floor to the ceiling deck, and the filters in the air handling units serving the affected area may have to be replaced once remediation is finished.

The containment area must be maintained under negative pressure relative to surrounding areas. This will ensure that contaminated air does not flow into adjacent areas. This can be done with a HEPA-filtered fan unit exhausted outside of the building. For small, easily contained areas, an exhaust fan ducted to the outdoors

can also be used. The surfaces of all objects removed from the containment area should be remediated/cleaned prior to removal. The remediation guidelines outlined in Table 2 can be implemented when the containment is completely sealed and is under negative pressure relative to the surrounding area.

Containment Area



Photo 8: Full containment on large job

Full Containment

Full containment is recommended for the cleanup of mold-contaminated surface areas greater than 100 ft² or in any situation in which it appears likely that the occupant space would be further contaminated without full containment. Double layers of polyethylene should be used to create a barrier between the moldy area and other parts of the building. A decontamination chamber or airlock should be constructed for entry into and exit from the remediation area. The entryways to the airlock from the outside and from the airlock to the main containment area should consist of a slit entry with covering flaps on the outside surface of each slit entry. The chamber should be large enough to hold a waste container and allow a person to put on and remove PPE. All contaminated PPE, except respirators, should be placed in a sealed bag while in this chamber. Respirators should be worn until remediators are outside the decontamination chamber. PPE must be worn throughout the final stages of HEPA vacuuming and damp-wiping of the contained area. PPE must also be worn during HEPA vacuum filter changes or cleanup of the HEPA vacuum.

Equipment

Moisture Meters: Measure/Monitor Moisture Levels in Building Materials

Moisture meters may be helpful for measuring the moisture content in a variety of building materials following water damage. They can also be used to monitor the process of drying damaged materials. These direct reading devices have a thin probe which can be inserted into the material to be tested or can be pressed directly against the surface of the material. Moisture meters can be used on materials such as carpet, wallboard, wood, brick, and concrete.

Moisture Meter



Photo 9: Moisture meter measuring moisture content of plywood subfloor

Humidity Gauges or Meters: Monitor Moisture Levels in the Air

Humidity meters can be used to monitor humidity indoors. Inexpensive (<\$50) models are available that monitor both temperature and humidity.

Humidistat: Turns on HVAC System at Specific Relative Humidity (RH)

A humidistat is a control device that can be connected to the HVAC system and adjusted so that, if the humidity level rises above a set point, the HVAC system will automatically come on.

HVAC System Filter: Filters Outdoor Air

Use high-quality filters in your HVAC system during remediation. Consult an engineer for the appropriate efficiency for your specific HVAC system and consider upgrading your filters if appropriate. Conventional HVAC filters are typically not effective in filtering particles the size of mold spores. Consider upgrading to a filter with a minimum efficiency of 50 to 60% or a rating of MERV 8, as determined by Test Standard 52.2 of the American Society of Heating, Refrigerating, and Air Conditioning Engineers. Remember to change filters regularly and change them following any remediation activities.

Sampling

Is sampling for mold needed? In most cases, if visible mold growth is present, sampling is unnecessary. In specific instances, such as cases where litigation is involved, the source(s) of the mold contamination is unclear, or health concerns are a problem, you may consider sampling as part of your site evaluation. Surface sampling may also be useful in order to determine if an area has been adequately cleaned or remediated. Sampling should be done only after developing a sampling plan that includes a confirmable theory regarding suspected mold sources and routes of exposure. Figure out what you think is happening and how to prove or disprove it before you sample!

If you do not have extensive experience and/or are in doubt about sampling, consult an experienced professional. This individual can help you decide if sampling for mold is useful and/or needed, and will be able to carry out any necessary sampling. It is important to remember that the results of sampling may have limited use or application. Sampling may help locate the source of mold contamination, identify some of the mold species present, and differentiate between mold and soot or dirt. Pre- and post-remediation sampling may also be useful in determining whether remediation efforts have been effective. After remediation, the types and concentrations of mold in indoor air samples should be similar to what is found in the local outdoor air. Since no EPA or other Federal threshold limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with Federal mold standards.

Sampling for mold should be conducted by professionals with specific experience in designing mold sampling protocols, sampling methods, and interpretation of results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional guidelines (see Resources List). Types of samples include air samples, surface samples, bulk samples (chunks of carpet, insulation, wallboard, etc.), and water samples from condensate drain pans or cooling towers.

A number of pitfalls may be encountered when inexperienced personnel conduct sampling. They may take an inadequate number of samples, there may be inconsistency in sampling protocols, the samples may become contaminated, outdoor control samples may be omitted, and you may incur costs for unneeded or inappropriate samples. Budget constraints will often be a consideration when sampling; professional advice may be necessary to determine if it is possible to take sufficient samples to characterize a problem on a given budget. If it is not possible to sample properly, with a sufficient number of samples to answer the question(s) posed, it would be preferable not to sample. Inadequate sample plans may generate misleading, confusing, and useless results.

Keep in mind that air sampling for mold provides information only for the moment in time in which the sampling occurred, much like a snapshot. Air sampling will reveal, when properly done, what was in the air at the moment when the sample was taken. For someone without experience, sampling results will be difficult to interpret. Experience in interpretation of results is essential.

How Do You Know When You Have Finished Remediation/Cleanup?

1. You must have completely fixed the water or moisture problem.
2. You should complete mold removal. Use professional judgment to determine if the cleanup is sufficient. Visible mold, mold-damaged materials, and moldy odors should not be present.
3. If you have sampled, the kinds and concentrations of mold and mold spores in the building should be similar to those found outside, once cleanup activities have been completed.
4. You should revisit the site(s) shortly after remediation, and it should show no signs of water damage or mold growth.
5. People should be able to occupy or re-occupy the space without health complaints or physical symptoms.
6. Ultimately, this is a judgment call; there is no easy answer.

Checklist for Mold Remediation*

Investigate and evaluate moisture and mold problems

- Assess size of moldy area (square feet)
- Consider the possibility of hidden mold
- Clean up small mold problems and fix moisture problems before they become large problems
- Select remediation manager for medium or large size mold problem
- Investigate areas associated with occupant complaints
- Identify source(s) or cause of water or moisture problem(s)
- Note type of water-damaged materials (wallboard, carpet, etc.)
- Check inside air ducts and air handling unit
- Throughout process, consult qualified professional if necessary or desired

Communicate with building occupants at all stages of process, as appropriate

- Designate contact person for questions and comments about medium or large scale remediation as needed

Plan remediation

- Adapt or modify remediation guidelines to fit your situation; use professional judgment
- Plan to dry wet, non-moldy materials within 48 hours to prevent mold growth (see Table 1 and text)
- Select cleanup methods for moldy items (see Table 2 and text)
- Select Personal Protection Equipment – protect remediators (see Table 2 and text)
- Select containment equipment – protect building occupants (see Table 2 and text)
- Select remediation personnel who have the experience and training needed to implement the remediation plan and use Personal Protection Equipment and containment as appropriate

Remediate moisture and mold problems

- Fix moisture problem, implement repair plan and/or maintenance plan
- Dry wet, non-moldy materials within 48 hours to prevent mold growth
- Clean and dry moldy materials (see Table 2 and text)
- Discard moldy porous items that can't be cleaned (see Table 2 and text)

*For details, see main text of this publication. Please note that this checklist was designed to highlight key parts of a school or commercial building remediation and does not list all potential steps or problems.

Resources List – EPA

U.S. Environmental Protection Agency (EPA), Indoor Environments Division (IED)

[An Office Building Occupant's Guide to IAQ](http://www.epa.gov/iaq/pubs/occupgd.html)

www.epa.gov/iaq/pubs/occupgd.html

[Biological Contaminants](http://www.epa.gov/iaq/biologic.html)

www.epa.gov/iaq/biologic.html

[Building Air Quality Action Plan \(for Commercial Buildings\)](http://www.epa.gov/iaq/largebldgs/pdf_files/baqaactionplan.pdf)

www.epa.gov/iaq/largebldgs/pdf_files/baqaactionplan.pdf

[Floods / Flooding](http://www.epa.gov/iaq/flood)

www.epa.gov/iaq/flood

[Indoor Air Quality \(IAQ\) Home Page](http://www.epa.gov/iaq/index.html)

www.epa.gov/iaq/index.html

[IAQ in Large Buildings / Commercial Buildings](http://www.epa.gov/iaq/largebldgs)

www.epa.gov/iaq/largebldgs

[IAQ in Schools](http://www.epa.gov/iaq/schools)

www.epa.gov/iaq/schools

[Mold Remediation in Schools and Commercial Buildings](http://www.epa.gov/mold/mold_remediation.html)

www.epa.gov/mold/mold_remediation.html

[Mold Resources](http://www.epa.gov/mold/moldresources.html)

www.epa.gov/mold/moldresources.html

Resources List – OTHER

The following list of resources includes information created and maintained by other public and private organizations. The U.S. EPA does not control or guarantee the accuracy, relevance, timeliness, or completeness of this outside information. Further, the inclusion of such resources is not intended to endorse any views expressed or products or services offered by the author of the reference or the organization operating the service on which the reference is maintained.

American College of Occupational and Environmental Medicine (ACOEM)

(847) 818-1800

www.acoem.org/

Referrals to physicians who have experience with environmental exposures

American Conference of Governmental Industrial Hygienists, Inc. (ACGIH)

(513) 742-2020

www.acgih.org

Occupational and environmental health and safety information

American Industrial Hygiene Association (AIHA)

(703) 849-8888

www.aiha.org

Information on industrial hygiene and indoor air quality issues including mold hazards and legal issues

American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc. (ASHRAE)

(800) 527-4723

www.ashrae.org

Information on engineering issues and indoor air quality

Association of Occupational and Environmental Clinics (AOEC)

(888) 347-AOEC (2632)

www.aoec.org

Referrals to clinics with physicians who have experience with environmental exposures, including exposures to mold; maintains a database of occupational and environmental cases

Asthma and Allergic Diseases:

American Academy of Allergy, Asthma & Immunology (AAAAI)

(414) 272-6071

www.aaaai.org

Physician referral directory, information on allergies and asthma

Asthma and Allergy Foundation of America (AAFA)

(800) 7-ASTHMA (800-727-8462)

www.aafa.org

Information on allergies and asthma

American Lung Association (ALA)

(800) LUNGUSA (800-586-4872)

www.lungusa.org

Information on allergies and asthma

Asthma and Allergy Network/Mothers of Asthmatics, Inc. (AAN-MA)

(800) 878-4403 or (703) 641-9595

www.aanma.org

Information on allergies and asthma

National Institute of Allergy and Infectious Diseases (NIAID)

(301) 496-5717

www.niaid.nih.gov/

Information on allergies and asthma

National Jewish Medical and Research Center

(800) 222-LUNG (800-222-5864)

www.nationaljewish.org/

Information on allergies and asthma

Canada Mortgage and Housing Corporation (CMHC)

(613) 748-2000 [International]

www.cmhc-schl.gc.ca/

Several documents on mold-related topics available

Carpet and Rug Institute (CRI)

(706) 278-3176

www.carpet-rug.org/

Carpet maintenance, restoration guidelines for water-damaged carpet, other carpet-related issues

Centers for Disease Control and Prevention (CDC)

(800) CDC-INFO (232-4636)

www.cdc.gov

Information on health-related topics including asthma, molds in the environment, and occupational health

CDC's National Center for Environmental Health (NCEH)

(800) CDC-INFO (232-4636)

www.cdc.gov/mold/stachy.htm

Questions and answers on *Stachybotrys chartarum* and other molds

Energy and Environmental Building Association

(952) 881-1098

www.eeba.org

Information on energy-efficient and environmentally responsible buildings, humidity/moisture control/vapor barriers

Floods/ Flooding:

Federal Emergency Management Agency (FEMA)

(800) 621-FEMA (3362)

www.fema.gov/hazard/flood/index.shtm

Publications on floods, flood proofing, etc.

University of Minnesota, Department of Environmental Health & Safety

(612) 626-6002

www.dehs.umn.edu/

Managing water infiltration into buildings

University of Wisconsin-Extension, The Disaster Handbook

(608) 262-3980

www.uwex.edu/ces/news/handbook.html

Information on floods and other natural disasters

Health Canada, Health Protection Branch, Laboratory Centre for Disease Control, Office of Biosafety

(613) 957-1779

www.phac-aspc.gc.ca/msds-ftss

Material Safety Data Sheets with health and safety information on infectious microorganisms, including *Aspergillus* and other molds and airborne biologicals

Indoor Environmental Remediation Board (IERB)

(916) 736-1100

www.ierb.org

Information on best practices in building remediation

Institute of Inspection, Cleaning and Restoration Certification (IICRC)

(360) 693-5675

www.iicrc.org

Information on and standards for the inspection, cleaning, and restoration industry

International Society of Cleaning Technicians (ISCT)

(800) WHY-ISCT (800-949-4728)

Information on cleaning such as stain removal guide for carpets

ISSA—The Worldwide Cleaning Industry Association

(800) 225-4772

www.issa.com

Education and training on cleaning and maintenance

National Air Duct Cleaners Association (NADCA)

(202) 737-2926

www.nadca.com

Duct cleaning information

National Association of the Remodeling Industry (NARI)

(847) 298-9200

www.nari.org

Consumer information on remodeling, including help finding a professional remodeling contractor

National Institute of Building Sciences (NIBS)

(202) 289-7800

<http://nibs.org>

Information on building regulations, science, and technology

National Institute for Occupational Safety and Health (NIOSH)

(800) CDC-INFO (232-4636)

www.cdc.gov/niosh

Health and safety information with a workplace orientation

National Pesticide Information Center (NPIC)

(800) 858-7378

<http://npic.orst.edu/>

Regulatory information, safety information, and product information on antimicrobials

New York City Department of Health and Mental Hygiene

www.nyc.gov/html/doh/html/epi/moldrpt1.shtml

“Guidelines on Assessment and Remediation of Fungi in Indoor Environments”

Occupational Safety & Health Administration (OSHA)

(800) 321-OSHA (800-321-6742)

www.osha.gov

Information on worker safety, includes topics such as respirator use and safety in the workplace

Restoration Industry Association

(800) 272-7012

www.ascr.org/

Disaster recovery, water and fire damage, emergency tips, referrals to professionals

Sheet Metal & Air Conditioning Contractors' National Association (SMACNA)

(703) 803-2980

www.smacna.org

Technical information on topics such as air conditioning and air ducts

Smithsonian Museum Conservation Institute

(301) 238-1240

www.si.edu/mci

Guidelines for caring for and preserving furniture and wooden objects, paper-based materials; preservation studies

University of Michigan Herbarium

(734) 615-6200

www.herbarium.lsa.umich.edu

Specimen-based information on fungi; information on fungal ecology

University of Tulsa Indoor Air Program

(918) 631-5246

www.utulsa.edu/iaqprogram

Courses, classes, and continuing education on indoor air quality

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Appendix A – Glossary

Allergen.....	Substance (such as mold) that can cause an allergic reaction.
APR.....	Air purifying respirator
Biocide	Substance or chemical that kills organisms such as molds.
EPA	Environmental Protection Agency
Fungi	Fungi are neither animals nor plants and are classified in a kingdom of their own. Fungi include molds, yeasts, mushrooms, and puffballs. In this document, the terms fungi and mold are used interchangeably. Molds reproduce by making spores. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on. Molds can grow on virtually any organic substance, providing moisture and oxygen are present. It is estimated that more than 1.5 million species of fungi exist.
Fungicide.....	Substance or chemical that kills fungi.
HEPA	High-Efficiency Particulate Air
Hypersensitivity	Great or excessive sensitivity
IAQ	Indoor Air Quality
Mold.....	Molds are a group of organisms that belong to the kingdom Fungi. In this document, the terms fungi and mold are used interchangeably. There are over 20,000 species of mold.

mVOC.....Microbial volatile organic compound, a chemical made by a mold which may have a moldy or musty odor.

OSHA.....Occupational Safety and Health Administration

PAPR.....Powered air purifying respirator

PPE.....Personal Protective Equipment

RemediateFix

Sensitization.....Repeated or single exposure to an allergen that results in the exposed individual becoming hypersensitive to the allergen.

SporeMolds reproduce by means of spores. Spores are microscopic; they vary in shape and size (2 – 100 micrometers). Spores may travel in several ways—they may be passively moved (by a breeze or waterdrop), mechanically disturbed (by a person or animal passing by), or actively discharged by the mold (usually under moist conditions or high humidity).

Appendix B – Introduction to Molds

Molds in the Environment

Molds live in the soil, on plants, and on dead or decaying matter. Outdoors, molds play a key role in the breakdown of leaves, wood, and other plant debris. Molds belong to the kingdom Fungi, and unlike plants, they lack chlorophyll and must survive by digesting plant materials, using plant and other organic materials for food. Without molds, our environment would be overwhelmed with large amounts of dead plant matter.

Molds produce tiny spores to reproduce, just as some plants produce seeds. These mold spores can be found in both indoor and outdoor air, and settled on indoor and outdoor surfaces. When mold spores land on a damp spot, they may begin growing and digesting whatever they are growing on in order to survive. Since molds gradually destroy the things they grow on, you can prevent damage to building materials and furnishings and save money by eliminating mold growth.

Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth. Molds will often grow in damp or wet areas indoors. Common sites for indoor mold growth include bathroom tile, basement walls, areas around windows where moisture condenses, and near leaky water fountains or sinks. Common sources or causes of water or moisture problems include roof leaks, deferred maintenance, condensation associated with high humidity or cold spots in the building, localized flooding due to plumbing failures or heavy rains, slow leaks in plumbing fixtures, and malfunction or poor design of humidification systems. Uncontrolled humidity can also be a source of moisture leading to mold growth, particularly in hot, humid climates.

Health Effects and Symptoms Associated with Mold Exposure

When moisture problems occur and mold growth results, building occupants may begin to report odors and a variety of health problems, such as headaches, breathing difficulties, skin irritation, allergic reactions, and aggravation of asthma symptoms; all of these symptoms could potentially be associated with mold exposure.

All molds have the potential to cause health effects. Molds produce allergens, irritants, and in some cases, toxins that may cause reactions in humans. The types and severity of symptoms depend, in part, on the types of mold present, the extent of an individual's exposure, the ages of the individuals, and their existing sensitivities or allergies. Specific reactions to mold growth can include the following:

Allergic Reactions: Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic reactions to mold are common—these reactions can be immediate or delayed. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Mold spores and fragments can produce allergic reactions in sensitive individuals regardless of whether the mold is dead or alive. Repeated or single exposure to mold or mold spores may cause previously non-sensitive individuals to become sensitive. Repeated exposure has the potential to increase sensitivity.

Asthma: Molds can trigger asthma attacks in persons who are allergic (sensitized) to molds. The irritants produced by molds may also worsen asthma in non-allergic (non-sensitized) people.

Hypersensitivity Pneumonitis: Hypersensitivity pneumonitis may develop following either short-term (acute) or long-term (chronic) exposure to molds. The disease resembles bacterial pneumonia and is uncommon.

Potential Health Effects Associated with Inhalation Exposure to Molds and Mycotoxins

- Allergic Reactions (e.g., rhinitis and dermatitis or skin rash)
 - Asthma
 - Hypersensitivity Pneumonitis
 - Other Immunologic Effects
- Research on mold and health effects is ongoing. This list is not intended to be all-inclusive.

The health effects listed above are well documented in humans. Evidence for other health effects in humans is less substantial and is primarily based on case reports or occupational studies.

Irritant Effects: Mold exposure can cause irritation of the eyes, skin, nose, throat, and lungs, and sometimes can create a burning sensation in these areas.

Opportunistic Infections: People with weakened immune systems (i.e., immune-compromised or immune-suppressed individuals) may be more vulnerable to infections by molds (as well as more vulnerable than healthy persons to mold toxins). *Aspergillus fumigatus*, for example, has been known to infect the lungs of immune-compromised individuals. These individuals inhale the mold spores which then start growing in their lungs. *Trichoderma* has also been known to infect immune-compromised children.

Healthy individuals are usually not vulnerable to opportunistic infections from airborne mold exposure. However, molds can cause common skin diseases, such as athlete's foot, as well as other infections such as yeast infections.

Mold Toxins (Mycotoxins)

Molds can produce toxic substances called mycotoxins. Some mycotoxins cling to the surface of mold spores; others may be found within spores. More than 200 mycotoxins have been identified from common molds, and many more remain to be identified. Some of the molds that are known to produce mycotoxins are commonly found in moisture-damaged buildings. Exposure pathways for mycotoxins can include inhalation, ingestion, or skin contact. Although some mycotoxins are well known to affect humans and have been shown to be responsible for human health effects, for many mycotoxins, little information is available.

Aflatoxin B₁ is perhaps the most well known and studied mycotoxin. It can be produced by the molds *Aspergillus flavus* and *Aspergillus parasiticus* and is one of the most potent carcinogens known. Ingestion of aflatoxin B₁ can cause liver cancer. There is also some evidence that inhalation of aflatoxin B₁ can cause lung cancer. Aflatoxin B₁ has been found on contaminated grains, peanuts, and other human and animal foodstuffs. However, *Aspergillus flavus* and *Aspergillus parasiticus* are *not* commonly found on building materials or in indoor environments.

Much of the information on the human health effects of inhalation exposure to mycotoxins comes from studies done in the workplace and some case studies or case reports.* Many symptoms and human health effects attributed to inhalation of mycotoxins have been reported including: mucous membrane irritation, skin rash, nausea, immune system suppression, acute or chronic liver damage, acute or chronic central nervous system damage, endocrine effects, and cancer. More studies are needed to get a clear picture of the health effects related to most mycotoxins. However, it is clearly prudent to avoid exposure to molds and mycotoxins.

Some molds can produce several toxins, and some molds produce mycotoxins only under certain environmental conditions. The presence of mold in a building does not necessarily mean that mycotoxins are present or that they are present in large quantities.

Toxic Molds

Some molds, such as *Aspergillus versicolor* and *Stachybotrys atra* (*chartarum*), are known to produce potent toxins under certain circumstances. Although some mycotoxins are well known to affect humans and have been shown to be responsible for human health effects, for many mycotoxins, little information is available, and in some cases research is ongoing. For example, some strains of *Stachybotrys atra* can produce one or more potent toxins. In addition, preliminary reports from an investigation of an outbreak of pulmonary hemorrhage in infants suggested an association between pulmonary hemorrhage and exposure to *Stachybotrys chartarum*. Review of the evidence of this association at the Centers for Disease Control and Prevention (CDC) resulted in a published clarification stating that such an association was not established. Research on the possible causes of pulmonary hemorrhage in infants continues. Consult CDC for more information on pulmonary hemorrhage in infants (see Resources List, page 31, for CDC contact and other information).

* Information on ingestion exposure, for both humans and animals, is more abundant—a wide range of health effects has been reported following ingestion of moldy foods including liver damage, nervous system damage and immunological effects.

Microbial Volatile Organic Compounds (mVOCs)

Some compounds produced by molds are volatile and are released directly into the air. These are known as microbial volatile organic compounds (mVOCs). Because these compounds often have strong and/or unpleasant odors, they can be the source of odors associated with molds. Exposure to mVOCs from molds has been linked to symptoms such as headaches, nasal irritation, dizziness, fatigue, and nausea. Research on mVOCs is still in the early phase.

Glucans or Fungal Cell Wall Components (also known as β -(1,3)-D-Glucans)

Glucans are small pieces of the cell walls of molds which may cause inflammatory lung and airway reactions. These glucans can affect the immune system when inhaled. Exposure to very high levels of glucans or dust mixtures including glucans may cause a flu-like illness known as Organic Dust Toxic Syndrome (ODTS). This illness has been primarily noted in agricultural and manufacturing settings.

Spores

Mold spores are microscopic (2 – 10 μm) and are naturally present in both indoor and outdoor air. Molds reproduce by means of spores. Some molds have spores that are easily disturbed and waft into the air and settle repeatedly with each disturbance. Other molds have sticky spores that will cling to surfaces and are dislodged by brushing against them or by other direct contact. Spores may remain able to grow for years after they are produced. In addition, whether or not the spores are alive, the allergens in and on them may remain allergenic for years.

Appendix C – Communication With Building Occupants

Communication with building occupants is essential for successful mold remediation. Some occupants will naturally be concerned about mold growth in their building and the potential health impacts. Occupants' perceptions of the health risk may rise if they perceive that information is being withheld from them. The status of the building investigation and remediation should be openly communicated including information on any known or suspected health risks.

Small remediation efforts will usually not require a formal communication process, but do be sure to take individual concerns seriously and use common sense when deciding whether formal communications are required. Individuals managing medium or large remediation efforts should make sure they understand and address the concerns of building occupants and communicate clearly what has to be done as well as possible health concerns.

Communication approaches include regular memos and/or meetings with occupants (with time allotted for questions and answers), depending on the scope of the remediation and the level of occupant interest. Tell the occupants about the size of the project, planned activities, and remediation timetable. Send or post regular updates on the remediation progress, and send or post a final memo when the project is completed or hold a final meeting. Try and resolve

Mold in Schools

Special communication strategies may be desirable if you are treating a mold problem in a school. Teachers, parents, and other locally affected groups should be notified of significant issues as soon as they are identified. Consider holding a special meeting to provide parents with an opportunity to learn about the problem and ask questions of school authorities, particularly if it is necessary/advisable to ensure that the school is vacated during remediation. For more information on investigating and remediating molds in schools, refer to the U.S. EPA's *IAQ Tools for Schools* kit and the asthma companion piece for the *IAQ Tools for Schools* kit, entitled *Managing Asthma in the School Environment*.

Communicate, When You Remediate

- Establish that the health and safety of building occupants are top priorities.
- Demonstrate that the occupants' concerns are understood and taken seriously.
- Present clearly the current status of the investigation or remediation efforts.
- Identify a person whom building occupants can contact directly to discuss questions and comments about the remediation activities.

issues and occupant concerns as they come up. When building-wide communications are frequent and open, those managing the remediation can direct more time toward resolving the problem and less time to responding to occupant concerns.

If possible, remediation activities should be scheduled during off-hours when building occupants are less likely to be affected. Communication is important if occupants are relocated during remediation. The decision to relocate occupants should consider the size of the area affected, the extent and types of health effects exhibited by the occupants, and the potential health risks associated with debris and activities during the remediation project. When considering the issue of relocation, be sure to inquire about, accommodate, and plan for

individuals with asthma, allergies, compromised immune systems, and other health-related concerns. Smooth the relocation process and give occupants an opportunity to participate in resolution of the problem by clearly explaining the disruption of the workplace and work schedules. Notify individuals of relocation efforts in advance, if possible.

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NOTES

This is a reprint of EPA document 402-K-01-001, March 2001. The guidance has not changed. The Resources List has been updated.

North Bay Association of REALTORS®
NAPA COUNTY DISCLOSURES ADVISORY
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USAGE NOTE: This Advisory is intended for use only in Napa County, and only with the current California Association of REALTORS® form “Statewide Buyer and Seller Advisory” (“SBSA”). Please read it carefully along with all other local advisories and all disclosures by the Seller, agents, and brokers.

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1.0 INTRODUCTION

This Advisory provides general information about selling, buying, and leasing real property in Napa County and is effective as of December 4, 2022. It is not intended to be a comprehensive guide to buying or leasing real estate nor is it designed to alarm you. Although it does not limit any legal duty of real estate brokers or agents (collectively hereafter, “**broker**” or “**brokers**”), it does point out some limitations on real estate brokers' duties. This Advisory points out that when purchasing something as important and valuable as real estate, Buyers have a legal responsibility to protect themselves by taking special precautions to investigate the issues detailed in this Advisory and in the California Association of REALTORS® “Statewide Buyer and Seller Advisory” (“**SBSA**”), in the Seller's and real estate professionals' disclosures, and any other issues which might impact the use, value, or desirability of the Property. Consult with the appropriate experts of your choosing and with governmental agencies, and do not rely solely on Seller's disclosures and information from real estate brokers. When Buyers have questions, doubts, or concerns, they should conduct their own investigation with their own chosen professionals. For more information about Napa County, including many issues that may affect ownership of real property in Napa County, Buyers can go online at: <https://www.countyofnapa.org/>

BROKERS ADVISE BUYERS TO INVESTIGATE ALL ASPECTS OF THE CONDITION AND SUITABILITY OF PROPERTY FOR BUYERS' INTENDED USES. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

The information in this Advisory changes over time as new issues develop, including actions taken at the federal, state, county, city and/or private, local level. Some of the issues that are covered in this Advisory are point of sale or retrofit requirements that may also get triggered by remodeling efforts or efficiency requirements. You should investigate the applicability of these requirements to the past, present and future sale, purchase, ownership and/or development of the Property.

- Sellers must understand the importance and significance of their disclosure obligations. Sellers need to take the time to carefully and fully complete all aspects of the disclosure documents. Sellers must disclose anything that is known to the Sellers that might materially affect the value or desirability of the Property. Sellers who need help in completing their disclosure obligations should consult with their own attorney; Brokers cannot determine the legal sufficiency of any disclosure.
- Whether documents are signed electronically or in hard copy, Sellers and Buyers should read this Advisory in conjunction with a careful review of all disclosures required by Sellers and by the real estate Brokers involved in the transaction including, without limitation, the Transfer Disclosure Statement and the Supplemental Property Questionnaire, if provided by Seller.
- Buyers are responsible for conducting their own investigations into the issues discussed in this Advisory as well as those issues that are not referenced below to the extent that those additional issues may affect the Buyers' determination of the use, value, desirability, or development of the Property. That investigation should take place prior to the Buyer's removal or waiver of any inspection contingency. Buyers are urged to:
 - Carefully read the information contained in any advisories, disclosures, inspections, and/or reports that Buyers receive from any source.
 - Conduct additional/further investigations and inspections regarding any issues that concern Buyers which are raised in those advisories, disclosures, inspections, and/or reports received by Buyers from any source.

- Thoroughly and thoughtfully inspect and evaluate the Property and, in so doing, meet Buyers' obligation to protect themselves, including those facts which are known to or within the diligent attention and observation of the Buyers.
- Buyers need to inquire into other or additional matters (beyond those contained in this Advisory) to the extent that those additional issues affect the Buyers' determination of the use, value, desirability or development of the Property.
- Buyers must bear in mind that a Property may suffer defects and deficiencies of which neither Sellers nor Brokers are aware. Buyers should also recognize that not all issues can be objectively determined, and some issues can have varying impacts on different people since some people may be more sensitive than others.
- Buyers are urged to engage licensed professionals to evaluate all aspects of the Property and to consult all appropriate governmental agencies. Buyers' right to conduct certain types of investigations may be limited by the Purchase Agreement.
- Any representations about the issues in this Advisory made by third parties have not been verified by Brokers and need to be independently confirmed by Buyers.
- Although licensed to list, sell and lease real estate, Brokers may not have expertise on the issues in this Advisory.

This Advisory is not meant to be a complete source of information on all matters which can become issues in real property purchase and sale contracts. Given Buyers' legal duty to exercise reasonable care to protect themselves regarding facts that are known to them or within their diligent attention or observation, Buyers are urged to investigate, without limitation, the items in the following paragraphs of this Advisory as well as the condition of the foundation, roof, plumbing, heating air conditioning, electrical, mechanical, energy efficiency, security, appliances/personal property, pool/spa, and all other systems and components.

The real estate licensees involved in the transaction do not warrant or guarantee the accuracy of the information contained in this Advisory or the adequacy of the information contained herein as it relates to a specific real property transaction.

2.0 GENERAL PROPERTY ADVISORIES

2.1 EXISTING HOUSING STOCK

Many properties have been built under prior versions of building, health and safety, zoning, and other codes or regulations, and thus may not comply with current fire, earthquake, electrical, setback, or other building standards. For example, an older home may have an electrical panel that cannot, without costly upgrades, accommodate an electric vehicle charger or a backup battery or photovoltaic (solar) power system. The Property's components, appliances, fixtures, systems, and materials may have varying degrees of remaining useful life and may be subject to failure without notice. In addition, not all aspects of the Property will comply with a Buyer's religious or cultural preferences. Some homes contain appliances, products or manufactured materials which may be defective, create problems with the use or value of other aspects of the home, and/or may be subject to manufacturer or governmental recall and/or a class action lawsuit. All homes include many components which require ongoing maintenance. Deferred maintenance will decrease the life span and/or functionality of many of these components. Buyers should personally contact the local building inspection and code enforcement agencies as well as obtain the advice of contractors, architects, engineers or other professionals regarding the status and condition of the Property prior to removing inspection contingencies. Brokers do not have expertise in this area.

2.2 FENCE MAINTENANCE

If the Property has a fence that is located on the boundary line, California Civil Code Section 841 provides that the adjoining private landowners have an equal obligation to maintain the fence.

However, fences are not often located entirely or exactly on the boundary line, and when that is true, the party who is responsible for maintaining the fence is a legal determination. Broker recommends that all questions regarding who is responsible for repairing or maintaining a fence should be reviewed with a qualified California real estate attorney. Brokers are not qualified to make that determination, and brokers do not have expertise in this area.

2.3 FLOORS AND WALLS

The personal property of the Seller may make a visual inspection of floors and walls difficult. The existence of certain types of floor coverings, such as carpeting and rugs, as well as certain types of wall coverings, such as wallpaper and paneling, and furniture prevent inspectors and brokers from inspecting the condition of the floors and walls beneath those materials. When exposed, these areas may have a different pattern of wear or shade of color. If Buyers wish to determine the condition of the floors and walls beneath such coverings, Buyers will need to secure the written authorization of Seller to conduct investigations with appropriate professionals since removal of floor coverings may be required.

2.4 FIREPLACES; WOOD-BURNING APPLIANCES

Residential wood burning is the leading source of wintertime air pollution in the Bay Area and studies have confirmed there are significant health impacts from exposure to fine particulate matter found in wood smoke.

Many cities now prohibit residents from operating any wood-burning appliance that is not certified by the EPA or Air Pollution Control Districts. Some city ordinances prohibit the Property from being sold or transferred unless any non-compliant "wood heater" is first removed from the Property, or rendered permanently inoperable, or replaced by a certified wood heater under a building permit. The parties must contact the jurisdiction in which the Property is located to determine whether any of these ordinances apply, and where required, to schedule an inspection of the wood heater to determine whether it is certified. Brokers do not have expertise in this area.

The Bay Area Air Quality Management District ("BAAQMD") established the Wood Smoke Rule, Regulation 6, Rule 3 to reduce wintertime smoke pollution and protect public health. Under that Rule, no wood-burning devices of any kind may be installed in new homes or buildings being constructed in the Bay Area, and as of November 1, 2018, rental properties in areas with natural gas service must provide a permanently installed form of heat that does not burn solid fuel. The Wood Smoke Rule also requires anyone selling, renting, or leasing a property in the Bay Area to disclose the potential health impacts from air pollution caused from burning wood. This link to the BAAQMD website, and the following text are intended to serve as the required disclosure:

<https://www.baaqmd.gov/rules-and-compliance/wood-smoke/information-and-data>

Fine particulate matter, also known as PM2.5, can travel deep into the respiratory system, bypass the lungs and enter the blood stream. Exposure may cause short-term and long-term health effects, including eye, nose and throat irritation, reduced lung function, asthma, chronic bronchitis, cancer and premature deaths. Exposure to fine particulates can worsen existing respiratory conditions. High PM2.5 levels are associated with increased respiratory and cardiovascular hospital admissions, emergency department visits, and even deaths. Children, the elderly and those with pre-existing respiratory or heart conditions are most at risk from negative health effects of PM2.5 exposure.

See the BAAQMD website for more details: <https://www.baaqmd.gov/rules-and-compliance/wood-smoke>. Also, Buyers should consult with a licensed professional to inspect, properly maintain, and operate a wood burning device according to manufacturer's specifications to help reduce wood smoke pollution. The Air District encourages the use of cleaner and more efficient, non-wood burning heating options such as gas-fueled or electric fireplace inserts to help reduce emissions and exposure to fine particulates. When the BAAQMD issues a Winter Spare the Air Alert during the winter season from November 1 through the end

of February, it is illegal to burn wood, manufactured fire logs, pellets or any solid fuels in fireplaces, wood stoves or outdoor fire pits. To check when the air quality is unhealthy and when a Winter Spare the Air Alert is issued, call 1-877-4NO-BURN or visit www.baaqmd.gov or www.sparetheair.org

The information in this section was provided by BAAQMD. Brokers have not verified and will not verify any of the information provided by BAAQMD. Brokers do not have expertise in this area.

2.5 LAND USE AND CONSTRUCTION-RELATED LAWS AND INSPECTIONS

Federal, State, and City and County governments have enacted and/or may in the future enact laws, ordinances, regulations, and amendments/revisions thereto (including voter-approved ballot measures within these jurisdictions) which affect and restrict land uses, development, and other conduct on the Property, including without limitation fire-related vegetation management and home hardening requirements, restrictions on vacation rentals, cannabis related activities, weddings, parties, concerts, wine tasting, and other events both public and private, as well as other uses and the development, construction, modification, demolition, and improvement on the Property (including remodeling, grading and water use), and other permissible and prohibited activities on the property (collectively "Laws"). Such Laws may also include regulations that require, among other things, setbacks between development and designated streams, creeks and wetlands, environmental mitigation measures, erosion control permits, grading permits, and other permits necessary for new development or remodeling of any structure, vineyard, earthmoving, or land conversion. New and amended Laws affecting watersheds, land uses, water use and conservation, development and construction continue to be developed, proposed, revised, debated and enacted. Properties are subject to inspection by County code enforcement officials in order to monitor compliance with many of these laws. As part of Buyer's investigation of the property, Buyer is advised to obtain the latest information regarding all such applicable Laws, whether enacted or merely proposed, that currently affect or that might in the future affect the property or the cost to make any changes or improvements to the property. Such information may be obtained by contacting all the County and city governmental agencies that may have jurisdiction over the Property and by searching in the archives of the local and statewide news media. Examples of Federal, State, County and city governmental agencies that may have information on these Laws include, but are not limited to, the U.S. Army Corps of Engineers San Francisco District at (415) 503-6795 and at <http://www.spn.usace.army.mil/regulatory/index.html> , the U.S. Fish and Wildlife Service at <http://www.fws.gov/> , the California Department of Fish and Wildlife at <https://www.wildlife.ca.gov/> , the County's or City's building and planning departments and code enforcement officials, and all the other governmental agencies described in this Disclosures Advisory and in the California Association of REALTORS® Statewide Buyer and Seller Advisory ("SBSA") form. Brokers do not have expertise in this area.

2.6 LOCAL CONDITIONS: FACILITIES AND EVENTS

Buyer and Seller are advised that wildfires have recently destroyed thousands of homes and businesses in Sonoma, Napa, Mendocino, and Lake Counties. Fire-related concerns include government approval of lot clearing for toxics and debris, quality of soil, air, and other environmental concerns, insurability of structures, and other issues such as nearby rebuilding projects, changes in building codes and regulations, and the cost and availability of construction labor and materials. Many properties that were not directly impacted by these wildfires may currently be impacted or will continue to be impacted by those fires in the same and similar ways, including properties being evaluated for purchase by Buyers. The Property may also be directly or indirectly impacted by other disasters and naturally occurring events such as earthquakes, climate, and extreme weather events. Such impacts may include but are not limited to visual impacts on the Property and/or neighborhood, and noise, traffic, vibrations, dust, odors, and other effects of rebuilding or repair efforts, as well as power outages and water

and other utility availability issues arising from disasters, climate, and weather events. Buyer and Seller are further advised that local amenities, facilities, and services which may benefit or add to the richness of the community may also produce noise, vibration, dust, odors, traffic delays and detours, and other effects and inconveniences at various times. Such local amenities, facilities and services include but are not limited to public and private construction projects, quarries, horse race tracks and motor vehicle speedways, casinos, airports, fairgrounds located in various cities and towns, cycling, running, and other athletic events, parades, farmers' markets, concert halls and performing arts centers, and other venues for public and private events, music and performances throughout the County, which venues include but are not limited to wineries, private events centers, hotels, public and private conference centers, public and private parks, fields, schools, and other public and private properties. The perception of how these events and conditions may affect the parties or the Property and use thereof are subjective: what bothers one person may not be noticed by or may be acceptable to others. Buyer is advised to personally visit the Property at various times of day and night and to investigate the local conditions, including without limitation: the effects of fires, other disasters and naturally occurring events, and any sources of and amounts of noise, traffic, vibration, dust, odors, or other effects of local conditions, amenities, facilities, and services to determine whether their potential effects are acceptable to Buyer and/or will impact the value, desirability, development, use and enjoyment of the Property. Brokers do not have expertise in this area.

2.7 AIRPORTS AND AIRPORT EXPANSIONS

If the property is located near or within the flight patterns for any airport, including without limitation the Napa County Airport or the Charles M. Schulz/Sonoma County Airport (STS), the flight patterns for which includes many locations in the cities and unincorporated areas of both Napa and Sonoma Counties, buyer is advised that other property owners in these areas have experienced noise, vibration, fuel residue on outdoor items, traffic and congestion, and other effects relating to airport operations. Buyer is further advised the Airport Land Use Commission for each County reviews all land use plans and development proposals within the applicable airports' "airport referral area." if the subject property is located within this area, future development may be subject to regulation. Buyer is advised to contact the Napa County Airport Land Use Commission and/or the Sonoma County Airport Land Use Commission. Buyer is also advised to investigate the projects described in the respective airport's master plan available on each Commission's website.

2.8 SQUARE FOOTAGE AND LOT SIZE

Different sources of size information including but not limited to Sellers and Appraisers often provide different square footage or lot size numbers for a property; public records may be, and often are, inaccurate and thus there are frequently discrepancies in the advertised and/or other publicly available statements of sizes. Buyers are advised that square footage and/or lot size numbers, which may be obtained from various sources such as public records, Multiple Listing Service, and others and are provided to Buyers regarding the Property are not, and will not be, verified by Sellers or the broker. If the square footage or lot size of the property is an important consideration in Buyers' decision to purchase the Property, then Buyers must independently conduct Buyers' own investigation through appropriate professionals and rely solely on that data. Brokers do not have expertise in this area.

2.9 VEGETATION AND TREES

VEGETATION MANAGEMENT LAWS FOR FIRE SAFETY: State and local laws require that homeowners in State Responsibility Areas (an "SRA") clear out flammable materials such as brush or vegetation around their buildings to 100 feet (or the property line) to create a defensible space buffer. Make sure to check with the local fire station about laws in the County, as many local jurisdictions may have more stringent requirements. For example, some jurisdictions may require one level of clearing within 30 feet (or to property line) around all structures, and 10 feet from roads and driveways, and another level of clearing between 30 feet

and 100 feet (or to the property line) from all structures. Clearing “defensible space” can help slow or halt the progress of an approaching wildfire and keeps firefighters safer if they are trying to defend the home from fire. Both State and certain local governments have established boundaries of high fire hazard severity zones. For Cal Fire Hazard Severity Zone Maps, see: <https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>.

PROTECTED TREES. Most cities and counties have an ordinance that requires property owners to obtain a permit prior to removing Protected Trees from their property. Protected Trees are defined within the code of each city and county with such an ordinance. Removing or damaging any Protected Tree without the proper permit constitutes an infraction. In addition to the cost of the infraction, violators may be liable for damages. A City may place a lien on the Property if imposed fees are not paid on a timely basis. That lien may subsequently be added to the county property tax bill.

HAZARDOUS TREES: Some cities and counties define hazardous tree conditions within their Building Codes and address ways of mitigating those conditions on both private and public property. There are often stringent time frames for responding to hazardous tree claims. If hazardous tree claims are not resolved privately, a claimant may, as a last resort, pursue the claim through the court system.

VIEW ORDINANCES: Some cities and counties have view ordinances that restrict the height of trees so that trees do not unreasonably obstruct the view that existed at the time of purchase of the property. Certain trees that are part of the natural habitat can be exempt from this law. Often a view property will have recently trimmed trees and shrubs revealing the view. Buyers should take note that maintaining that view could entail not only trimming foliage on their own property, but also enlisting the cooperation of their neighbor to keep their foliage trimmed, usually at the Buyers' expense. Cities do not take an active role in these issues; rather they encourage the private resolution of such disputes. Each jurisdiction may have a different mechanism for handling these situations, and Buyer is encouraged to review the city or county codes during their inspection period.

DISEASED TREES/VEGETATION: Trees and other vegetations on the Property are susceptible to diseases, including without limitation Sudden Oak Death Syndrome, and other problems that cannot be detected by Brokers.

ARBORIST CONSULTATION RECOMMENDED: Buyers are encouraged to seek the advice of a qualified, licensed and/or certified arborist for any questions regarding trees or other vegetation that are on the Property or on neighboring properties.

Brokers do not have expertise in this area.

2.10 RIVER, CREEK, WETLAND, AND LEVEE PROTECTION

Many properties are impacted by creeks, channels, streams, wetlands, levees, and/or culverts (a man-made structure used to enclose a flowing body of water which is usually designed to allow water to pass underneath a road or other structures). If the Property includes, abuts, or is located near such features, Buyer should investigate the possibility of sea level rise or other causes of flooding and/or water intrusion or other nuisances that may result from proximity to those water sources by contacting appropriate experts. Brokers cannot determine these issues. In addition, some counties and cities have enacted regulations regarding creeks and culverts making maintenance of these creeks and culverts the responsibility of adjacent property owners. Such expenses can be considerable. Buyer should review local ordinances and maps with government agencies and Buyer's own experts regarding these issues and before commencing any work in, over or near any river, creek, channel, stream, wetland, culvert, or levee. Brokers do not have expertise in this area.

2.11 FLOOD ADVISORY

Flood insurance rates are increasing due to many factors. The 2012 federal Biggert-Waters Flood Insurance Reform Act eliminated many subsidies for properties in flood zones as determined by

the Federal Emergency Management Administration (“**FEMA**”) which financially supports flood insurance. FEMA has experienced extraordinary expenses dealing with multiple natural disasters. Under the “Homeowner Flood Insurance Affordability Act of 2014,” properties in flood zones, designated in a Natural Hazard Report (“NHD report”), will experience annual premium increases which could be as much as 18% to 25% per year. Brokers recommend that Buyer consult his or her lender and insurance agent during Buyer's inspection contingency period. Buyer is advised that there is a potential for flooding even outside designated zones. Brokers do not have expertise in this area.

2.12 SEPTIC SYSTEM/ONSITE WASTEWATER TREATMENT SYSTEM (“OWTS”) REGULATIONS

If the Property has a septic system or other type of Onsite Wastewater Treatment System (“**OWTS**”), it is essential that Buyer secured a current, written report detailing the inspection of the tank and the leach field lines by a licensed, competent professional to determine the condition of the system as well as the adequacy of the system for Buyers' specific needs. The current OWTS/septic system may not be in compliance with current or future code requirements and code compliance may be required for any future work done on the Property. Visual inspection of the septic tank alone is insufficient. Brokers do not have the necessary expertise to make those determinations. Expansion or remodeling of the dwelling may be restricted due to the condition of the septic system. Securing approval for changes in the dwelling may be conditioned upon testing, removal, repair, or other changes to the system which may be expensive. The Regional Water Quality Control Board has enacted regulations that may apply to the Property which may require owners of OWTS located within a certain distance from designated waterways to, among other things (i) maintain their OWTS in good working condition, including inspections and pumping of solids, as necessary, and (ii) have an inspection of the OWTS every five (5) years, including the tanks, dispersal areas, and related equipment. The inspection must be done by a person authorized to design OWTS, including a licensed professional engineer, or a registered Environmental Health Specialist or certified Soil Scientist. For more information, contact the County of Napa (<https://www.countyofnapa.org/1917/Well-and-Onsite-Wastewater-Treatment>) and the Regional Water Quality Control Board (https://www.waterboards.ca.gov/water_issues/programs/owts/index.html) . Neither Seller nor broker make any representation or warranty regarding the condition, capacity, quality, compliance, or future expansion of any such system, nor whether it is adequate for Buyer's intended uses of the Property. Buyer should investigate these issues with appropriate experts. Brokers do not have expertise in this area.

2.13 STORAGE TANKS

Many ranches, farms, and some older homes in this area may have or have had an above-ground or underground storage tank (“**UST**”) for the fuel for farm vehicles, machinery, for home heating oil, or other purposes. The California State Water Resources Control Board, the related Water Quality Control Boards, and their regional offices (collectively the “**Water Board**”), in conjunction with city and/or county fire officials, regulate tanks used for storing flammable or combustible liquids, whether or not such tanks are currently in use. Buyer is advised to consult with appropriate experts to determine whether there are such storage tanks located on the surface or underground on the Property, and to consult with such experts and all city, county and state agencies with authority when storage tanks are present on the property, to determine applicable requirements. Regulations may require inspection, testing, removal, and soil and/or groundwater clean-up of any toxic material that may have leaked from the tank. Buyer and Seller are advised to speak directly to the Water Board, City or County Fire Department, and Building Department concerning specific regulations affecting above-ground tanks or USTs. Brokers do not have expertise in this area.

2.14 INSURANCE

During their inspection contingency, Buyers should consult with an insurance broker to determine the cost and availability of homeowners' insurance as well as the types of coverage that may be available and any conditions that the insurance company intends to impose. For example, many insurance companies are refusing to provide homeowners' insurance coverage unless certain retrofit requirements are met, such as compliance with fire safe standards for vegetation and construction, installation of safety glass gas shut-off valves, etc. The fact that an insurance company may require these modifications does not necessarily mean that the Seller is obligated to pay for and/or make them, and this subject should be addressed by Buyer and Seller during Buyer's inspection period and prior to Buyer waiving their contingencies. In addition, prior claims submitted by Buyers on other properties may affect the final cost of the homeowners' insurance on the Property Buyers should investigate these matters thoroughly prior to removing their inspection contingency. Brokers do not have expertise in this area.

2.15 C.L.U.E. REPORTS OF INSURANCE CLAIMS

Standard real estate disclosure forms specify that Sellers must provide Buyers with insurance claims history for the property for a period of five years preceding the sale. Sellers do not always know (or remember) the insurance claims history. Because a C.L.U.E. report itself is not required, Sellers may disclose the insurance information themselves as part of the disclosure process. If Sellers want to rely on C.L.U.E. for the most accurate information regarding past insurance claims, Sellers may be able to either: (a) go online to: <https://risk.lexisnexis.com/products/clue-property> and create an account that will enable the Sellers to order a C.L.U.E. report; or (b) contact their homeowner insurance policy broker who may be able to provide a copy. Buyers can also add to their contract offer the obligation for Sellers to provide them a C.L.U.E. report. Brokers do not have expertise in this area.

2.16 TITLE INSURANCE AND PRELIMINARY REPORTS

There are various types of title insurance policies with different costs and coverages, such as an ALTA or CLTA Policy, and each with or without certain types of endorsement(s) that can add or change coverages. There are also title insurance policies that protect the interests of a Seller who finances all or part of the purchase price. Buyer and Seller should discuss the choice of title insurance policies with a title insurance company. Buyer (and Seller where appropriate or as described above) are advised to obtain title insurance, in addition to the parties' obtaining a preliminary report from the title insurance company, to carefully review the report, obtain and review copies of all exceptions described in the report, and review all other matters which may affect title to the property, including without limitation any easements and maintenance agreements (or the lack thereof), covenants, conditions, restrictions, encumbrances and other matters, whether or not in the public record. If Buyer or Seller has any questions regarding the state of title, whether arising from the preliminary report, the exceptions shown in the preliminary report, or other matters affecting title, the parties should consult with qualified professionals, including but not limited to title insurance companies' title officers, licensed surveyors and qualified real estate attorneys. Brokers do not have expertise in this area.

2.17 SURVEILLANCE CAMERAS, AUDIO MONITORING, AND PRIVACY

Buyer and buyer's broker are advised that sellers may have security/surveillance cameras with microphones located within and outside the structures on the property. These cameras can be monitored for sound, and audio/video recordings made of the buyer and buyer's broker talking and communicating with gestures while on the property. Buyer and brokers are advised not to have any discussions regarding the transaction terms and conditions while on the property, and instead it is suggested they take written notes for later review and discussion when buyer is comfortable with the privacy and confidentiality of the location for the discussion.

2.18 ONLINE INFORMATION

Online information regarding the Property (including ownership, taxes, sale prices, etc) and the neighborhood may exist online on various websites including those of governmental agencies, real estate brokers, Zillow, Trulia, Redfin, in various blogs, discussion boards, Nextdoor, Facebook, Instagram, and other social media sites, etc. For example, Nextdoor and similar websites, and some neighborhood associations and homeowner associations (HOA's) have websites; whereas other unofficial sites written by third parties may exist, all with postings about the community. Some of the websites offer viewers the opportunity to express opinions and air complaints some of it pertaining to the Property or the neighborhood. The information contained on those sites may consist of opinion, speculation, unfounded assertions or rumors, making it difficult to determine what is factual and what is not. Neither Seller nor the brokers are aware of all such possible sources of information or of their accuracy, nor will they conduct a search of such websites or other sources, nor will they investigate or evaluate the accuracy of any online information. Brokers do not have expertise in this area.

2.19 ONLINE PHOTOS/VIDEOS

Sellers and Buyers are advised that photos (including video) of the property may be included in the MLS listing and on the listing broker's website and to other brokers' websites, and various national listing aggregation sites such as Realtor.com, Trulia, Zillow, Redfin, and others. From there, photos may be copied on to other websites as well, with or without the permission of the host site. After the close of escrow, or a termination of a listing, Sellers and Buyers are advised that it is not possible for the listing or selling broker to remove these photos from websites over which they have no control.

2.20 PROBATE SALES AND COURT CONFIRMATION

An executor or administrator of a probate estate (the "**Representative**") may sell estate property under certain conditions. The sale of estate real property is typically subject to confirmation by the Probate Court. The Independent Administration of Estates Act ("**IAEA**") provides a simplified method of probating estates with limited court supervision. Under the IAEA, the Representative may list real property with a broker for a period not to exceed 90 days without prior court approval and to sell the Property without court confirmation, unless a person named in the will or other person who is entitled to receive a Notice of Proposed Action objects; in which case court confirmation will be required. The Representative's ability to sell without court supervision or approval under IAEA is not absolute and is conditioned upon there being no objections by interested persons (generally, the heirs). If there is any objection, Court Confirmation may be necessary. The California Association of REALTORS® Residential Purchase Agreement currently has an available "Probate Agreement Purchase Addendum" and a "**Probate Advisory**" that address these issues.

Probate property is always sold "As-Is" and certain standard disclosure forms, such as the Real Estate Transfer Disclosure Statement, are not necessarily required, but other disclosures remain a requirement, disclosure of the Representative's actual knowledge of all material facts affecting the value or desirability of the Property, hazard zones, lead paint, and other disclosures are still required. The California Association of REALTORS® Residential Purchase Agreement includes an available "**Probate Advisory**" that addresses these issues.

If Court Confirmation is required and is subject to open competitive bidding (which is true in probate, conservatorship, guardianship, receivership, or bankruptcy sales), it is strongly recommended that Buyers personally appear in Court when their offer is scheduled for confirmation. Buyers should understand that in most sales requiring Court Confirmation, the Property may continue to be marketed and that their broker and others may represent other competitive bidders prior to and at the Court Confirmation hearing. Different courts have their own local rules for how to handle the possibility of over-bids, including whether initial deposits need to be in a certain amount or whether an over-bid needs to be a specific percentage above the original offer. Any questions regarding the specific rules for the Court where the

confirmation hearing is to be held should be directed to the clerk of that Court. It is also strongly recommended that Buyers consult a qualified real estate or estate and trust attorney who is knowledgeable about Court Confirmation sales since real estate brokers are not qualified to provide legal advice. Brokers do not have expertise in this area.

2.21 PERSONAL PROPERTY AND STAGING ITEMS

Sellers and Listing Brokers often engage the services of “Staging” companies to assist in presenting the Property in its best light. The furniture, furnishings and accessories provided by the staging company are removed prior to close of escrow and do not transfer to the Buyer. Standard Purchase Agreement forms specify that NO personal property is included in the sale unless specifically designated in the Agreement or an Addendum. The images and information in the Multiple Listing Service , flyers and other marketing materials are NOT part of the Purchase Agreement. NONE of the staged furniture or other items (e.g. window treatments, mirrors, rugs, lamps, plants, etc.) is included in the sale unless specifically added in the Purchase Agreement that has been signed by Buyers and Sellers. Buyers who wish to purchase any staged items should enter into a separate written agreement with the staging company. Brokers do not have expertise in this area.

2.22 ANIMALS

Current or previous owner(s) may have had domestic and/or other indoor or outdoor animals on the Property that may have caused damage to various aspects of the Property. Odors from animal urine or waste may be dormant for long periods and then become active because of heat, humidity, moisture, or other factors such as some cleaning techniques, or be temporarily masked by other odors such as fresh paint or new carpet. Animal urine and feces can also damage floors, subfloors, floor coverings, walls, baseboards, and other components. Animals can also attract fleas, ticks, and other pests that can remain on the Property after the animal has been removed. Short of demolition and reconstruction, complete elimination of odors and other problems created by animals may not be possible even by professional cleaning efforts or replacing carpets, pads and other affected components. The Property may be subject to local ordinances regulating the maintenance, breeding, number, or type of animals permitted, or other requirements such as spaying or neutering and Buyer should investigate these laws and regulations if applicable to Buyer's intended use of the Property. Buyers should also investigate whether any applicable Homeowner or Common Interest Association has imposed restrictions on animals. Neighbors may have animals that can cause problems including but not limited to noise and odors. Common pets such as dogs can bark, cats are not easily contained, and in some cases more unusual animals (e.g. poultry, exotic birds, and reptiles) may create issues that also impact the value, use, and enjoyment of the Property. California is home to a wide variety of animals, birds, reptiles and insect life, including but not limited to ants, bedbugs, bats, rodents, snakes and larger wild animals such as mountain lions and deer, some or all of which may enter or inhabit the Property and may be difficult to eliminate or control. These creatures can damage landscaping, might be a hazard to people, pets, or other animals, and may cause issues that impact the value or the Buyers' use and enjoyment of the Property. Proximity to rural or open space areas increases the likelihood of such issues. Buyers should investigate these issues with licensed professionals, including local animal/pest control companies, and/or other qualified agencies or organizations during Buyers' inspection period. Brokers do not have expertise in this area.

3.0 FEDERAL, STATE AND REGIONAL CONDITIONS ADVISORIES

3.1 GEOLOGIC CONDITIONS:

UNSTABLE HILLSIDES: Many hillside properties are active and potentially active landslide areas. Many of the geologic forces which have shaped California over the eons are still active today. The only way to determine the nature of the soil and bedrock under a structure, and how these forces may affect those structures, is with a geologic or geotechnical inspection and report.

EXPANSIVE SOILS: Some parts of the area have expansive, or adobe, soil which will expand and contract with the wet and dry seasons. This expansion and contraction can cause movement or shifting of structures and their foundations.

HIGH WATER TABLES: Some parts of the County have high water tables that can intensify mold growth and compromise the stability of soil and/or foundation. In addition, high water tables may affect the use and enjoyment of the surrounding land, particularly during months of heavy rain. Buyers should consult the appropriate experts to help evaluate the effect of high-water tables on the subject property and, when necessary, consider drainage modifications to protect the structure and improve the use and enjoyment of the surrounding landscape.

Reports from Natural Hazard Disclosure (“NHD”) companies may not contain all information from all sources regarding the Property and surrounding conditions and cannot be relied on for all information regarding natural hazards which may affect the Property. Brokers recommend that Buyers have any Property they are purchasing inspected by a qualified geologist, geologic or geotechnical engineer, or other qualified professional. Brokers do not have expertise in this area.

3.2 **WET WEATHER CONDITIONS:**

At times, this area may have months with heavier than usual rainfall and “atmospheric rivers” can result in literally months' worth of rainfall occurring in only a few hours. During these times, hillside properties may be susceptible to earth movement and drainage problems, and properties on flatlands may be susceptible to flooding. Properties which may not have experienced water intrusion into or under structures in the past may experience these conditions for the first time as a result of these weather-related phenomena. Sellers are obligated to disclose to Buyers those material defects or conditions known to them which affect the value or desirability of the property; however, Sellers may be aware of recent changes in the condition of the property or its improvements caused by unusually wet weather, and Sellers may have never personally experienced these weather conditions. Accordingly, brokers recommend that, in addition to a home inspection, Buyers have such additional inspections by inspectors or engineers regarding these conditions as Buyers may desire. Brokers do not have expertise in this area.

3.3 **CLIMATE ADVISORY; WATER RESOURCES:**

Due to severe drought conditions, other extreme weather events, climate change, environmental conditions and resource availability relative to the Property changes and will continue to change. For example, water usage has been and may again in the future be restricted by orders of the State, as well as by orders of local governments, as well as by restrictions mandated by water districts and by private community water companies. Current and future restrictions may also impact the Property by increasing water costs, including the cost of well monitoring and inspections to assess the common groundwater resources available to well owners in the area of the Property. These limitations may affect the quality of life at the Property and the ability to use water in the home and for landscaping, agricultural, and livestock purposes. Buyers should thoroughly investigate this issue, as well as the cost to arrange for delivery and storage of water by private suppliers if it becomes necessary. Buyers are advised to contact all water resource providers and agencies including without limitation private water suppliers, and the public or private entities that supply water to the Property, and local government agencies involved in water resource supplies and monitoring such as city governments, the County of Napa, and the Napa County Groundwater Sustainability Agency or any other agency with jurisdiction over the Property, to determine if there are any current or anticipated future restrictions on the use or availability of water to the Property. Examples include the Napa County Groundwater Sustainability Agency <https://www.countyofnapa.org/3074/Groundwater-Sustainability> . Brokers do not have expertise in water usage, water availability, water rights, or any related matters. Brokers do not have an obligation to research or investigate any water issues relating to the Property including

but not limited to inspecting public records concerning water. Brokers do not have expertise in this area.

3.4 PERMITS; NONCONFORMING USES, UNPERMITTED ALTERATIONS AND IMPROVEMENTS

Any construction work of any kind on the Property which was done without first obtaining the necessary permits or final permit approvals/certificates of completion (“**nonconforming improvements**”) may be subject to government orders to either legalize the improvement, if possible, or to demolish the improvement. Also, the owner of the Property may be subject to fines, penalties, permit, design, and construction costs, and other expenses to bring the Property into conformity or to demolish the unpermitted improvement. It may not be feasible to legalize nonconforming improvements because of zoning, permit and/or other legal or regulatory limitations. Building inspection and code enforcement agencies are allowed to conduct inspections of the Property for permit, code and other violations at any time upon notice to the owner. Nonconformance of improvements may be discovered when one applies for a permit to do work on the Property. Whenever nonconforming uses are discovered, the then-current owner is subject to the above-described consequences and/or expenses. While Sellers are obligated to disclose any known nonconforming improvements, Seller may not be aware of all illegal or non-permitted improvements or uses on the Property, especially those that were made prior to Seller's ownership. Brokers are not required by law to inspect public records and cannot determine the legal status of improvements based solely on a visual inspection of the Property. Thus, Buyers are strongly urged to investigate possible nonconforming improvements by personally contacting the local building inspection and code enforcement agencies as well as obtaining the advice of contractors, architects, engineers or other professionals regarding the status and condition of the Property prior to removing inspection contingencies. Brokers do not have expertise in this area.

3.5 CODE COMPLIANCE AND ENFORCEMENT

Even if the Property is new construction, not all aspects, components and structures on the Property may comply with current code. This may be because government inspectors may have missed the non-complying item, or code requirements have changed since the improvements were first constructed or, in some cases, improvements may have been made by the current owner, or even by prior owners without the knowledge of the current owner. Real estate brokers are not qualified to identify code violations. If the applicable city or county building department discovers the code violations, the current owner may be required to bring the property into current code compliance or to remove or demolish the portion of the property that is in violation. Various building departments take different approaches to enforcement; some are stricter than others. Prior to removal of their inspection contingency, Buyers should have the entire Property inspected by a qualified home inspector and other licensed contractors, architects, engineers, or other professionals who are trained and experienced in identifying code violations and who can advise Buyer as to local codes, regulations, and government code enforcement practices and procedures Brokers do not have expertise in this area.

3.6 UNDERGROUND UTILITIES

Some towns, cities, and utility companies are currently or may in the future bury overhead utility lines underground in the vicinity of the Property. These projects can result in special tax assessments and set-up costs for individual homeowners, as well as noise, vibration, dust, traffic delays, and other issues common to any construction project. It is recommended that Buyers investigate this issue with Pacific Gas and Electric Company (“**PG&E**”), cable/data providers such as Comcast, AT&T, etc., and the applicable city or county public works department. Brokers do not have expertise in this area.

3.7 CRIME

The existence of crime is a fact of urban life. Some areas experience more crime than others and patterns of crime change over time. At times, local law enforcement agencies may target designated areas for special but temporary enforcement measures. Individual criminal acts may occur in any neighborhood and may occur close to or on the Property. Some crimes may be reported in the local news while others are not reported on by the media. Because of the ever-changing nature of the nature, frequency, location, statistics, and other information regarding crime, neither Seller nor Brokers will investigate any matter relating to crime or criminal activity. If criminal activity is a concern or a factor in a Buyer's decision to purchase a particular property, or to buy in a particular neighborhood, Buyers are urged to check with the local law enforcement agencies and to research such information, prior to removing their inspection contingency. Brokers do not have expertise in this area.

3.8 RENTAL PROPERTY AND RELATED LAWS

When rental properties are offered to the public, the owner and real estate broker must act in compliance with all local, state, and federal laws and regulations, including without limitation laws governing restrictions on eviction, limitations on rent increases, restrictions on vacation rentals, discrimination in housing, disabled tenant accommodations including service animals, laws restricting animal deposits, and other matters. If Buyer intends to rent the Property or any residential dwelling located on the Property, Buyer is advised to investigate these issues with an experienced real estate attorney, and the appropriate government authority or HOA during Buyer's inspection contingency period. Brokers do not have expertise in this area.

Several cities within the County prohibit or limit and require permits for "vacation rentals" or "short-term rentals". If Buyer's intended use of the Property is to operate a vacation rental, Buyer should investigate all applicable regulations and permit requirements. Examples of such regulations/permit requirements can be found on the City of Napa's website:

<https://www.cityofnapa.org/325/Vacation-Rental-Permits> . Brokers do not have expertise in this area.

3.9 NEW CONSTRUCTION WARRANTIES, DEFECTS AND LAWSUITS

The Real Estate Transfer Disclosure Statement ("**TDS**") requires Sellers to disclose if there are any lawsuits by or against the Sellers threatening or affecting the real property along with questions related to construction defects, citing Civil Code Sections 900, 903, 910 and 914. These codes are part of a law that is often referred to as "SB800" or Title 7, which generally applies to residential real property built by a "Builder" (as defined in Section 911) and sold for the first time after January 1, 2003. The law provides for a limited one-year warranty from the Builder and Builders may provide "enhanced protection agreements" which may extend or expand on the warranty or the warranty period. Homeowners are required to follow all reasonable maintenance obligations and schedules communicated in writing by the Builder and product manufacturers, as well as commonly accepted maintenance practices. Failure to do so may provide a defense against a homeowner claim and Builders often require specific pre-litigation procedures and remedies in the event of a claim against the Builder. Sellers who have questions about how to answer this TDS question should consult with a qualified California real estate attorney for advice. If the Sellers disclose any lawsuits or claims, Buyers should investigate such disclosures with a California real estate attorney. Buyers should review the Builder's warranty, if applicable, as well as the applicability of SB800, with a qualified California real estate attorney. Brokers do not have expertise in this area.

3.10 PRIVATE ROADS; ROAD AND WATER EASEMENTS AND RELATED MAINTENANCE

If the Property is accessed or affected by a private roadway that is shared with one or more other properties, or if water or other utilities are provided to the Property using easements, Buyers need to determine whether or not there is a recorded easement and maintenance agreement, and whether or not the road or other utility users, including the current owner of

the Property, are in compliance with any such easement or maintenance agreement. If no maintenance agreement exists, Civil Code Section 845(s) provides that the cost of road or utility line maintenance “shall be shared proportionately to the use made of the easement by each owner.” Buyers should consult with a qualified California real estate attorney regarding these matters. Brokers do not have expertise in this area.

3.11 POTENTIAL INCREASE IN OWNERSHIP COSTS AND/OR REDUCTION IN SERVICES

Due to extraordinary recent and ongoing economic and environmental conditions, governmental and quasi-governmental entities and private companies that may provide services directly to the Property or to the community in which the Property is located (including without limitation cities, counties, water, sewer, and other types of utility and/or assessment districts and private water companies), have lost or may in the future lose revenue from what were previously thought to have been relatively stable funding sources, such as sales tax, property transfer tax, and other revenue sources, and the also may be restricted by resource availability due to environmental conditions such as drought or high utility demand due to atmospheric heat events. One of the possible results of actual or potential revenue losses or restrictions in resource availability is that the cost of ownership of the Property, including such costs as utility rates, fees, and taxes, can increase substantially. Also, services provided by governmental and quasi-governmental entities may be reduced due to budget shortfalls. Buyer is advised to investigate the financial stability of governmental and quasi-governmental entities and utility suppliers, including water, sewer, and other types of utility and assessment districts that provide service to the Property and/or to the community in which the Property is located, and to investigate environmental and resource demand conditions that may affect the availability and cost of services and utilities being provided to the Property and neighborhood. Such information may be obtained by contacting federal, state, county and city governmental agencies and quasi-governmental agencies such as utility districts and private water companies that may have jurisdiction over or that serve the Property, and by searching in the archives of the local and statewide news media. Brokers do not have expertise in this area.

3.12 SEA LEVEL RISE; RIVER AND COASTAL CONDITIONS

If the Property is in a coastal or coastal influenced area including a creek, river or estuary, Buyer is advised that these areas are subject to sea level rise, the effects of which include without limitation: (a) changes in the mean high tide line that may determine the Property boundary, (b) enactment of hazard abatement districts that result in assessments being levied against the Property to fund improvements to limit the effects of sea level rise, (c) erosion of beaches, bluffs, shoreline, riverbanks, (d) relocations of roadways, utilities, seawalls, riprap, and bulkheads due to erosion and subsidence, any of which can include the need for governmental agencies to condemn (either temporarily or permanently) some or all of the Property. Such property is also subject to frequent strong winds, wind-driven rain, fog, salty sea air and mist, and direct sunlight, any of which, alone or in combination, can prematurely age the interior and exterior of structures. Warping and cracking of surfaces, failed seals on dual-paned windows, loss of roof shingles, and water intrusion, among other problems, are not uncommon with such properties, and such properties require regular, thorough maintenance. Buyer is advised to fully investigate these with appropriate professionals, including having a geological inspection, to identify the effect of the listed conditions, if any, on the property, and to identify the increased maintenance and repairs that may be needed for property in coastal areas. Brokers do not have expertise in this area.

3.13 ENDANGERED SPECIES ACT

Under the Federal Endangered Species Act (16 U.S.C. §§ 1531-1544) and the California Endangered Species Act (Fish & Game Code § 2050 et seq.), all species that have been listed as “endangered,” “threatened,” or in some cases species that are “candidates” for declaration as endangered or threatened are protected from, among other things, being killed or being harassed, harmed, pursued, hunted, wounded or trapped in any way. There are many species of

plants and animals in Napa County that are so listed. In addition to protecting the listed species themselves, these laws protect the designated "critical" or "essential" habitat of these species. The presence of a listed plant or animal on the property can have serious consequences for Buyer's plans, including but not limited to prohibition or limitations on building, remodeling, grading, landscaping, and agricultural, livestock, and equestrian activities, and costs relating to governmental requirements for environmental mitigation of the effects of buyer's plans or activities. Violating these laws can result in substantial fines, civil penalties, forfeiture of certain personal property, and prison sentences. Buyer should contact the U.S. Fish and Wildlife Service at <http://www.fws.gov/> and the California Department of Fish and Wildlife at <https://www.wildlife.ca.gov/> to determine if the property is within designated critical or essential habitat for any listed species. Buyer should also consider engaging qualified professionals, who may include biologists, botanists, ecologists, and others experienced with application and enforcement of the Endangered Species Act and its requirements. Brokers do not have expertise in this area.

4.0 COUNTY AND CITY ADVISORIES

4.1 RIGHT TO FARM ORDINANCE AND DISCLOSURE

Section 2.94.030 of the Napa County Code states:

"No person shall transfer agricultural land or one or more parcels adjacent to agricultural land until the following disclosure in the form required by subparagraph (b) of Civil Code Section 1102.6(a) is made in writing to the transferee and a copy of the text of Section 18.08.040 of this code in effect at the time of the transfer is provided to the transferee. The disclosure shall include a copy of the then-current text of Section 18.08.040 of this code and a statement containing substantially the following language:

"Napa County has determined that the highest and best use for agricultural land as defined below is to develop or preserve said lands for the purposes of agricultural operations and it will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are legal, consistent with accepted customs and standards and operated in a non-negligent manner.

"If property you own or are purchasing or may purchase in the future is located close to agricultural lands or within agricultural lands, you may be subject to inconveniences or discomfort arising from agricultural operations. Such discomfort or inconveniences may include, but are not limited to: noise, odors, dust, chemicals, smoke, insects, operation of machinery during any 24-hour period, aircraft operation, and storage and disposal of manure. One or more of the inconveniences described above may occur even in the case of an agricultural operation which is in conformance with existing laws and regulations and locally accepted customs and standards. If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a county with a strong rural character and a healthy agricultural sector.

For purposes of this notification:

(a) "Agricultural Land" means real property located within the boundaries of Napa County which falls into one or more of the following categories:

(1) Is designated on the Napa County General Plan as Agricultural Resource (AR), Agriculture, Watershed and Open Space (AWOS), or Rural Residential (RR) and is included in a zoning district that is primarily or substantially devoted to agricultural uses, including but not limited to the following zoning districts: Agricultural Preserve (AP), Agricultural Watershed (AW), Residential Country (RC), and Timber Preserve (TP);

(2) Is included in an overlay zoning district that is devoted primarily to agriculture;

(3) Is designated in the General Plan for an urban use but has been zoned AW or AP as an interim zone to maximize the economic use of the land while retaining the land in large parcel sizes pending eventual permanent development for urban use;

(4) While not presently zoned or designated on the General Plan for primary or substantial agricultural use, the land contains an existing agricultural operation of a type that would be obvious to an uninformed observer after a physical inspection of the property, and that operation began at a time when such use was permissible.

(b) "Agricultural Operation" means all operations necessary to conduct agriculture as defined in Section 18.08.040 of the Napa County Code, as such may be amended from time to time and shall include, but not be limited to, preparation, tillage, and maintenance of the soil or other growing medium, the production, irrigation, frost protection, cultivation, growing, raising, breeding, harvesting, or processing of any living organism having value as an agricultural commodity or product, and any commercial practices performed incident to or in conjunction with such operations on the site where the agricultural product is being produced, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

Napa County Code Section 18.08.040 defining the term "Agriculture" provides:

"Agriculture" means the raising of crops or livestock and includes the following:

- A. Growing and raising trees, vines, shrubs, berries, vegetables, nursery stock, hay, grain and similar food crops and fiber crops;
- B. Grazing of livestock and feeding incidental thereto;
- C. Animal husbandry, including, without limitation, the breeding and raising of cattle, sheep, horses, goats, pigs, rabbits and poultry and egg production, except as provided in subsection (G) of this section;
- D. Farmworker housing as defined in Section 18.08.294 and is also consistent with the California Employee Housing Act;
- E. Sale of agricultural products grown, raised or produced on the premises;
- F. Farm management uses meeting all of the standards in subsections (F)(1) through (F)(6) of this section. Farm management shall mean the operation, maintenance and storage of farm machinery, equipment, vehicles and supplies used exclusively for agricultural cultivation and harvesting where all machinery, equipment, vehicles and supplies are leased or owned and operated by the farm manager whether that manager is an owner, tenant, or agricultural contractor, and regardless of whether properties managed are contiguous or under similar ownership, provided that at least seventy-five percent of the managed acres are within Napa County. Farm management shall not include manufacturing for sale or retail sales of any kind and shall not include businesses devoted to equipment storage, rental or repair rather than farming. Farm management shall not include the operation, maintenance or storage of equipment used for construction of structures, even if those structures are in support of agriculture;
 1. Offices used for farm management shall meet the definition of accessory uses in Section 18.08.020;
 2. Farm management activities established or expanded after June 30, 2006, alone or in combination with any wineries subject to Section 18.104.220 shall not occupy more than fifteen acres or twenty-five percent of the parcel size, whichever is less;
 3. No single farm management building or structure newly constructed or expanded after June 30, 2006 shall exceed five thousand gross square feet. Multiple smaller buildings are permitted as long as they conform to the lot coverage standard in subsection (F)(2) above;
 4. Uncovered storage areas shall be screened from preexisting residences on adjacent parcels and from designated public roads defined in Chapter 18.106. Screening shall generally consist of evergreen landscape buffers;
 5. Farm managers shall possess all applicable local, state and federal permits and licenses;
 6. All exterior lighting, including landscape lighting, for farm management uses shall be shielded and directed downward, located as low to the ground as possible, and the

minimum necessary for security, safety, or operations. Additionally, motion detection sensors must be incorporated to the greatest extent practical. No flood-lighting or sodium lighting of buildings is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction, two copies of a separate detailed lighting plan shall accompany building plans showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for department review and approval.

- G. Agriculture shall not include the raising and keeping of more than twenty-five roosters per acre, up to a maximum of one hundred roosters per legal parcel, except as may be permitted pursuant to Chapter 6.18.
- H. Agriculture shall include the following, but only upon grant of a use permit pursuant to Section 18.124.010, or unless previously issued a small winery certificate of exemption pursuant to subsection (H) of Section 18.16.020 and subsection (I) of Section 18.20.020, or legal existence as a winery prior to July 31, 1974 as provided in subsection (G) of Section 18.16.020 and subsection (H) of Section 18.20.020:
 1. Production and processing of agricultural products, including agricultural processing facilities; and
 2. Marketing, sales, and other accessory uses that are related, incidental and subordinate to the main agricultural processing use.

4.2 VIEWSHED PROTECTION ORDINANCE

The County of Napa's Viewshed Protection Ordinance (Napa County Code, Chapter 18.106 et seq.) affects real property in the unincorporated areas of Napa County. The ordinance may apply to and limit or prohibit certain types of developments, including but not limited to: improvements to existing structures and construction of new structures, grading and earthmoving activities, tentative and final parcel and subdivision maps, and to activities and structures requiring a use permit. For detailed information regarding this ordinance, Buyer is advised to contact the Napa County Conservation, Development and Planning Department's office at 1195 Third Street, Napa, CA 94559, (707) 253-4416. No warranties are given and no representations are made by the Seller or the brokers or agents of any party to this transaction regarding the applicability of the Viewshed Protection Ordinance as to the present use of the property, or as to Buyer's intended present or future use.

4.3 NAPA VALLEY WINE TRAIN

Some properties in Napa County are located adjacent to or near railroad tracks that are used by the Napa Valley Wine Train. Buyer and Seller can obtain more information about service frequency and hours by contacting the Napa Valley Wine Train or by going online to <https://www.winetrain.com/>. Precisely what impact, if any, the train service and any future rail or other service within the Napa Valley Wine Train right of way will have on any given property is unknown, although noise and vibration from construction, maintenance, repairs, testing, and train service will, at a minimum, affect some properties in Napa County. Uses of the railway and the right of way may affect people differently. Brokers and agents do not have expertise in this area and buyers are advised to satisfy themselves about this issue during their inspection contingency period. Brokers do not have expertise in this area.

4.4 SEWER LATERAL ORDINANCES

The Property may be served by a sewer system that is under the jurisdiction of a Sewer District, Water District, Community Services District, or other governmental agency (“**District**”). Seller and Buyer are advised that many such Districts have enacted ordinances requiring that inspection/testing and repair or replacement of sewer service laterals be completed prior to any sale or other transfer of ownership of the Property. Each such ordinance has different requirements. Other governmental agencies in the County may in the future enact similar

ordinances. Buyer and Seller are advised to review the language of any sewer lateral ordinance that applies to the property and address any concerns relating to the ordinance during their negotiations of the Purchase Agreement for the sale of the property. Seller is advised to engage a qualified inspector to inspect the condition of the sewer lateral, according to the terms of the applicable ordinance and related regulations/standards, prior to entering into a Purchase Agreement for the sale of the property. Brokers do not have expertise in this area and are unable to advise Buyers and Sellers regarding these ordinances, sewer lateral testing, repair or replacement, related issues, or the associated costs, which may be significant. The parties are advised to obtain the latest information regarding all such applicable ordinances, whether enacted or merely proposed, that currently affect or that might in the future affect the Property or the cost to make any changes or improvements to the property. Brokers do not have expertise in this area.

4.5 ROAD, HIGHWAY AND FLOOD CONTROL WORK

For the foreseeable future, extensive state and local public road and highway improvements and flood control projects will be taking place in Napa County. Buyer is hereby advised that these projects will cause inconvenience to people living, working, and visiting in Napa County, and that these inconveniences may include, without limitation, traffic congestion and delays, noise, odors, dust, and vibration from construction activities, including pile driving. Buyer is advised to consult the Napa County Transportation Authority website at <https://www.nvta.ca.gov/> for information on current and planned road and highway work, and to consult the Napa County Flood Control and Water Conservation District website at <https://www.countyofnapa.org/1074/Flood-Water-Resources> for information on current and planned flood control work. Also, Buyer may contact the County of Napa Public Works Department website for a link to a map with current road closures: <https://www.countyofnapa.org/2082/Public-Works>

4.6 NO-SMOKING AND SECOND-HAND SMOKE ORDINANCES

Several counties and cities have enacted ordinances that prohibit smoking of tobacco and other substances, and in some cases e-cigarettes, in multi-unit residential units, including balconies, common areas and within certain distances of all enclosed areas. These ordinances are usually designed to limit ingestion of second-hand smoke by other residents. Other cities may enact such ordinances as well. For information on such ordinances contact the city or county website where the Property is located. Brokers do not have expertise in this area.

4.7 LOCAL RENT CONTROL AND EVICTION LAW ISSUES

In addition to the statewide rent control and just cause eviction statutes, several cities and some counties in California have enacted or are contemplating enacting ordinances that also control rents and/or the grounds for eviction of tenants. Other cities may create comparable requirements and/or require the issuance of permits or mandate inspections prior to renting out any type of property. Buyer should investigate the existence of applicable ordinances and laws regulating their ability to rent property and to satisfy themselves as to whether that type of ordinance will impact their intended use of the Property. Determining the existence of and/or the applicability of any laws regulating the renting of property/the amount of rent, the eviction of tenants, and/or mandatory city rental health and safety inspections, is beyond the expertise of the real estate professionals. Brokers do not have expertise in this area.

5.0 ATTORNEY AND ACCOUNTANT RECOMMENDATIONS

In addition to the professional service providers Buyers will retain to inspect and analyze the property being purchased or sold, a situation may arise during the course of Buyers' purchase transaction that requires Buyers to either make an important decision or select a plan of action that could result in significant legal consequences and substantial impact on Buyers' personal finances. The most prudent and best plan is to identify a certified public accountant and real estate attorney in advance of the sale or purchase of the property so that Buyers and Sellers can

quickly contact and seek the proper financial and/or legal advice and guidance if needed during the transaction. If a 1031 exchange is contemplated, also contact an exchange accommodator to discuss the proper method and timing of the exchange.

ACKNOWLEDGEMENTS REGARDING BROKERS AND AGENTS

The parties acknowledge the following regarding real estate brokers and agents (“**broker**”):

- Broker does not warrant or guarantee the condition of the Property.
- Broker shall not be responsible for failure to disclose to Buyer facts regarding the condition of the property where the condition (i) is unknown to broker or (ii) is not capable of being seen by Broker because it is in an area of the property that is reasonably and normally inaccessible to Broker;
- Broker has not verified square footage, size of structures, acreage or boundary lines of the property; representations made by others; information received from public records, Seller or other third parties; information contained in inspection reports or in the Multiple Listing Service, or that has been copied therefrom; or statements in advertisements, flyers or other promotional material; or any other matters described in this Disclosures Advisory; unless otherwise agreed in writing;
- Broker does not guarantee, and shall not be responsible for, the labor or services or products provided by others to or on behalf of Buyers or Seller and does not guarantee, and shall not be responsible for, the quality, adequacy, completeness or code compliance of repairs made by Seller or by others;
- Broker does not decide what price Buyers should pay or Seller should accept;
- Broker is not qualified to give legal, tax, insurance, or title advice; and
- Brokers lack professional expertise in the areas listed above, and do not verify the results of any inspections or guarantee the performance or reports of any inspection or professional services.
- Buyers and Sellers are advised to investigate and choose their own service providers to conduct investigations and advise them on these and all matters related to the sale and purchase of real property. In these and all other matters referred to in this Disclosures Advisory, Buyers and Sellers are advised to seek any desired assistance from appropriate qualified professionals.
- Nothing any real estate licensee may say will change the terms or effect of this Advisory.
- This document may be signed in counterparts.

ELECTRONIC SIGNATURES

Buyers and Sellers may be able to sign transaction documents electronically making it possible to skip from one signature line to the next and thus it is easier to ignore the terms and conditions to which a signature or initial applies. If Buyers and Sellers choose to sign documents electronically, they must be certain to take the time necessary to read each document thoroughly and only sign or initial those documents with full knowledge and consent of that which they intend to sign.

[CONTINUED WITH SIGNATURES ON THE FOLLOWING PAGE]

SIGNATURE PAGE

BUYER AND SELLER ARE ENCOURAGED TO READ ALL 22 PAGES OF THIS ADVISORY CAREFULLY.

BY SIGNING BELOW, BUYER AND SELLER ACKNOWLEDGE THAT EACH HAS READ, UNDERSTOOD, AND RECEIVED A COMPLETE COPY OF THIS ADVISORY.

Dated: _____

Buyer

Dated: _____

Buyer

Dated: 1/25/2025

Signed by:
William F. Squire, TTE

Seller ~~Karen Sittig, Executor~~ William F. Squire, TTE

Dated: 1/29/2025

Signed by:
Barbara Ehr

Seller Barbara Ehr



Calistoga Realty Co., Inc.

Wine Valley Properties

BRE #00930058

AGENT'S INSPECTION DISCLOSURE ADDENDUM **NAPA COUNTY FAIRGROUNDS**

Property Address: 800 Washington St / 1411 Eddy St.

Buyers: Barbara Ehr William F. Squire, TTE

Sellers: _____

Buyer is advised that the subject property is situated in close proximity to the Napa County Fairgrounds which is located on North Oak Street. Various events are held at the fairgrounds during the course of the year. These events may feature entertainment, sporting events including auto races, festivals, carnivals, parades and charitable events which draw large crowds and may create traffic and congestion, as well as noise and other loud sounds. These events may be scheduled during both daytime and night time hours, midweek as well as weekends, throughout the year. Buyer understands and accept the conditions described above.

Buyers Initials _____

Sellers Initials _____

^{Initial} WEST ^{Initial} WFE



A FIDELITY NATIONAL FINANCIAL, INC. COMPANY

P.O. Box 51113
Los Angeles, CA 90051-5412

DEMAND

Order Number: 250123-00174
Escrow Number: P-655219
Demand Date: 1/23/2025

Bill To: **Amount Due: \$129.00**

LESLIE TSCHIDA
PLACER TITLE COMPANY
5 FINANCIAL PLAZA SUITE 205
NAPA, CA 94558

Please include the Order Number on check to receive proper credit.

THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED

Ordering Party/Agent	Escrow	Order Details
BRIAN DURNIAN CALISTOGA REALTY CO 1473C LINCOLN AVE CALISTOGA, CA 94515-1417 (707) 942-9422	LESLIE TSCHIDA PLACER TITLE COMPANY 5 FINANCIAL PLAZA SUITE 205 NAPA, CA 94558 (707) 346-6940	Property Address: SQUIRE RITA K & WILLIAM TR 800 WASHINGTON ST CALISTOGA, CA 94515-1445

Quantity	Description	Amount	Total
1	Commercial Premium	\$129.00	\$129.00

Subtotal: \$129.00
Paid: \$0.00
Amount Due **\$129.00**

Important Ordering Agent Payment Instructions:

- When escrow opens for this transaction please do the following:
1. Fill out the escrow information above.
 2. Fax a copy of this demand to Disclosure Source at (800) 287-8673.
 3. Have this demand placed into the escrow file for payment.
 4. **Should the escrow we were instructed to bill not close, please forward this demand to the next escrow, and inform Disclosure Source of the new pertinent data.** Disclosure Source will provide the new escrow with an updated demand and a copy of the report.

In the event demands are unpaid after closing, the Ordering Agent will be responsible for payment.

Escrow Instructions:

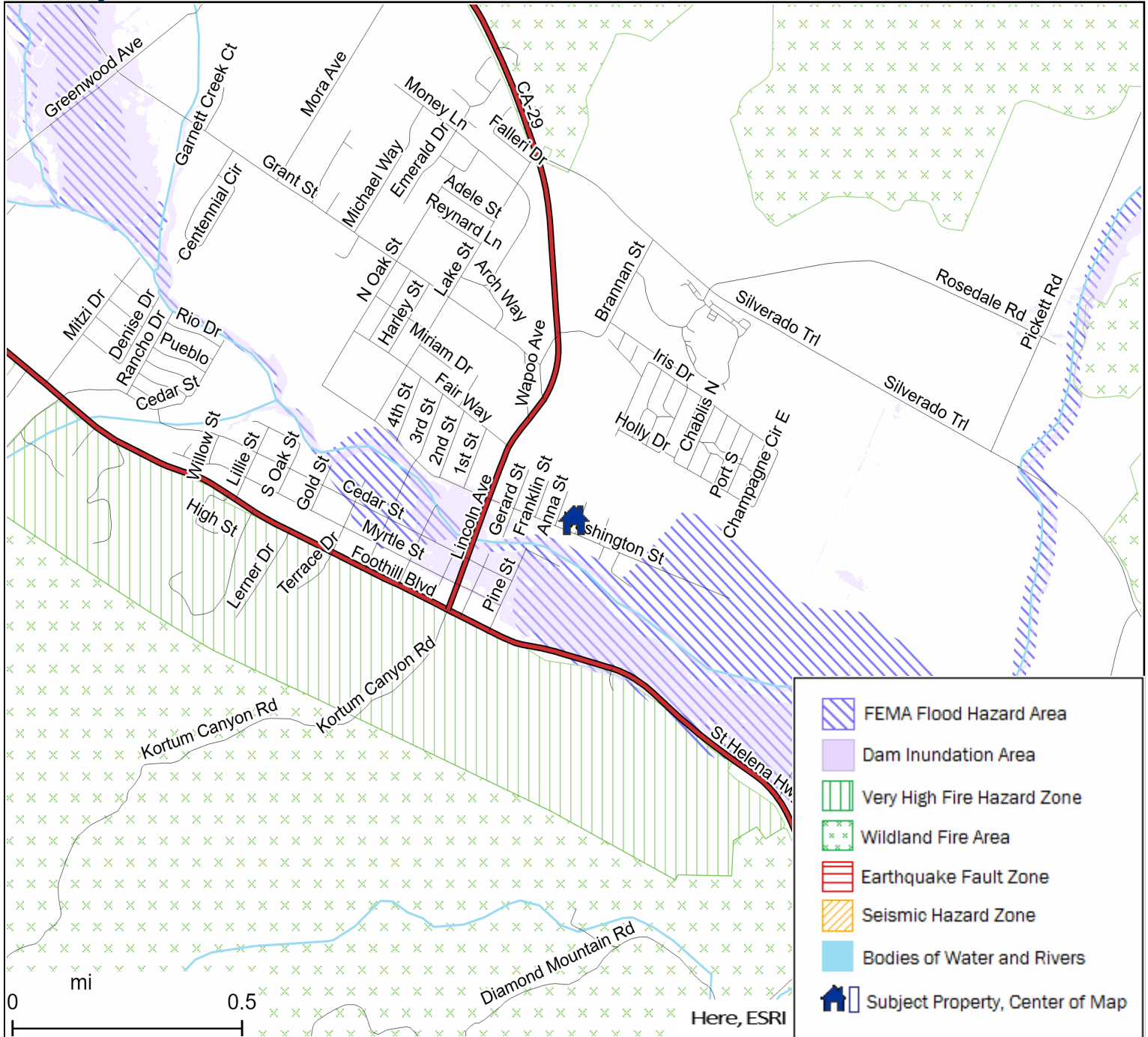
If the escrow documents are being transferred to a new escrow, please notify Disclosure Source Customer Service at (800) 880-9123 to update changes and transfer this demand along with the Disclosure Source Report to the new escrow. If the escrow fails to close, please notify the Disclosure Source Accounting Dept. at (800) 880-9123.

Property Address: 800 WASHINGTON ST
 CALISTOGA, CA 94515-1445

Parcel Number: 011-214-003-000

Date: 1/23/2025
Order Number: 250123-00174

Statutory Natural Hazard Disclosures



- | | | |
|-------------------------------|--|---|
| IS <input type="checkbox"/> | IS NOT <input checked="" type="checkbox"/> | Located in a FEMA Special Flood Hazard Area. |
| IS <input type="checkbox"/> | IS NOT <input checked="" type="checkbox"/> | Located in a Dam Inundation Area. |
| IS <input type="checkbox"/> | IS NOT <input checked="" type="checkbox"/> | Located in a Very High Fire Hazard Severity Zone. |
| IS <input type="checkbox"/> | IS NOT <input checked="" type="checkbox"/> | Located in a Wildland Fire Area. |
| IS <input type="checkbox"/> | IS NOT <input checked="" type="checkbox"/> | Located in an Alquist-Priolo Earthquake Fault Zone. |
| * IS <input type="checkbox"/> | IS NOT <input type="checkbox"/> | Located in a Seismic Hazard Zone. |

This map is for your aid in locating natural hazard areas in relation to the subject Property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure**

Fire Hazard Severity Zone: Very High High

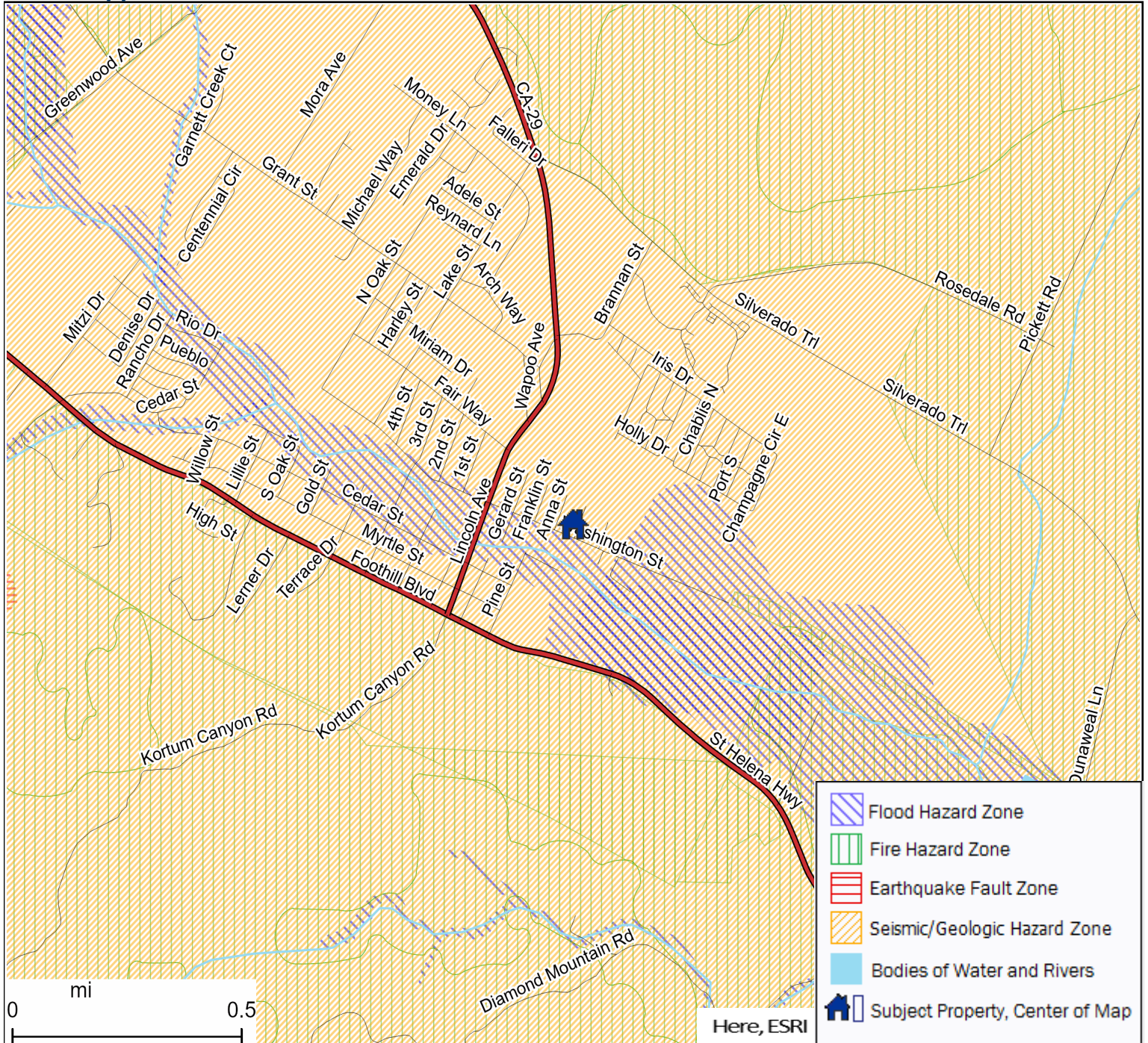
*** Please read the report for further information as AB38 disclosure advisory may apply.**

Property Address: 800 WASHINGTON ST
 CALISTOGA, CA 94515-1445

Parcel Number: 011-214-003-000

Date: 1/23/2025
Order Number: 250123-00174

Local/Supplemental Natural Hazard Disclosures



- * IS IS NOT in a Supplemental Flood Hazard Zone.
- IS IS NOT in a Supplemental Fire Hazard Zone.
- IS IS NOT in a Supplemental Earthquake Fault Zone.
- * IS IS NOT in a Supplemental Seismic/Geologic Hazard Zone.

This map is for your aid in locating natural hazard areas in relation to the subject Property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure under California law.**

* Please read the report for further information



California Commercial Disclosure Report

Property Address: 800 WASHINGTON ST
CALISTOGA, CA 94515-1445

Parcel Number: 011-214-003-000

Date: 1/23/2025
Order Number: 250123-00174

THE RECIPIENT(S) SHOULD CAREFULLY READ THE EXPLANATION OF SERVICES, CONDITIONS, LIMITATIONS & DISCLAIMERS CONTAINED IN THIS REPORT.

PAYMENT POLICY: FULL PAYMENT FOR THIS REPORT IS DUE UPON CLOSE OF ESCROW. THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED.

CANCELATION POLICY: OUR REPORT CAN ONLY BE CANCELLED IF ESCROW IS CANCELLED, OR THE SELLER TAKES THE PROPERTY OFF THE MARKET. SIGNED ESCROW CANCELLATION INSTRUCTIONS ARE REQUIRED.

	Page
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In	Out	Not Mapped	Statutory Natural Hazard Disclosures	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Special Flood Hazard Area designated by the Federal Emergency Management Agency	2
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dam Inundation / Area of Potential Flooding	2
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Very High Fire Hazard Severity Zone	2
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wildland Area That May Contain Substantial Forest Fire Risks And Hazards	3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Earthquake Fault Zone	3
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Hazard - Landslide Zone	4
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Hazard - Liquefaction Zone	4

In	Out	Not Mapped	Local/Supplemental Natural Hazard Disclosures	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Flood Hazard Zone	5
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Fire Hazard Zone	5
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Earthquake Fault Hazard Zone	6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Seismic/Geologic Hazard Zone	6

In	Out	Additional Disclosures	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Airport Influence Area	7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Airport Proximity	7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Right to Farm	8
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mining Operations	8



California Commercial Disclosure Report

Property Address: 800 WASHINGTON ST
CALISTOGA, CA 94515-1445

Parcel Number: 011-214-003-000

Date: 1/23/2025
Order Number: 250123-00174

Yes	No	Tax Information	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mello-Roos Communities Facilities District Special Tax Liens – currently levied against the property	9
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Improvement Bond Act of 1915 Lien Assessments – currently levied against the property	10
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property Assessed Clean Energy (PACE) Programs	10
		Tax Summary – annual taxes, liens and assessments currently included on the tax bill	11
		Property Tax Descriptions	12
		Supplemental Tax Estimator Worksheet	13
		Property Tax Estimator Worksheet	14

Yes	No	Environmental Information	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identified sites with known or potential environmental concerns	15
		Environmental Sites Map and details	16
		Databases Researched	21

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	Notice of “Supplemental” Property Tax Bill	25
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	Habitat Sensitivity Area/Endangered Species Advisory	29
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*Signatures Required	

Property Address: 800 WASHINGTON ST
 CALISTOGA, CA 94515-1445
Parcel Number: 011-214-003-000

Date: 1/23/2025
Order Number: 250123-00174

AB38 NOTICE

If this property is located in either a High or Very High Fire Severity Zone according to this report, it is subject to AB38 Disclosure Requirements. Precise disclosure of fire zones can be found on the Summary Page, and on either of the maps included in this report. AB38 applies to Residential 1-4 unit properties (including condos and manufactured homes). Additionally, the property may be subject to a Defensible Space Inspection. Senate Bill 63, among other things, would instead provide that fuel modification beyond the property line may only be required by State law, local ordinance, rule, or regulation to maintain the 100 feet of defensible space.

To Request a Defensible Space Inspection, click the following link:

<https://survey123.arcgis.com/share/a15c7706b4114e20b39d2a26294338ed>



For more Information on Defensible Space, please click this link:

<https://www.readyforwildfire.org/>



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STATUTORY NATURAL HAZARD DISCLOSURES

Disclosure Source reviews specific public records to determine whether the property is located in any of six statutorily defined natural hazard areas described below.

SPECIAL FLOOD HAZARD AREA

Pursuant to federal law, the Federal Emergency Management Agency (FEMA) is required to identify and designate areas that are subject to flooding as part of the National Flood Insurance Program. A "Special Flood Hazard Area" (any type Zone "A" or "V") as determined by FEMA is an area where all or a portion of the property has a 1% chance each year of being inundated by flood waters. If a property is located in a Special Flood Hazard Area, the cost and availability of flood insurance may be affected. Properties not located in a Special Flood Hazard Area are not relieved from the possibility of sustaining flood damage. A few areas are not covered by official Flood Insurance Rate Maps. If information is not available, Disclosure Source recommends that the buyer contact the local jurisdiction's planning and building department to determine the potential for flooding at the subject Property.

Source(s) of data: Title 42 United States Code Section 4101

Based on a review of the Flood Insurance Rate Map(s) issued by FEMA, the subject Property:

IS IS NOT located in a Special Flood Hazard Area Do not know and information not available

DAM INUNDATION / AREA OF POTENTIAL FLOODING

The State of California Office of Emergency Services is required to review, approve and maintain copies of the maps that have been prepared and submitted to them by local governmental organizations, utilities or other owners of any dam in the state. The maps delineate areas of potential inundation and flooding that could result from a sudden, partial or total dam failure. Dams in many parts of the world have failed during significant earthquakes, causing flooding of those areas in the pathway of the released water. The actual risk of dam failure is not defined by the map(s). Legislation also requires, appropriate public safety agencies of any city, county, or territory of which is located in such an area, to adopt/implement adequate emergency procedures for the evacuation and control of populated areas near/below such dams.

Source(s) of data: Government Code Section 8589.5.

Based on a review of the official map(s) available through the State of California, Office of Emergency Services, the subject Property:

IS IS NOT located in a Dam Inundation Zone Do not know and information not available

VERY HIGH FIRE HAZARD SEVERITY ZONE

The California Legislature has declared that space and structure defensibility is essential to diligent fire prevention. Further, the Director of Forestry and Fire Protection has identified Very High Fire Hazard Severity Zones in Local Responsibility Areas based on consistent statewide criteria, and based on the severity of fire hazard that is expected to prevail in those areas. Determining information includes, but is not limited to: Fuel loading, terrain (slope), fire weather conditions and other relevant factors.

Source(s) of data: California Government Code Section 51178 and 51179

Based on a review of the official map(s) issued by the California Department of Forestry and Fire Protection, the subject Property:

IS IS NOT located in a VERY HIGH FIRE HAZARD SEVERITY ZONE

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WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS / STATE RESPONSIBILITY AREA

The California Department of Forestry and Fire Protection designates State Responsibility Areas (SRA) and bears the primary financial responsibility for the prevention and/or suppression of fires in these areas. A seller of real property located within a SRA must disclose the fact that there may be a forest fire risk and hazard on the property, and the fact that the property owner may be subject to the imposition of fire mitigation measures as set forth in Public Resources Code Section 4291.

Source(s) of data: California Public Resources Code Section 4125

Based on a review of the official map(s) issued by the California Department of Forestry and Fire Protection, the subject Property:

IS IS NOT located in a State Responsibility Area

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

Earthquake Fault Zone maps are delineated and compiled by the California State Geologist pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. During an earthquake, structures located directly over fault zones (surface fault traces) could sustain damage as a result of a seismic event resulting from ground fault rupture (surface cracking). For the purposes of this report, an Earthquake Fault Zone is generally defined as an area approximately 1/4 mile in total width (1,320 feet) located along a known active earthquake fault. An "active" fault as defined by the State of California, Department of Conservation, Division of Mines and Geology is an earthquake fault that has produced ground surface displacement (ground surface rupture) within the last eleven thousand years.

Source(s) of data: California Public Resources Code Section 2622

Based on a review of the official map(s) issued by the California Department of Conservation, Division of Mines and Geology, the subject Property:

IS IS NOT located in an Alquist-Priolo Fault Zone



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SEISMIC HAZARD ZONE

The intent of the Seismic Hazards Mapping Act of 1990 is to provide for a statewide seismic hazard mapping and technical advisory program to assist cities and counties in fulfilling their responsibilities for protecting the public health and safety from the effects of strong ground shaking, liquefaction (failure of water-saturated soil), landslides and other seismic hazards caused by earthquakes. Under this act, The California Department of Conservation is mandated to identify and map the state's most prominent earthquake hazards. Information produced by these maps is utilized (in part) by cities and counties to regulate future development. Development/Construction permits may be withheld until adequate geologic or soils investigations are conducted for specific sites, and mitigation measures are incorporated into development plans.

Seismic Hazard Zone maps delineate areas subject to earthquake hazards. New development in a Seismic Hazard Zone is only permitted if it can be shown that mitigation makes the site acceptably safe. Maps are only available for limited areas now, but will eventually cover all of California.

Earthquake-Induced Landslide Hazard Zones are areas where there has been a recent landslide, or where the local slope, geological, geotechnical, and ground moisture conditions indicate a potential for landslides as a result of earthquake shaking. Landslides zones are described as areas in which masses of rock, soil or debris have been displaced down slope by flowing, sliding or falling. The severity of a landslide depends on the underlying geology, slope and soil in the area.

Liquefaction Hazard Zones are areas where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a liquid-like condition of soil which sometimes occurs during strong earthquake shaking where the groundwater is shallow and soils are loose and granular (sands for example). These factors can combine to produce liquefaction in localized areas. When liquefaction occurs the soil temporarily becomes liquid-like and structures may settle unevenly. This condition can cause lateral spreading of level ground, and ground failure and sliding on slopes. Liquefaction can cause structural damage under certain geologic conditions. The type of sedimentary deposit, penetration resistance, and depth to ground water are the key factors that govern an area's susceptibility to liquefaction.

Source(s) of data: California Public Resources Code Section 2696

Based on a review of the official map(s) issued by the California Department of Conservation, Division of Mines and Geology, the subject Property:

IS IS NOT located in a Landslide Hazard Zone Map not released by state

IS IS NOT located in a Liquefaction Hazard Zone Map not released by state

GOVERNMENTAL GUIDES: "HOMEOWNER'S [COMMERCIAL PROPERTY OWNER'S] GUIDE TO EARTHQUAKE SAFETY" PUBLISHED BY THE CALIFORNIA SEISMIC SAFETY COMMISSION CONTAINING IMPORTANT INFORMATION REGARDING EARTHQUAKE AND GEOLOGIC HAZARDS. THEY ARE AVAILABLE FOR DOWNLOAD AT [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS/QUAKE.ASPX](https://www.disclosuresource.com/downloads/quake.aspx)



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LOCAL/SUPPLEMENTAL NATURAL HAZARD DISCLOSURES

Disclosure Source has obtained maps that are both official and publicly available from city, county, and state sources which supplement the statutory natural hazard information. Disclosure Source has only reviewed maps that are available in a usable format and at an appropriate scale to delineate where hazards may exist on a single parcel basis. Disclosure Source recommends that the buyer contact the local building and planning departments to help ascertain what, if any, special requirements there might be for construction or renovation, and building code requirements for this property. The foregoing statement should be considered a part of the Disclaimers of this Disclosure Report and those Disclaimers apply to this Statement. Please refer to them for further information.

SUPPLEMENTAL FLOOD HAZARD ZONE

Supplemental flood zones include information in addition to, or different from, the areas mapped on Flood Insurance Rate Maps by the Federal Emergency Management Agency or Dam Inundation zones as reported by the California State Office of Emergency Services. These can include tsunamis, seiches (inland lake tsunamis), runoff hazards, historical flood data and additional dike failure hazards.

If a portion or all of the property is located within one of these hazard areas, the lending institution may require flood insurance. Disclosure Source recommends that the buyer: 1) contact the lending institution to ascertain any additional requirements for flood insurance, 2) contact the insurance company to ascertain the availability and cost of the flood insurance.

Based on the maps obtained, the subject Property:

IS IS NOT Do not know OR information is not available located in a supplemental Flood Hazard Zone

ADDITIONAL INFORMATION:

In an area where the property could be subject to flooding and/or damages associated with flash-flooding caused by dam or dike failure.

SUPPLEMENTAL FIRE HAZARD ZONE

Local agencies may, at their discretion, include or exclude certain areas from the requirements of California Government Code Section 51182 (imposition of fire prevention measures on property owners), following a finding supported by substantial evidence in the record that the requirements of Section 51182 either are, or are not adequate or necessary for effective fire protection within the area. Any additions to these maps that the company has been able to identify and substantiate are included in this search.

There may be maps of other substantial fire hazards such as brush fires that are not subject to Section 51182. Disclosure Source has included these maps in this search.

Fire hazard zones listed here, if any, are areas which contain the condition and type of topography, weather, vegetation and structure density to increase the susceptibility to fires. In these areas, the City or County may impose strategies to enforce fire mitigation measures, including fire or fuel breaks, brush clearance, and fuel load management measures. For example, emphasis on roof type and fire-resistive materials may be necessary for new construction or roof replacement. In addition, other fire defense improvements may be demanded, including special weed abatement, brush management, and minimum clearance around structures. In most cases, if a property is in a Fire Hazard Area, insurance rates may be affected.

Based on the maps obtained, the subject Property:

IS IS NOT Do not know OR information is not available located in a supplemental Fire Hazard Zone

ADDITIONAL INFORMATION:

NONE



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SUPPLEMENTAL EARTHQUAKE FAULT HAZARD ZONE

Many local jurisdictions have different or higher standards than the State for the identification of earthquake faults. Those jurisdictions have created their own maps which indicate active or potentially active faults according to those standards.

Many cities and counties require geologic studies before any significant construction if a property is in or near an earthquake fault zone known to them and certain types of construction may be restricted in these areas. Disclosure Source has included official and publicly available maps indicating earthquake faults known by those jurisdictions. In some cases the company has used the description of an Earthquake Fault Zone established by the Alquist -Priolo Earthquake Fault Zone Act of approximately 1,320 feet wide to define a supplemental Fault Hazard Zone.

Based on the maps obtained, the subject Property:

IS IS NOT located in a supplemental Fault Hazard Zone Do not know OR information is not available

ADDITIONAL INFORMATION:

NONE

SUPPLEMENTAL SEISMIC/GEOLOGIC HAZARD ZONE

The California Division of Mines and Geology (DMG) has not completed the project assigned by Section 2696 of the California Public Resources Code to identify areas of potential seismic hazard within the State of California. The DMG and the US Geologic Survey (USGS) have performed many valuable studies that supplement the Section 2696 maps and fill in many missing areas. These maps are included in this search. Also included in this search are maps that indicate many hazards that may or may not be seismically related, including, but not limited to, liquefaction, landslides, debris flows, mudslides, coastal cliff instability, volcanic hazards and avalanches. A number of various geologic factors may influence the types of geologic hazards present: rainfall amounts, removal of vegetation, erosion, seismic activity, or even human activity. The severity of a geologic hazard depends on the underlying geology, slope, proximity to earthquake faults, and soil type in the area. Many cities and counties require geologic studies before any significant construction if a property is in or near a geologic hazard known to them and certain types of construction may be prohibited.

Based on the maps obtained, the subject Property:

IS IS NOT located in a supplemental Geologic Hazard Zone Do not know OR information is not available

ADDITIONAL INFORMATION:

In an area of HIGH potential for Liquefaction.



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ADDITIONAL DISCLOSURES

AIRPORT INFLUENCE AREA

Section 1103.4 of the California Civil Code requires notice if a property is encompassed within an airport influence area. According to Section 11010 of the Business and Professions Code, an airport influence area is defined as "an area in which current or future airport related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses." Disclosure Source has utilized publicly available airport influence area maps from county Airport Land Use Commissions (ALUC). Airport influence area maps can be found within a county Airport Land Use Comprehensive Plan, available to the public through most county planning departments. Some airports have not published influence area maps and the property may still be subject to some of the annoyances or inconveniences associated with proximity to airport operations. Airports physically located outside California were not included in this report.

According to airport influence maps available, the subject Property:

IS IS NOT located in a mapped airport influence area.

If the subject property is located in an airport influence area, the following statement applies - NOTICE OF AIRPORT IN VICINITY This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

AIRPORT PROXIMITY

Aircraft landing facilities listed herein, if any, consists of those owned by the United States Federal Government (Military aviation), public and privately owned civil and commercial aviation facilities. Private landing facilities (restricted public access), glider ports, facilities that have not been assigned a current location identifier by the Federal Aviation Administration (FAA), and airports physically located outside California were not included in this report.

While a property may not be within a defined airport influence area or within several miles of an aircraft landing facility, it may still be exposed to the nuisances related to such uses. No finding or opinion is expressed or implied in this report regarding the take-off and landing patterns utilized by airports, the noise levels experienced at the subject property as a result thereof, or the impact of any planned or approved airport expansion projects or modifications.

Note: This information does not relieve the sellers' duty to disclose, in writing, their actual knowledge that the property is adjacent to, or zoned to allow an industrial use described in Section 731a of the Code of Civil Procedure, including airport uses, or that is affected by a nuisance created by such a use.

According to information available from the FAA the company reports the following aircraft landing facilities within two miles of the subject Property. The calculated distance can be dependent upon the size of the airport influence area, if any.

FAA ID#	FACILITY NAME	TYPE	DISTANCE
NONE			

For further information regarding any of the aircraft landing facilities identified in this report, please contact the following agency:

Western Pacific Region Airports Division, 15000 Aviation Blvd, #3012, Lawndale, CA 90261, (310) 725-3600

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RIGHT TO FARM

California Civil Code section 1103.4 requires notice if a property is presently located within one mile of a parcel of real property designated as "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," "Farmland of Local Importance," or "Grazing Land" on the most current county-level GIS "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, and if so, accompanied by the following notice:

NOTICE OF RIGHT TO FARM This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

According to the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the subject Property:

IS IS NOT located within one mile of a farm or ranch land.

MINING OPERATIONS

The California Department of Conservation, Office of Mine Reclamation, maintains a database of map coordinate data submitted annually by mine operators in the State. Section 1103.4 of the California Civil Code requires notice if a property is within one mile of a mine operation for which the mine owner or operator has reported map coordinate data to the Office of Mine Reclamation, pursuant to Section 2207 of the Public Resources Code. (Note: Not all mine operators have provided map coordinate data to the Office of Mine Reclamation)

According to the database maintained by the California Department of Conservation, Office of Mine Reclamation, the subject Property:

IS IS NOT located within one mile of a mine operation.

If the subject Property is within one mile of a mine, the following statement applies - NOTICE OF MINING OPERATIONS:

This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

In addition to active mines, California's landscape contains tens of thousands of abandoned mine sites. Many of these mines were immediately abandoned when insufficient minerals were found or when poor economics of the commodity made mining unprofitable. It is estimated that the majority of abandoned mines possess serious physical safety hazards, such as open shafts or adits (mine tunnel), while many others pose environmental hazards. Thousands of sites have the potential to contaminate surface water, groundwater, or air quality. Some are such massive problems as to earn a spot on the Federal Superfund list.

Maps and information on abandoned mines are available at the California Department of Conservation, Office of Mine Reclamation https://www.conservation.ca.gov/dmr/abandoned_mine_lands. The State of California, Department of Conservation makes no warranty, express or implied, as to the accuracy of these data or the suitability of the data for any particular use. Distribution of these data is intended for informational purposes and should not be considered authoritative or relied upon for navigation, engineering, legal, or other site-specific uses, including but not limited to the obligations of sellers of real property and their disclosure obligations under California law.

Parties with concerns about the existence or impact of abandoned mines in the vicinity of the property should contact the State Office of Mine Reclamation at: <https://www.conservation.ca.gov/DMR> and/or the local Engineering, Planning or Building Departments in the county where the property is located.

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TAX INFORMATION

NOTICE OF SPECIAL TAX AND ASSESSMENT

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY SHOWN ABOVE. THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. YOU SHOULD TAKE THESE TAXES AND ASSESSMENTS, IF ANY, AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH THEY PAY INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION THAT AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND THAT SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX AND ASSESSMENTS ARE APPORTIONED AMONG PROPERTIES IN THE ASSESSEMENT DISTRICT AND HOW THE PROCEEDS OF THE TAX WILL BE USED, BY CALLING THE CONTACT NAME AND NUMBER LISTED BELOW. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT. YOU MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY.

If Mello-Roos Community Facilities Special Tax Liens or Improvement Bond Act of 1915 Lien Assessments are not paid on time, the issuer has the right to initiate foreclosure proceedings on the property and it may be sold to satisfy the obligation. By statute, the special tax lien is made superior in priority to private liens such as mortgages and deeds of trust, even if the aforementioned preceded the creation of the assessment. Unlike property tax sales initiated by a County Tax Collector (which require a five year waiting period) special tax lien foreclosure may be initiated quickly if payments become delinquent. This can occur as soon as a few months after a property tax bill becomes delinquent.

The annual assessment installment against this property as shown on the tax bill for the 2024-2025 tax year is listed below. Assessment installments will be collected each year until the assessment bonds are repaid. The authorized facilities that are being paid for by the special taxes, and by the money received from the sale of bonds that are being repaid by the special taxes are summarized below. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

Mello-Roos Community Facilities Districts

Mello-Roos Community Facilities Districts ("CFD") provide a method of financing certain public capital facilities and services especially in developing areas and areas undergoing rehabilitation. Public improvements and services funded by Mello-Roos districts may include, but are not limited to police and fire protection services, roads, new school construction, backbone infrastructure improvements, new or expanded water and sewer systems, recreation program services and flood or storm protection services. When construction of facilities is involved, in most cases, the money required to provide initial funding for the improvements is obtained through the issuance of municipal bonds. A special tax lien is placed on each property within the district for the annual payment of principal and interest as well as administrative expenses. The annual special tax continues until the bond is paid, or until revenues are no longer needed. Mello-Roos tax amounts may vary (increase), or the term of the payments may be extended, especially if additional bonds are issued. These special taxes are usually collected with regular property tax installments.

If this property is subject to the Mello-Roos CFD(s) lien(s) listed below, it is subject to a special tax that will appear on your property tax bill that is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax is not necessarily imposed on all parcels within the city or county where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property.

There is a maximum special tax that may be levied against this parcel each year to pay for public facilities. This amount may be subject to increase each year based on the special tax escalator listed below (if applicable). The annual tax charged in any given year may not exceed the maximum tax amount. However, the maximum tax may increase if the property use changes, or if the home or structure size is enlarged. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid. If additional bonds are issued, the estimated end date of the special tax may be extended.

THIS PROPERTY IS NOT CURRENTLY SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES SPECIAL TAX LIEN(S).

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Improvement Bond Act of 1915 Assessments Districts

Improvement Bond Act of 1915 Assessments Districts provide a method of financing certain public capital improvements and infrastructures including, but not limited to, roads, sewer, water and storm drain systems, and street lighting. The money required to fund the improvement is obtained in advance through the issuance of municipal bonds pursuant to the Improvement Bond Act of 1915. A special assessment lien is placed on the property within the Assessment District. The lien amount is calculated according to the specific benefit that an individual property receives from the improvement(s) and is amortized over a period of years. Improvement Bond Act of 1915 Lien Assessments can be prepaid at any time. In most instances but not all, the assessment is placed on the secured tax roll and is collected with your annual county real property taxes.

If this property is subject to the Improvement Bond Act of 1915 Lien Assessment(s) listed below, the lien(s) will be repaid from annual assessment installments levied by the assessment district that will appear on the property tax bill, but which are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bills. Each assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within that assessment district.

THIS PROPERTY IS NOT CURRENTLY SUBJECT TO IMPROVEMENT BOND ACT OF 1915 LIEN ASSESSMENT(S).

Property Assessed Clean Energy (PACE) Programs

California legislature enables local governments to help property owners finance the acquisition, installation, and improvement of energy efficiency, water conservation, wildfire safety improvements as defined in Section 5899.4 of the Streets and Highways Code, and renewable energy projects through PACE programs. Owners of residential and commercial properties within a PACE participating district can finance 100% of their project and pay it back over time as a property tax assessment through their property tax bill, which is delivered and collected by the County. The tax bill will have a line item titled with the name of the PACE program. Payments on the assessment contract will be made through an additional annual assessment on the property and paid either directly to the county tax collector's office as part of the total annual secured property tax bill, or through the property owner's mortgage impound account. If the property owner pays his or her taxes through an impound account he or she should notify their mortgage lender to discuss adjusting his or her monthly mortgage payment by the estimated monthly cost of the PACE assessment. Under the PACE programs, if the property is sold before the PACE financing is paid in full, the remaining payments may be passed on to the new property owner. However, a lender may require the property owner to pay off the remaining balance when the property is sold or refinanced. The remaining debt may affect the amount a new buyer can borrow when financing the property purchase. It is the responsibility of the property owner to contact the property owner's home insurance provider to determine whether the efficiency improvement to be financed by the PACE assessment is covered by the property owner's insurance plan. For more information on the PACE financing programs, go to: <https://dfpi.ca.gov/pace-program-administrators/pace/>

THIS PROPERTY IS NOT PARTICIPATING IN A PACE PROGRAM



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TAX SUMMARY

ANNUAL TAXES, LIENS, AND ASSESSMENTS CURRENTLY LEVIED AGAINST THE PROPERTY AND INCLUDED ON THE TAX BILL

Basic Property Taxes:

Agency / Contact	District / Benefit	Levy Amount
COUNTY GENERAL 1% TAX 707-253-4577		\$18299.16

Voter Approved Taxes:

Agency / Contact	District / Benefit	Levy Amount
NV COLLEGE ELECTION 2002 BOND 707-253-4577		\$344.02
CJUSD ELECTION 2010 BOND 707-253-4577		\$616.68
CJUSD ELECTION 2022 BOND 707-253-4577		\$600.20

Mello-Roos Community Facilities Special Tax Lien(s):

NONE

Improvement Bond Act of 1915 Lien Assessment(s):

NONE

Other Direct Assessments:

Agency / Contact	District / Benefit	Levy Amount
SF BAY RESTORATION AUTHORITY PARCEL TAX 888-508-8157		\$12.00
MOSQUITO ASMT 800-273-5167		\$117.80
NAPA CO FLOOD 707-259-8657		\$197.40

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PROPERTY TAX DESCRIPTIONS

Basic Property Taxes

The Basic Levy is the primary property tax charge levied by the County on behalf of government agencies. As a result of the passage of Proposition 13 in 1978 (Article XIII A of the California State Constitution), the basic levy is limited to one percent (1%) of the property's net assessed value. Proceeds from this tax are divided by the County and used to help fund nearly every function the state, county, city and other local municipal agencies provide. All other charges that appear on the tax bill vary by district and county.

Voter Approved Taxes

Voter Approved Debt are taxes levied on a parcel that is calculated based on the assessed value of the parcel. Taxes may include those taxes that were approved by voters before the passage of Proposition 13 in 1978, General Obligation Bonds or Special Taxes that are based on assessed value as opposed to some other method. Taxes that were established before 1978 may be used for various services and improvements and may or may not be associated with public indebtedness (the issuance of municipal bonds). A General Obligation Bond is a municipal bond that may be issued by a city, county or school district in order to finance the acquisition and construction of public capital facilities and real property. Equipment purchases and the cost of operation and maintenance cannot be financed with a General Obligation Bond. Special Taxes are created pursuant to various California Code Sections and require 2/3 majority approval of the qualified voters for approval. A special tax may be formed by a local government (a city, county, special district, etc) in order to finance specific facilities and/or services and cannot be used for general purposes.

Other Direct Assessments

In addition to the items discussed in the previous sections, real property may be subject to Other Direct Assessments. These assessments may appear on the annual property tax bill. Increases or modifications to these assessments are subject to public notice/hearing requirements (as governed by law) and require a vote by the legal property owners or the registered voters in the area. Additional information is available by contacting the agency actually levying the assessment.



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SUPPLEMENTAL TAX ESTIMATOR

This worksheet is provided for you as a convenience to allow you to **estimate** the potential supplemental property tax amount on a given property and whether you will receive one or two Supplemental Tax Bills. Depending on the date your escrow closes you will receive either one or two Supplemental Tax Bills which are in addition to your regular annual secured property taxes and must be paid separately. **Supplemental Tax Bills are not paid in escrow and are not impounded by your mortgage lender.** This worksheet is an estimate and is for your planning purposes only. This Supplemental Tax amount estimate is based on the 2024-2025 secured roll valuation and does not take into account other transactions that may have occurred and will impact the future assessed value.

Adobe Reader is suggested for interactive features

Supplemental Tax Estimator		
	Input the Purchase Price of the Property	
-	Current Assessed Value	\$ 1,829,916.00
=	Taxable Supplemental Assessed Value	
X	Tax Rate	1.0853%
=	Estimated Full-Year Supplemental Tax Amount	

Jan - May Close of Escrow - Complete This Section		
	Computation Factor for Month of Close (See Table Below)	
X	Estimated Full-Year Supplemental Tax Amount (Computed Above)	
=	Supplemental Tax Bill #1 Amount	
+	Supplemental Tax Bill #2 Amount = Estimated Full-Year Supplemental Tax Amount	
=	Estimated Supplemental Tax Amount	

Jun - Dec Close of Escrow - Complete This Section		
	Computation Factor for Month of Close (See Table Below)	
X	Estimated Full-Year Supplemental Tax Amount (Computed Above)	
=	Supplemental Tax Bill Amount	

Computation Factors			
Month	Factor	Month	Factor
January	0.4167	July	0.9167
February	0.3333	August	0.8333
March	0.2500	September	0.7500
April	0.1667	October	0.6667
May	0.0833	November	0.5833
June	1.0000	December	0.5000



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PROPERTY TAX ESTIMATOR

The total tax charges listed on the previous pages provide an accurate portrayal of what the property tax charges were for the 2024-2025 tax year at the current assessed value. California law requires the Assessor re -calculate or re-assess the value of real property when it is sold, subdivided or upon the completion of new construction. In coming years, the Ad Valorem (or value based) property tax charges will be assessed based on this new assessed value. It is possible to calculate an **estimate** of what those charges will be using the property tax estimator provided below:

Adobe Reader is suggested for interactive features

Property Tax Estimator

	Purchase Price of Property	
X	Ad Valorem Tax Rate	1.0853%
=	Ad Valorem Tax Amount	
+	Total Direct Assessments	\$ 327.20
=	Total Estimated Taxes	

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ENVIRONMENTAL INFORMATION

IDENTIFIED SITES WITH KNOWN OR POTENTIAL ENVIRONMENTAL CONCERNS

The "Environmental Sites Summary" is divided into three categories: A, B, and C.

Category A: Sites listed with known environmental concerns/contamination. The locations of these sites are researched within a one (1) mile radius of the subject property.




Category B: Sites possessing the potential to release hazardous substances into the environment. These facilities are permitted to generate, treat, store, or dispose of hazardous substances. Locations of these sites are researched within a one-half (1/2) mile radius of the subject property.

Category C: Sites that have Underground Storage Tanks (UST) registered with the appropriate agencies. The locations of these sites are researched within one-eighth (1/8) mile radius of the subject property.






ENVIRONMENTAL SITES SUMMARY

Up to 1/8 Mile 1/8 to 1/2 Mile 1/2 to 1 Mile


CATEGORY A: SITES WITH KNOWN ENVIRONMENTAL CONCERNS

 U.S. EPA National Priority / Superfund List (NPL)	0	0	0
 Hazardous Waste Sites with Corrective Action (CORRACTS)	0	0	0
 State Priority List (SPL)	1	1	1

CATEGORY B: SITES WITH POTENTIAL ENVIRONMENTAL CONCERNS

 Treatment, Storage, Disposal and Generators (TSDG)	0	21	
 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0	0	
 No Further Remedial Action Planned (NFRAP)	0	0	
 Leaking Underground Storage Tanks (LUST)	1	14	
 Solid Waste Landfills, Tire Disposal Centers, or Transfer Stations (SWLF)	0	0	

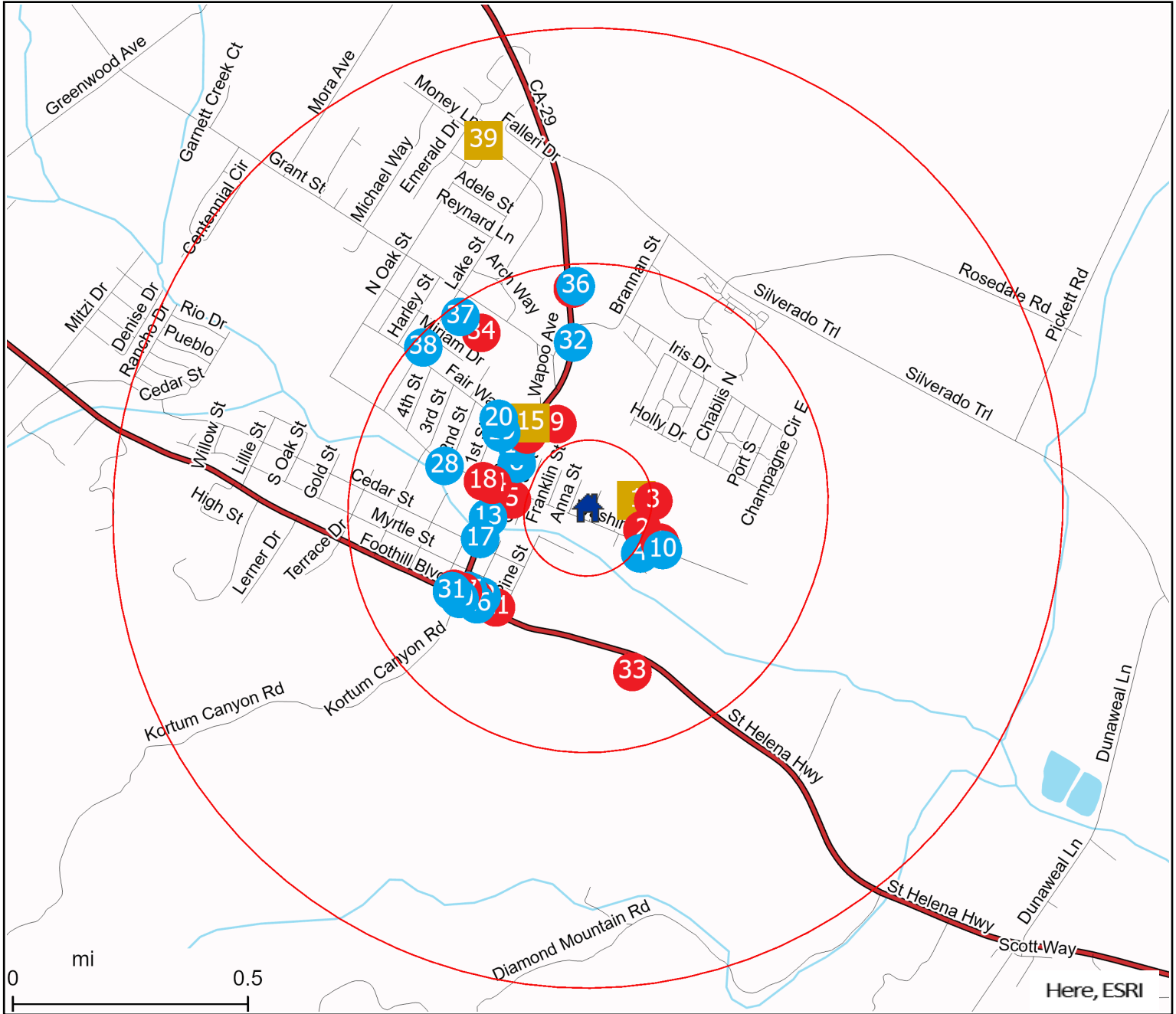
CATEGORY C: SITES WITH REGISTERED UNDERGROUND STORAGE TANKS

 Registered Underground Storage tank(s) (UST)	0		
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Environmental Sites



Category A: Sites with Known Environmental Concerns
Category B: Sites with Potential Environmental Concerns
Category C: Sites with Registered Underground Storage Tanks

- NPL
- CORRACTS
- SPL
- TSDG
- CERCLIS
- NFRAP
- LUST
- SWLF
- UST

This map is for your aid in locating environmental hazard sites in relation to the subject property described above. Please verify street address and /or assessors' parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (expressed or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. Most sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated site. Some NPL sites are depicted by polygons approximating their location and size. The boundaries of the polygons may be different than the actual areas of these sites and may include contaminated areas outside of the listed site. A property may be affected by contamination or environmental hazards that have not been identified on any of the databases researched for this report.



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Category A: SITES WITH KNOWN ENVIRONMENTAL CONCERNS

Refer to the pages following the site records for contact information and status definitions.

NATIONAL PRIORITY LIST / SUPERFUND SITES (NPL)

NONE

HAZARDOUS WASTE SITES WITH CORRECTIVE ACTION (CORRACTS)

NONE

STATE PRIORITY LIST SITES (SPL)

Record ID#	1	Distance/Direction:	0.09 miles NE
Site Name:	CALISTOGA RAD BEA ANNEX		
Address:	NORTH OF EARL ST TERMINUS CALISTOGA, CA 94515		
Status:	NO FURTHER ACTION		
Record ID#	15	Distance/Direction:	0.2 miles NW
Site Name:	CALISTOGA SOARING CENTER		
Address:	1546 LINCOLN AVE CALISTOGA, CA 94515		
Status:	REFER: OTHER AGENCY		
Record ID#	39	Distance/Direction:	0.79 miles NW
Site Name:	GALLIS TRUST PROPERTY		
Address:	1834 MONEY LN CALISTOGA, CA 94515		
Status:	NO FURTHER ACTION		

Category B: SITES WITH POTENTIAL ENVIRONMENTAL CONCERNS

Refer to the pages following the site records for contact information and status definitions.

TREATMENT, STORAGE, DISPOSAL AND GENERATORS SITES (TSDG)

Record ID#	4	Distance/Direction:	0.14 miles SE
Site Name:	CRYSTAL GEYSER WATER COMPANY		
Address:	501 WASHINGTON ST CALISTOGA, CA 94515		
Record ID#	7	Distance/Direction:	0.17 miles NW
Site Name:	SILVERADO ACE HARDWARE		
Address:	1450 LINCOLN AVE CALISTOGA, CA 94515		
Record ID#	8	Distance/Direction:	0.17 miles NW
Site Name:	SILVERADO ACE HARDWARE		
Address:	1450 LINCOLN AVE CALISTOGA, CA 94515		
Record ID#	10	Distance/Direction:	0.18 miles SE
Site Name:	PUBLIC WORKS CITY OF CALISTOGA		
Address:	414 WASHINGTON CALISTOGA, CA 94515		
Record ID#	11	Distance/Direction:	0.19 miles NW
Site Name:	BOISSET COLLECTION		
Address:	1458 LINCOLN AVE CALISTOGA, CA 94515		
Record ID#	13	Distance/Direction:	0.2 miles SW
Site Name:	CALISTOGA AUTO PARTS INC		
Address:	1318 LINCOLN AVE CALISTOGA, CA 94515		

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Record ID#	16	Distance/Direction:	0.22 miles SW
Site Name:	PACIFIC BELL		
Address:	1310 LINCOLN AVENUE CALISTOGA, CA 94515		
Record ID#	17	Distance/Direction:	0.22 miles SW
Site Name:	PACIFIC BELL		
Address:	1310 LINCOLN AVENUE CALISTOGA, CA 94515		
Record ID#	19	Distance/Direction:	0.23 miles NW
Site Name:	MCBRIDE AND SHAW INC DBA CALMART		
Address:	1491 LINCOLN AVE CALISTOGA, CA 94515		
Record ID#	20	Distance/Direction:	0.26 miles NW
Site Name:	VALLEY BUSINESS FORMS INC		
Address:	1311 FAIR WAY CALISTOGA, CA 94515		
Record ID#	22	Distance/Direction:	0.28 miles SW
Site Name:	PORTERS REPAIR		
Address:	1020 FOOTHILL BLVD STE B CALISTOGA, CA 94515		
Record ID#	24	Distance/Direction:	0.29 miles SW
Site Name:	FAST & EASY MART #56		
Address:	1108 LINCOLN AVE CALISTOGA, CA 94515		
Record ID#	25	Distance/Direction:	0.29 miles SW
Site Name:	FAST & EASY MART #56		
Address:	1108 LINCOLN AVE CALISTOGA, CA 94515		
Record ID#	26	Distance/Direction:	0.29 miles SW
Site Name:	CALISTOGA AUTO BODY		
Address:	1020-B FOOTHILL BLVD CALISTOGA, CA 94515		
Record ID#	28	Distance/Direction:	0.31 miles NW
Site Name:	CITY OF CALISTOGA PUBLIC WORKS		
Address:	1401 WASHINGTON ST CALISTOGA, CA 94515		
Record ID#	30	Distance/Direction:	0.32 miles SW
Site Name:	SHELL OIL CO		
Address:	1108 LINCOLN AVE/FOOTHILL CALISTOGA, CA 94515		
Record ID#	31	Distance/Direction:	0.32 miles SW
Site Name:	ALFALE INC		
Address:	1202 FOOTHILL BLVD CALISTOGA, CA 94515		
Record ID#	32	Distance/Direction:	0.33 miles NW
Site Name:	THE CALISTOGA HOTEL GROUP LP		
Address:	1800 LINCOLN AVE CALISTOGA, CA 94515		
Record ID#	36	Distance/Direction:	0.45 miles NW
Site Name:	BELKORP AG		
Address:	1856 LINCOLN AVE CALISTOGA, CA 94515		



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Record ID# 37 Distance/Direction: 0.47 miles NW

Site Name: CALISTOGA JR/SR HIGH SCHOOL
Address: 1608 LAKE ST
CALISTOGA, CA 94515

Record ID# 38 Distance/Direction: 0.48 miles NW

Site Name: CURTIS EDWARDS ROOFING C/O LUKE & WENDY RUSS
Address: 1504 LAKE ST.
CALISTOGA, CA 94515

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM SITES (CERCLIS)

NONE

NO FURTHER REMEDIAL ACTION PLANNED SITES (NFRAP)

NONE

LEAKING UNDERGROUND STORAGE TANK SITES (LUST)

Record ID# 2 Distance/Direction: 0.12 miles SE

Site Name: CALISTOGA MINERAL WATER
Address: CALISTOGA, CA 94515
Status: COMPLETED - CASE CLOSED

Record ID# 3 Distance/Direction: 0.13 miles NE

Site Name: CALISTOGA GLIDER PORT
Address: 1546 LINCOLN AVE
CALISTOGA, CA 94515
Status: COMPLETED - CASE CLOSED

Record ID# 5 Distance/Direction: 0.15 miles NW

Site Name: CALISTOGA CITY FIRE DEPT
Address: 1113 WASHINGTON ST
CALISTOGA, CA 94515
Status: COMPLETED - CASE CLOSED

Record ID# 6 Distance/Direction: 0.17 miles SE

Site Name: CALISTOGA CITY PUB WKS DEPT
Address: 414 WASHINGTON ST
CALISTOGA, CA 94515
Status: COMPLETED - CASE CLOSED

Record ID# 9 Distance/Direction: 0.17 miles NW

Site Name: CALISTOGA GLIDEPORT
Address: 1546 LINCOLN AVE
CALISTOGA, CA 94515
Status: COMPLETED - CASE CLOSED

Record ID# 12 Distance/Direction: 0.19 miles NW

Site Name: MERCHANT PROPERTY
Address: 1506 LINCOLN AVE
CALISTOGA, CA -9451
Status: COMPLETED - CASE CLOSED

Record ID# 14 Distance/Direction: 0.2 miles NW

Site Name: CALISTOGA CITY DUNAWAEL WWTP
Address: 1100 DUNAWAEL LANE
CALISTOGA, CA 94515
Status: ACTIVE



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- | | |
|--|-----------------------------------|
| Record ID# 18 | Distance/Direction: 0.22 miles NW |
| Site Name: CALISTOGA CITY POLICE FACILITY | |
| Address: 1235 WASHINGTON ST
CALISTOGA, CA 94515 | |
| Status: COMPLETED - CASE CLOSED | |
| Record ID# 21 | Distance/Direction: 0.27 miles SW |
| Site Name: CHEVRON | |
| Address: 1107 FOOTHILL BLVD
CALISTOGA, CA 94515 | |
| Status: COMPLETED - CASE CLOSED | |
| Record ID# 23 | Distance/Direction: 0.29 miles SW |
| Site Name: EXXON | |
| Address: 1020 FOOTHILL BLVD
CALISTOGA, CA 94515 | |
| Status: COMPLETED - CASE CLOSED | |
| Record ID# 27 | Distance/Direction: 0.3 miles SW |
| Site Name: SHELL | |
| Address: 1108 LINCOLN AVE
CALISTOGA, CA 94515 | |
| Status: COMPLETED - CASE CLOSED | |
| Record ID# 29 | Distance/Direction: 0.31 miles SW |
| Site Name: TOSCO - FACILITY #0534 | |
| Address: 1202 FOOTHILL BLVD
CALISTOGA, CA 94515 | |
| Status: COMPLETED - CASE CLOSED | |
| Record ID# 33 | Distance/Direction: 0.34 miles SE |
| Site Name: VITKOVSKY PROPERTY | |
| Address: 411 FOOTHILL BLVD
CALISTOGA, CA 94515 | |
| Status: COMPLETED - CASE CLOSED | |
| Record ID# 34 | Distance/Direction: 0.42 miles NW |
| Site Name: CALISTOGA HIGH SCHOOL | |
| Address: 1608 LAKE ST
CALISTOGA, CA 94515 | |
| Status: COMPLETED - CASE CLOSED | |
| Record ID# 35 | Distance/Direction: 0.45 miles NW |
| Site Name: BIRLEFFI MOTORS INC | |
| Address: 1856 LINCOLN AVE
CALISTOGA, CA 94515 | |
| Status: COMPLETED - CASE CLOSED | |

SOLID WASTE LANDFILLS, TIRE DISPOSAL CENTERS, OR TRANSFER STATIONS SITES (SWLF)
NONE

Category C: SITES WITH REGISTERED UNDERGROUND STORAGE TANKS

Refer to the pages following the site records for contact information.

REGISTERED UNDERGROUND STORAGE TANKS SITES (UST)
NONE

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EXPLANATION OF DATABASES RESEARCHED

The Explanation of Databases Researched identifies and provides details on the information sources used to create the report. It also defines the acronyms and certain environmental terminology used throughout the report.

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to Disclosure Source, certain conventions have been utilized in preparing the locations of all federal, state, and local agency sites. Most sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated site. Some NPL sites are depicted by polygons approximating their location and size. The boundaries of the polygons may be different than the actual areas of these sites and may include contaminated areas outside of the listed site. A property may be affected by contamination or environmental hazards that have not been identified on any of the databases researched for this report.

Category A: Sites With Known Environmental Concerns

U.S. EPA National Priority/Superfund List (NPL)

The U.S. Environmental Protection Agency (EPA) maintains a list of sites that fall under the Superfund program. The Superfund program was designed to provide federal resources to assist in facilitating remediation of the United States most environmentally impacted sites (based on the severity of the substance problem identified). Any site identified in this database will require remedial action or a final investigation prior to being removed from the National Priority List.

Specific questions regarding these sites should be directed to the U.S. EPA. Regional office location: 75 Hawthorne Street, San Francisco, CA 94105. (866) 372-9378. To see detailed information on specific sites go to: <https://www.epa.gov/superfund/superfund-national-priorities-list-npl>.

Hazardous Waste Sites with Corrective Action (CORRACTS)

The Resource Conservation and Recovery Act Information (RCRAInfo) is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to regulatory environmental agencies. CORRACTS Sites on this list are facilities that have reported violations and are subject to corrective actions.

For further information contact The United States Environmental Protection Agency. Regional office location: 75 Hawthorne Street, San Francisco, CA 94105, (866) 372-9378 or visit: <https://www.epa.gov/hw/learn-about-corrective-action>.

State Priority List (SPL)

The California Department of Toxic Substances Control's (DTSC's) database EnviroStor, is an online search tool for identifying sites that are known to be contaminated with hazardous substances as well as sites where further studies may reveal problems. EnviroStor is used primarily by DTSC's staff as an informational tool to evaluate and track activities at sites that may have been affected by the release of hazardous substances. For the purpose of this section Disclosure Source includes sites listed in the Cleanup Sites program of EnviroStor.

For more information on a specific site contact: The California Department of Toxic Substances Control 1001 I Street Sacramento, CA 95814, (916) 323-3400 or visit: <https://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True>.

Category B: Sites With Potential Environmental Concerns

Treatment, Storage, Disposal, Generators (TSDG)

The Resource Conservation and Recovery Act Information (RCRAInfo) is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to regulatory environmental agencies. These sites are facilities that treat, store, dispose of or generate hazardous materials.

Specific questions regarding a particular site should be addressed to: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, (866) 372-9378 or visit: <https://echo.epa.gov/facilities/facility-search>.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. Disclosure Source gathers data from the EPA's Superfund Enterprise Management System (SEMS).

For further information on sites found within this database, please contact: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, or the Superfund Information Center at (800) 424-9346 or visit:

<https://cumulis.epa.gov/supercpad/CurSites/srchsites.cfm>.

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No Further Remedial Action Planned (NFRAP)

CERCLIS sites that to the best of EPA's knowledge, assessment has been completed and it has been determined that no further steps will be taken to list these sites on the National Priorities List (NPL). This decision does not necessarily mean that there are no hazards associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Additional information is available from: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, (866) 372-9378. Archived site status reports can be downloaded at <https://www.epa.gov/superfund/list-8-archived-site-inventory>.

Leaking Underground Storage Tank (LUST)

The State Water Resources Control Board maintains a database of sites with leaking underground storage tanks. Leaking underground storage tanks are a major source of soil and ground water contamination. It is noteworthy to impart the fact that leaking tank information is rarely removed from the State Water Resources Control Board's Underground Storage Tank database.

For further information concerning leaking tanks, contact: The State of California Environmental Protection Agency State Water Resources Control Board, Office of Underground Storage Tanks, 1001 I Street, Sacramento, CA 95814, (916) 341-5851 or visit: <https://geotracker.waterboards.ca.gov/search.asp>.

Solid Waste Land Fills, Tire Disposal Centers, or Transfer Stations (SWLF)

Sites classified as Solid Waste Landfills include: landfills (both active and inactive), incinerators, transfer stations, recycling centers, and other facilities where solid waste is treated or stored. The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California referred to as the Solid Waste Information System (SWIS).

For further information pertaining to Solid Waste Landfills, contact: The State of California, Integrated Waste Management Board, 8800 Cal Center Drive, Sacramento, California 95826, (916) 341-6000 or visit: <https://www2.calrecycle.ca.gov/Search/> or <https://geotracker.waterboards.ca.gov/search.asp>.

Disclosure Source also includes sites listed in the Hazardous Waste Facilities program of DTSC's EnviroStor database.

For more information on a specific site contact: The California Department of Toxic Substances Control 1001 I Street Sacramento, CA 95814, (916) 323-3400 or visit: <https://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True>.

Category C: Sites With Registered Underground Storage Tanks

Registered Underground Storage Tanks (UST)

The State Water Resources Control Board maintains a database of sites with registered underground storage tanks.

For further information concerning underground storage tanks, contact: The State of California Environmental Protection Agency State Water Resources Control Board, Office of Underground Storage Tanks, 1001 I Street, Sacramento, CA 95814, (916) 341-5851 or visit: <https://geotracker.waterboards.ca.gov/search.asp>.

Potential Status Field Definitions:

Abandoned: A site that has ceased accepting waste but is not closed pursuant to applicable statutes, regulations and local ordinances in effect at that time, and where there is no responsible party as determined by the local enforcement agency and board.

Absorbed: An operational status used only when existing facilities (permitted facilities) are being combined into a single.

Active: Identifies that an investigation and/or remediation is currently in progress and that DTSC is actively involved, either in a lead or support capacity. Or a facility/operation currently accepting, handling, processing, or disposing waste.

ACW (Asbestos Containing Waste) Disposal Site: A solid waste landfill that accepts asbestos containing waste.

Backlog: Identifies non-active sites which DTSC is not currently investigating or remediating. These sites generally become active when staff and/or financial resources are available. Priorities for placing a site on backlog status versus active are based on the degree of long-term threat posed by the property. Before placing a property on backlog status, DTSC considers whether interim actions are necessary to protect the public and the environment from any immediate hazard posed by the property. Often there are no parties available to fund the full cleanup of these properties.

Border Zone/Haz Waste Property (BZP/HWP): Identifies properties that went through the Border Zone Property or Hazardous Waste Property process of evaluation. Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste; Hazardous Waste Property facilities/sites have a significant disposal of hazardous waste.

Case Closed: The Regional Board and the Local Agency have determined that no further work is necessary at the site.

Certified: Identifies completed sites with previously confirmed release that are subsequently certified by DTSC as having been remediated satisfactorily under DTSC oversight.

Certified Operation & Maintenance: Identifies sites that have certified cleanups in place but require ongoing Operation and Maintenance (O&M) activities. The Certified O&M status designation means that all planned activities necessary to address the contamination problems have been implemented. However, some of these remedial activities (such as pumping and treating contaminated groundwater) must be continued for many years before complete cleanup will be achieved. Prior to the Certified O&M designation, all institutional controls (e.g., land use restrictions) that are necessary to protect public health must be in place.

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Clean closed: A solid waste disposal site that has documentation of the removal of solid waste on file with the Board. When a site is clean closed, the site is considered to cease to exist as a solid waste disposal site, but records are kept to document the status of the site.

Closed: A solid waste facility, site or operation that has ceased accepting, handling, or disposing of waste (and is not inactive) and/or has documentation that closure was conducted in accordance with applicable statutes, regulations, and local ordinances in effect at the time.

Closing: A site that has ceased accepting waste and is undergoing closure consistent with an approved final closure plan. Closing applies to landfills or disposal sites undergoing closure operations pursuant to closure plan development and implementation up to certification of closure.

Completed - Case Closed: A closure letter or other formal closure decision document has been issued for the site.

Completed - Case Closed/No Monitoring: A land disposal site that ceased accepting waste and was closed in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure. The land disposal site was monitored for at least thirty years and Water Board staff has determined that wastes no longer pose a threat to water quality.

Excluded: A waste tire site that does not meet the definition of a major or minor waste tire facility.

Deleted: Deleted from the Final NPL.

Final: Currently on the Final NPL.

Hazardous Waste Border Zone Property (HWP/BZP): Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste, and hazardous waste property sites having significant disposal of hazardous waste.

Hazardous Waste Disposal Land Use (NOT BZP/HWP): Identifies facilities/sites that went through the Hazardous Waste or Border Zone Property process and entered into voluntary deed restrictions, but were not formally designated as either a "Border Zone" or "Hazardous Waste Property".

Inactive - Action Required: Identifies non-active sites where, through a Preliminary Endangerment Assessment (PEA) or other evaluation, DTSC has determined that a removal or remedial action or further extensive investigation is required.

Inactive - Needs Evaluation: Identifies non-active sites where DTSC has determined a PEA or other evaluation is required.

No Action Required: Identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination.

No Further Action: Identifies completed sites where DTSC determined after investigation, generally a PEA (an initial assessment), that the property does not pose a problem to public health or the environment.

Non-Operating: A Treatment, Storage, Disposal or Transfer Facility (TSDTF) with no operating hazardous waste management unit(s).

Non-Operating Permit: A facility that has received a hazardous waste facility permit but, has no hazardous waste management operating unit(s). This could be a post-closure permit.

Not Currently Regulated: Never regulated by the Board or no longer subject to the Board's regulation. In the case of waste tire locations below 500 tires or tire facilities that have reduced the tire count to under 500.

Not Proposed: Not on the NPL.

Not Reported: The status was not reported by the Lead Agency.

Open - Assessment & Interim Remedial Action: An "interim" remedial action is occurring at the site AND additional activities such as site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring.

Open - Eligible for Closure: Corrective action at the Site has been determined to be completed and any remaining petroleum constituents from the release are considered to be low threat to Human Health, Safety, and the Environment.

Open - Inactive: No regulatory oversight activities are being conducted by the Lead Agency.

Open - Remediation: An approved remedy or remedies has/have been selected for the impacted media at the site and the responsible party (RP) is implementing one or more remedy under an approved cleanup plan for the site.

Open - Closed/with Monitoring: A land disposal site that has ceased accepting waste and was closed in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure.

Open - Closing/with Monitoring: A land disposal site that is no longer accepting waste and is undergoing all operations necessary to prepare the site for post-closure maintenances in accordance with an approved plan for closure.

Open - Inactive: A land disposal site that has ceased accepting waste but has not been formally closed or is still within the post closure monitoring period.

Open - Operating: A land disposal site that is accepting waste.

Open - Proposed: A land disposal site that is in the process of undergoing the permit process from several agencies.

Open - Site Assessment: Site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring at the site. Examples of site assessment activities include, but are not limited to, the following: 1) identification of the contaminants and the investigation of their potential impacts; 2) determination of the threats/impacts to water quality; 3) evaluation of the risk to humans and ecology; 4) delineation of the nature and extent of contamination; 5) delineation of the contaminant plume(s); and 6) development of the Site Conceptual Model.

Open - Verification Monitoring: Remediation phases are essentially complete and a monitoring/sampling program is occurring to confirm successful completion of cleanup at the Site. (e.g. No "active" remediation is considered necessary or no additional "active" remediation is anticipated as needed. Active remediation system(s) has/have been shut-off and the potential for a rebound in contaminant concentrations is under evaluation).

Operating: A Treatment, Storage, Disposal or Transfer (TSDTF) Facility with an operating hazardous waste management unit(s).

Part of NPL: Site is Part of a NPL Site.

Permitted: Indicates that a facility or site held a solid waste facility permit.

Planned: A facility in the planning stages. It may be awaiting a permit and not yet accepting waste or it may be permitted but not yet constructed or accepting waste.

Pollution Characterization: The responsible party is in the process of installing additional monitoring wells and/or borings in order to fully define the lateral and vertical extent of contamination in soil and ground water and assess the hydrogeology of the area. This phase of work may also include performing aquifer tests, soil gas surveys, continued ground water gradient determinations and monitoring, and assessing impacts on surface and/or ground water.

Post Remedial Action Monitoring: Periodic ground water or other monitoring at the site, as necessary, in order to verify and/or evaluate the effectiveness of remedial action.

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Pre-Title 27 CAI - Open/With Monitoring: A waste management unit that was closed, abandoned or inactive prior to November 27, 1984 (Pre-Title 27) and has monitoring data indicating the unit has the potential to adversely affect water quality. The site has been reopened (post-1984) and is under a detection monitoring program or implementing a corrective action program.

Pre-Title 27 CAI - Closed/With Monitoring: A waste management unit that was abandoned or inactive prior to November 27, 1984 (Pre-Title 27) but was not formally and completely closed. The site has the potential to adversely affect water quality and is implementing a detection monitoring program.

Pre-Title 27 CAI - Closed/No Monitoring: A waste management unit that was abandoned or inactive (CAI) prior to November 27, 1984 (Pre-Title 27) but was not formally and completely closed and is not implementing a monitoring program. The unit has the potential to adversely affect water quality.

Pre-Title 27 CAI - Completed - Case Closed/No Monitoring: A waste management unit that was formally and completely closed prior to November 27, 1984 (Pre-Title 27) in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure. The unit does not pose a threat to water quality.

Preliminary Endangerment Assessment: An assessment of information about a site and its surrounding area. A Preliminary Assessment is designed to determine whether a site poses little or no threat to human health and the environment or if it does pose a threat, whether the threat requires further investigation. Generally includes historical review of documents and may include limited sampling of a site.

Preliminary Site Assessment Underway: Implementation of a work plan addressing the Preliminary Site Assessment Work Plan.

Preliminary Site Assessment Work Plan Submitted: A work plan/proposal has been requested of, or submitted by, the responsible party in order to determine whether groundwater has been, or will be, impacted as a result of a release from any underground tanks or associated piping. This phase of work usually includes plans for the installation and sampling of monitoring wells, soil boring sampling, additional soil excavation, and disposal or treatment of contaminated soil.

Proposed: Proposed for NPL, or a facility or operation that is in the planning and development phase and is not yet operational.

Referred: 1248 Local Agency: Identifies sites that were referred to a local agency (through the SB 1248 determination process) to supervise the cleanup of a simple waste release.

Referred: EPA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the United States Environmental Protection Agency (U.S. EPA).

Referred: IWMB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Integrated Waste Management Board (IWMB).

Referred: Other Agency: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by another state or local environmental regulatory agency.

Referred: RCRA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by DTSC's Hazardous Waste Management Program and are identified as Resource Conservation and Recovery Act (RCRA).

Referred: RWQCB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Regional Water Quality Control Boards (RWQCBs).

Remedial Action: Implementation of corrective action plan.

Remediation Plan: A remediation plan has been submitted evaluating long term remediation options (or corrective actions). A proposal and implementation schedule for an appropriate remediation option has also been submitted. This phase of work may also include preparing and submitting the necessary information for any permits needed prior to implementation of the plan.

Removed: Removed from Proposed NPL

Reopen Previously Closed Case: Previously closed cases may be re-opened by the Lead Agency because of new information, a change in site conditions, or other factors such as negative test results during post remedial action monitoring.

Revoked: Permit has been taken back (nullified) by the enforcement agency.

Surrendered: The voluntary relinquishment of a permit by the operator to the enforcement agency.

Suspended: Indicates that the facility, operation or site never had or does not have a Solid Waste Facility Permit.

To Be Determined: There is presently not enough information to determine a Regulatory Status or Operational Status. This information may be gathered as part of the Site Investigation Process (SIP) which includes completion of the Site Identification form and Site Assessment form or further investigation by the enforcement agency. Additionally, the operational or regulatory status may be pending permit action, enforcement action, or ongoing investigation.

Unknown - Insufficient Information.

Unpermitted: Indicates that the facility, operation or site never had or does not have a Solid Waste Facility Permit.

Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Un-Locatable Sites

For reporting purposes, these potential hazard sites from any of the three categories are missing certain pieces of relevant data, such as: street addresses, zip codes, city, or county information. This may be the result of limited governmental records or data. While the site may in fact exist, the absence of accurate (or missing) information may create the inability to delineate the property's radial distance in relation to the subject property on a map. If seller or seller's agent has actual knowledge of site(s) with possible contamination or other sensitive environmental impacts not listed in this report, written notification should be provided to the buyer and buyer's agent.

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NOTICES AND ADVISORIES

TRANSFER FEE NOTICE

This is commonly known as a "Private Transfer Tax". It is a fee imposed by a private entity such as a property developer, home builder, or home owner association, when a property within a certain type of subdivision is sold or transferred. A private transfer fee may also be imposed by an individual property owner. Private transfer fees are different from city or county Documentary Transfer Taxes. Private Transfer Fees may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

California Civil Code Section 1098 defines a "Transfer Fee" as "any fee payment requirement imposed within a covenant, restriction, or condition contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid as a result of transfer of the real property." Certain existing fees such as government fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of "Transfer Fee".

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

Effective January 1, 2008, Civil Code Section 1102.6e requires the seller to notify the buyer of whether a private transfer fee applies and if present, to disclose certain specific information about the fee.

Content of Disclosure. Civil Code Section 1102.6e requires the seller to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R. Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally.

How to Determine the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary title report on the property. However, the preliminary title report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly seller should (a) request the title company which issued the preliminary title report to provide copies of the documents shown as "exceptions" and (b) review each document to determine if it contains a transfer fee.

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

California Civil Code 1102.6c, states that the seller, or his or her agent, is responsible for delivering a notice specifying information about supplemental tax assessments:

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the tax collector. If you have any question concerning this matter, please call your local tax collector's office."

TOXIC MOLD NOTICE (PURSUANT TO THE "TOXIC MOLD PROTECTION ACT OF 2001")

The seller, or lessor of residential, commercial or industrial property; or a public entity that owns, leases, or operates a building should provide a written disclosure to prospective purchasers, prospective tenants, renters, or occupants if the seller, lessor or public entity has knowledge of mold conditions or in specified instances has reasonable cause to believe, that mold (visible or hidden) that exceeds permissible exposure limits is present that affects the unit or building. The State Department of Health Services is designated as the lead agency for identifying, adopting, and determining permissible exposure limits to mold in indoor environments, mold identification and remediation efforts.

PUBLICATIONS PROVIDING INFORMATION ON TOXIC MOLD AVAILABLE ON THE INTERNET:

- Mold in My Home: What Do I Do?
- Stachybotrys Chartarum (atra) - A mold that may be found in water-damaged homes
- Fungi - and Indoor Air Quality
- Health Effects of Toxin-Producing Molds In California
- Mold Remediation in Schools and Commercial Buildings
- Biological Pollutants in Your Home

<https://www.cdph.ca.gov/Programs/CCDC/DEOD/DCDC/EHLB/IAQ/Pages/Mold.aspx>; <https://www.epa.gov/mold/>

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GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

The following notice is provided to the buyer(s) of real property regarding information about the general location of gas and hazardous liquid transmission pipelines.

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <https://pvnpm.sdot.gov/PublicViewer/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

Gas and hazardous liquid pipelines of any size pose a potential risk to life, property and the environment if damaged or punctured. In addition, precise locations of larger gas transmission pipelines are restricted by Federal Homeland Security policies. Additional information relating to other types and sizes of pipelines and other underground utility infrastructures may be available from local pipeline operators such as: PG&E : <https://www.pge.com/en/about/pge-systems/gas-systems/pipeline.html>, San Diego Gas & Electric: <https://sdge.com/safety/gas-safety/natural-gas-safety-map>, Sacramento Municipal Utilities District: <https://www.smud.org/en/In-Our-Community/Safety-Tips/Equipment-and-lines>. Southern California Gas: <https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map>. You may want to contact your local utility provider if they are not listed above.

You should also review your Preliminary Title Report for pipelines right-of-way (easements) and further investigate information about pipelines by contacting the owner or operator responsible for the pipelines, consider what factors, if any, are associated with the property's proximity to pipelines, and determine whether the information you receive is acceptable before you purchase. No excavation work should be done before contacting the One-Call Center (811).

FLOOD INSURANCE NOTICE

Floods can have a devastating effect on communities, causing loss of life, property damage, and loss of income, and can have an adverse effect on government functioning. As such, the federal government has designed measures that are intended to aid disaster assistance by encouraging insurance coverage for those properties in flood disaster areas.

In addition to the flood disclosure in the State Natural Hazard Disclosures, Federal law {U.S. Code Title 42, Chapter 68, subchapter III, § 5154a(b)(1)} requires a seller, no later than the date on which a property is to be transferred, to notify a buyer of the requirement to purchase and maintain flood insurance, if disaster relief assistance (including a loan assistance payment) has been previously provided on that property and such assistance was conditioned on obtaining flood insurance according to Federal law. If a buyer fails to obtain and maintain flood insurance on a property disclosed to have been in a previous federal disaster area and that received disaster relief assistance, then no Federal disaster relief assistance will be made available should that property subsequently be in a flood disaster area. If a seller fails to notify a buyer of the requirement to purchase and maintain flood insurance because of said property's inclusion in a Federal disaster area and Federal disaster relief assistance was received for that property, and the buyer does not obtain and maintain flood insurance, then should that property be damaged by a flood disaster and receive Federal disaster relief assistance, the seller will be required to reimburse the Federal Government for the amount of that assistance for that property.

State law (SBX17, Chaptered October 10, 1995) also prohibits "state disaster assistance from being provided to a person required to maintain flood insurance by state or federal law, who has canceled or failed to maintain that coverage."

The information contained here is not intended to indicate whether a property has been in a Federal disaster area and has received Federal disaster relief assistance, but merely to indicate an additional flood insurance disclosure requirement related to future disaster relief assistance availability.

WATER-CONSERVING PLUMBING FIXTURE NOTICE

The seller of single-family residential real property built on or before January 1, 1994 shall disclose, in writing, to the prospective buyer that Section 1101.4 of the Civil Code requires that California single-family residences be equipped with water-conserving plumbing fixtures on or before January 1, 2017, and whether the property includes any noncompliant plumbing fixtures as defined in subdivision(c) of Section 1101.3.

Further, on and after January 1, 2019, a seller of multifamily residential real property or of commercial real property built on or before January 1, 1994 shall disclose to the prospective buyer, in writing, that all noncompliant plumbing fixtures in any multifamily residential real property and in any commercial real property shall be replaced with water-conserving plumbing fixtures on or before January 1, 2019, and whether the property includes any noncompliant plumbing fixtures.

For purposes of these requirements, noncompliant plumbing fixtures mean any toilet manufactured to use more than 1.6 gallons of water per flush, any urinal manufactured to use more than one gallon of water per flush, any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, any interior faucet that emits more than 2.2 gallons of water per minute.

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REGISTERED SEX OFFENDER DATABASE NOTICE ALSO KNOWN AS "MEGAN'S LAW"

For more than 50 years, California has required sex offenders to register with their local law enforcement agencies. However, information on the whereabouts of these sex offenders was not available to the public until the implementation of the Child Molester Identification Line in July 1995. The information available was further expanded by California's Megan's Law in 1996 (Chapter 908, Stats. of 1996).

Section 2079.10a of the California Civil Code specifies notice be provided to buyer(s) of real property of the existence of a registered sex offender database:

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

The public, excluding those who have registered as sex offenders pursuant to Section 290 of the Penal Code, may search this database by a sex offender's specific name, obtain ZIP Code and city/county listings, obtain detailed personal profile information on each registrant, and use the map application to search a neighborhood or anywhere throughout the State to determine the specific location of any of those registrants on whom the law allows the State of California to display a home address.

In addition, the public may also contact the California Department of Justice, Sex Offender Tracking Program, for information on making an inquiry with the Department concerning at least six individuals as to whether any are required to register as a sex offender and subject to public notification. A fee is assessed for such inquiries, which will be deposited into the Sexual Predator Public Information Account within the Department of Justice. The contact number for the Sex Offender Tracking Program is (916) 227-4974.

METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY NOTICE

California law (Health and Safety Code Section 25400.28) requires property owners to notify prospective buyers in writing of any pending order that would prevent the use or occupancy of a property because of methamphetamine or fentanyl laboratory activity, and to provide the prospective buyer with a copy of the pending order. Receipt of a copy of the pending order shall be acknowledged in writing by the prospective buyer.

The "Methamphetamine or Fentanyl Contaminated Property Cleanup Act," chapter 6.9.1 specifies human occupancy standards for property that is subject to the act. These standards will be replaced by any that are devised by the Department of Toxic Substances Control, in consultation with the Office of Environmental Substances Control. In addition, this Act outlines procedures for local authorities in dealing with methamphetamine or fentanyl contaminated properties, including the use of a property lien. This notice is meant to inform prospective buyers of California disclosure law regarding methamphetamine or fentanyl lab activity, and does not indicate or imply that a particular property is or has been contaminated according to this law.

MILITARY ORDNANCE LOCATION NOTICE

California Civil Code Section §1102.15 states "The seller of residential real property subject to this article who has actual knowledge of any former federal or state ordnance locations within the neighborhood area shall give written notice of that knowledge as soon as practicable before transfer of title."

For purposes of this notice, "former federal or state ordnance locations" means an area identified by an agency or instrumentality of the federal or state government as an area once used for military training purposes, which may contain potentially explosive munitions.

"Neighborhood area" means within one mile of the residential real property.

For more information or to view the location of site(s) near a property, go to:

<https://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

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CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT NOTICE

The purpose of the California Land Conservation Act of 1965 (Williamson Act) is to allow local governments and private landowners to enter voluntarily into contracts to restrict the use of parcels of land of no less than 100 acres to agricultural and open space use. The landowner receives compensation for the land use restrictions in the form of reduced property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

A Williamson Act contract is initially for a minimum term of ten years but local jurisdictions have the option to increase the initial term up to twenty years. Williamson Act contracts run with the land and are binding on all subsequent landowners. The contract is automatically extended by one year after the tenth and subsequent years unless a request for non-renewal is filed by either party. A request for non-renewal begins a 9 year term during which the tax assessments gradually increase to the full fair market value at which time the contract is terminated. The use of the property will then be controlled by the local jurisdiction's use and zoning laws.

Williamson Act contracts can be canceled only by the landowner's petition; however the minimum penalty for canceling a contract is 12.5 percent of the unrestricted, fair market value of the property. To approve a tentative contract cancellation, a county or city must make specific findings that are supported by substantial evidence. The existence of an opportunity for another use of the property or the uneconomic character of an existing agricultural use shall not, by itself, be a sufficient reason to cancel a contract.

There are penalties for breach of a contract, caused by the owner intentionally using the land for other than agriculture or making the land unusable for the contracted purposes. The penalties for breach of contract are as much as 25% of the unrestricted fair market value of the land rendered incompatible, plus 25% of the value of any building and any related improvements on the contracted land that cause the breach of contract. If a local jurisdiction allows a contract to be canceled and the State determines that there is a breach of contract, the penalties may be reduced, but not to less than 12.5% of the value of the land.

Contact the planning department to obtain information on requirements for entering into a Williamson Act contract and the uses allowed. Local government uniform rules and the specific Williamson Act contract can be more restrictive than the Williamson Act Government Code provisions.

For more information contact the Department of Conservation, Division of Land Resource Protection at 916-324-0850 or visit its website <https://www.conservation.ca.gov/dlrp/lca>.

MUDSLIDE / DEBRIS FLOW ADVISORY

Wildfires dramatically alter the terrain and ground conditions. Post wildfire rainstorms can produce dangerous flash floods, mudslides, and debris flows. These events are a threat to property located within or along an area which has experienced a recent wildfire.

This advisory is provided to simply inform you about the US Geologic Survey's maps that estimate the probability and volume of debris flow that may be produced by a storm in a recently burned area. They are available at:

[www.usgs.gov/natural-hazards/landslide-hazards/science/emergency-assessment-post-fire-debris-flow-hazards?](http://www.usgs.gov/natural-hazards/landslide-hazards/science/emergency-assessment-post-fire-debris-flow-hazards?qt-science_center_objects=0#qt-science_center_objects)

[qt-science_center_objects=0#qt-science_center_objects](http://www.usgs.gov/natural-hazards/landslide-hazards/science/emergency-assessment-post-fire-debris-flow-hazards?qt-science_center_objects=0#qt-science_center_objects)

There may be additional or updated maps and resources available. To seek further information about possible mudslide and debris flow areas that may affect the property, contact the County Planning Department.

OIL, GAS WELLS & METHANE ADVISORY

California's oil and gas production has been in decline since the 1980's and wells, many of which were drilled at the turn of the past century, have been shut down or improperly abandoned. Such wells are often found when they begin to leak oil, natural gas (methane), or water. Building construction in the past several years has expanded into areas where wells were once, or are, active. Buyer should be aware that wells may exist on or near any property and new construction may also be restricted in the vicinity of wells. The California Division of Oil, Gas and Geothermal Resources administers the program to properly abandon wells. Abandoned or active oil wells, areas containing petroleum deposits, oil fields, landfills, and gas storage facilities could present risks and safety hazards to life, health, and natural resources. Risks could include, but are not limited to, soil and ground water contamination, physical safety hazards to humans and animals, fire hazards, oil and methane seeps, and air quality problems.

Migration of methane gas into areas containing impermeable surfaces (i.e. concrete, pavement, basements, etc.) can trap the gas, resulting in the accumulation of high concentrations. Although natural methane gas is relatively harmless, high concentrations of it can be hazardous due to its highly combustible chemical composition, as well as its ability to displace oxygen. Properties located in a methane zone may be required to undergo testing and mitigation. Disclosure Source recommends that the buyer contact the local Planning, Building and Safety Department to ascertain what previous measures, if any, might have been taken to properly vent the area and what considerations might apply regarding building permits or renovations. For more information and maps visit

<https://www.conservation.ca.gov/CalGEM>.

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HABITAT SENSITIVITY AREA / ENDANGERED SPECIES ADVISORY

The California Endangered Species Act, Fish and Game Code, section 2051, states that there are certain species of fish, wildlife and plants that are in danger of, or threatened with, extinction because their habitats are being threatened, destroyed or adversely modified. Legislation declares that landowner cooperation is essential for conservation on those lands that have been identified as a habitat for endangered or threatened species. According to Section 2052.1 of the Fish and Game Code, if a person needs to address mitigation measures in relation to a particular impact on a threatened species, then those measures will be roughly proportional to the impact that the person has on those species. Disclosure Source recommends the buyer contact the local planning department and the California Department of Fish & Wildlife to ascertain what, if any, considerations might be involved as a result of being in or nearby habitat sensitive areas. Additional information is available at <https://www.wildlife.ca.gov/Conservation/CESA>.

NATURALLY OCCURRING ASBESTOS ADVISORY

Asbestos is the common name for a group of silicate minerals that are made of thin, strong fibers. It occurs naturally in certain geologic settings in California, most commonly in ultrabasic and ultramafic rock, including serpentine rock. These rocks are commonly found in the Sierra Foothills, the Klamath Mountains, Coast Ranges, and along some faults. While asbestos is more likely found in these rock formations, its presence is not certain. Because asbestos is a mineral, asbestos fibers are generally stable in the natural environment. The fibers will not evaporate into the air. Some naturally occurring asbestos can become friable, or crushed into a powder. This may occur when vehicles drive over unpaved roads or driveways that are surfaced with ultrabasic, ultramafic or serpentine rock, when land is graded for building purposes, or at quarrying operations. Weathering and erosion may also naturally release asbestos. Friable asbestos can become suspended in the air, and under these conditions, asbestos fibers represent a significant risk to human health. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer. Disclosure Source recommends that the buyer visit this website for further information and maps at: https://www.atsdr.cdc.gov/noa/docs/Asbestos-FAQ_ENG_web.pdf

RADON ADVISORY

Radon is a colorless, odorless radioactive gas that is produced by the natural decay of uranium, which is found in nearly all soils and rocks. Radon can seep from the ground into the air in a property through openings in the ground, and its presence increases the risk of lung cancer. Radon levels are variable and may be influenced by not only geology, but also soil permeability, weather and climatic conditions, building design, condition and usage. The Environmental Protection Agency (EPA) has produced a map that assigns one of three zone designations to each county based on radon potential and each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. That map is not meant to be used to determine whether a particular property should be tested for radon, but is used to assist various government agencies and organizations in focusing their radon program resources. Properties with high levels of radon have been found in all zones. Long-term (up to one year) measurement is generally recommended for the most accurate determination of radon levels. Radon testing is affordable and easily done. Test kits are available at the California Department of Public Health website at <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon-Testing.aspx>. **The EPA recommends all structures should be tested for radon, regardless of geographic location or zone determination.** If the radon level is greater than 4 picoCuries per Liter of air (pCi/L), the EPA suggests remediation. Additionally, the California Department of Conservation outlines Radon Zone areas where geologic conditions are likely to produce high, moderate, or low potential indoor radon levels above 4 pCi/L. Those maps are available at <https://www.epa.gov/radon/radon-frequently-asked-questions>

GOVERNMENTAL GUIDES: "RESIDENTIAL ENVIRONMENTAL HAZARDS: A GUIDE FOR HOMEOWNERS, HOMEBUYERS, LANDLORDS AND TENANTS"; "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" PUBLISHED BY THE ENVIRONMENTAL PROTECTION AGENCY CONTAINING IMPORTANT INFORMATION REGARDING ENVIRONMENTAL HAZARDS LOCATED ON AND AFFECTING RESIDENTIAL PROPERTY. AVAILABLE FOR DOWNLOAD AT [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS.ASPX](https://www.disclosuresource.com/downloads.aspx) AND [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS_LEAD.ASPX](https://www.disclosuresource.com/downloads_lead.aspx)

California Commercial Disclosure Report

Property Address: 800 WASHINGTON ST
CALISTOGA, CA 94515-1445

Parcel Number: 011-214-003-000

Date: 1/23/2025
Order Number: 250123-00174

SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION

Concern for the future of San Francisco Bay prompted the California Legislature to create the San Francisco Bay Conservation and Development Commission (BCDC) in 1965. This 27-member commission is made up of appointees from various local governments and state and federal agencies.

California Civil Code Section 1103.4 Et Seq. requires sellers and/or their agent(s) to disclose to prospective buyers written notice if the property is located within the jurisdiction of the San Francisco Bay Conservation and Development Commission, and if so, accompanied by the following notice:

Notice of San Francisco Bay Conservation and Development Commission Jurisdiction

This property is located within the jurisdiction of the San Francisco Bay Conservation and Development Commission. Use and development of property within the commission's jurisdiction may be subject to special regulations, restrictions, and permit requirements. You may wish to investigate and determine whether they are acceptable to you and your intended use of the property before you complete your transaction.

The BCDC specifically notes that there are no official maps that outline the jurisdiction of the BCDC, including those maps in the San Francisco Bay Plan or other BCDC documents. According to the BCDC website:

The Commission's jurisdiction is legally delineated by California statute and is determined and implemented only by the Commission's review of applications, projects, and violations, on a case-by-case basis. Therefore, you must contact the Commission in order to determine if a project falls within its jurisdiction.

Thus, although information is available on the BCDC website at www.bcdc.ca.gov, the BCDC is stating that such information should not be relied upon for jurisdiction questions. Furthermore, THE INFORMATION PRESENTED HERE IS NOT TO BE RELIED UPON TO DETERMINE IF A PROPERTY IS WITHIN BCDC JURISDICTION, AND THE ACCOMPANYING NOTICE OF INCLUSION IN BCDC JURISDICTION, IF SO LOCATED, IS NOT INCLUDED IN INFORMATION PROVIDED BY THE COMPANY.

IN ORDER TO OBTAIN THE CASE-BY-CASE INFORMATION REGARDING WHETHER THE SUBJECT PROPERTY IS WITHIN THE BCDC'S JURISDICTION, YOU SHOULD CONTACT THE BCDC DIRECTLY. THE TELEPHONE NUMBER FOR THE BCDC IS (415) 352-3600.

The responsibilities of the BCDC include regulating all filling and dredging in the Bay and the Bay system, including sloughs and certain creeks and tributaries, as well as salt ponds and other areas diked-off from the Bay; protection of the Suisun Marsh; regulating development near the Bay; overseeing shoreline usage; and working in conjunction with state and federal activities for effective protection and use of the Bay.

According to the Commission website, it should be contacted for projects involving any kind of fill, extraction of materials, development, redevelopment, repair, dredging, or change in use in any area subject to tidal action in or around San Francisco Bay, South San Francisco Bay, San Pablo Bay, Suisun Marsh, and the Carquinez Strait, including all tidal sloughs, wetlands, creeks and rivers, marshlands, salt ponds, managed wetlands, the shoreline band, and the Priority Use Areas described in the Bay Plan. Projects in these areas may require a permit according to State law, and violations of State law may result in civil and criminal penalties.

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DISCLAIMERS

ACCEPTANCE OR USE OF THIS REPORT BY ANY PERSON CONSTITUTES AN AGREEMENT TO BE BOUND BY ALL OF THE TERMS AND CONDITIONS, AND LIMITATIONS OF LIABILITY, STATED HEREIN.

THIS AGREEMENT TO BE BOUND BY THESE TERMS AND CONDITIONS, AND LIMITATIONS ON LIABILITY, IS MADE REGARDLESS OF WHETHER THE PERSON ACCEPTING OR USING THE REPORT PAID FOR, OR ORDERED, THE REPORT.

THIS REPORT IS NOT A WARRANTY OR A POLICY OF INSURANCE

TERMS AND CONDITIONS

1. Recipient(s) Defined

"Recipient(s)" shall mean and refer to transferor(s)/seller(s), transferee(s)/buyer(s), and their respective agent(s)/broker(s) who access a copy of this Report.

2. Report Defined

"Report" shall mean and refer to any disclosure Report prepared by Disclosure Source and made available to the Recipient(s), whether the Report is provided as a hard copy, via email, or accessed via <https://www.DisclosureSource.com>

3. No Third Party Reliance

The information contained in this Report is intended for the exclusive benefit and use of the Recipient(s). No person other than the Recipient(s) should rely upon, refer to, or use this Report, or any information contained within this Report, for any purpose. Disclosure Source expressly disclaims all liability, including liability for breach of contract and negligence, to persons other than Recipient(s). The disclosures contained in this Report "shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." California Civil Code section 1103.2(g).

4. Seller's and Seller's Agent's Independent Disclosure Obligations

Seller(s) and their agent(s) are independently required to make certain statutory disclosures of all material facts about the subject property within their actual knowledge. This Report does not alter, change, impact, affect, or replace seller or seller's agent's independent disclosure obligations. Disclosure Source acknowledges that there may be other disclosures required under applicable state law and/or within seller's and seller's agent's actual knowledge, and Disclosure Source makes no representations as to the adequacy or accuracy of any other representations or disclosures made under applicable state law.

5. Explanation of Services and Limitations

(a) Statutory and Local/Supplemental Disclosures, Notices and Advisories

The purpose of the Disclosure Report is to assist the Recipient(s) in notifying the prospective buyer whether the property is located in any of six statutorily defined natural hazard areas. Disclosure Source has also obtained maps that are both official and publicly available from city, county, and state sources which supplement this natural hazard information.

Disclosure Source is also providing disclosures, notices and advisories on potentially hazardous conditions or occurrences that may affect the subject property. These additional disclosures, notices and advisories are either required by the California Civil Code, local ordinance, or the information is readily available. Disclosure Source recommends contacting the local building and planning departments prior to the transfer to help ascertain, what, if any, additional requirements there might be for construction or renovation, and building code requirements for this property. Disclosure Source has not performed a visual or physical inspection of the property. This Report is not a substitute for a visual or physical inspection of the property or a geologic or engineering study. Disclosure Source assumes no responsibility for any costs or consequences, direct or indirect, arising due to the need, or the lack of need, for earthquake insurance, fire insurance or flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

In order to prepare this Report, either the seller (or his/her agent) or the buyer (or his/her agent) supplied Disclosure Source with the Assessor's Parcel Number ("APN") for the subject property. Disclosure Source has not verified the accuracy of the APN. This Report was prepared based upon such APN, and shall not, and does not, include any property beyond the boundaries of the subject property identified by such APN, including but not limited to, any common interest areas, structures (whether located on the subject property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways

Disclosure Source shall not be responsible or liable for any losses, liabilities or damages resulting from an incorrect APN. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the subject property is comprised of legal lots in conformance with the California Subdivision Map Act. If the subject property is part of a condominium project, planned unit development, or other properties with a common or undivided interest area, the Report may indicate that the subject property is within the natural hazard zone if any portion of the common or undivided interest area is within the reported natural hazard zone. In preparing this Report, Disclosure Source has reviewed and relied upon the statutes identified and has reviewed the records referred to in each determination.

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(b) Tax Information, if included in the report

California Civil Code requires that the seller of certain real property determine from local agencies whether the property is subject to a Mello -Roos Community Facilities Act and Special Tax Assessment, and if so, deliver notice of such special tax assessment(s) to the prospective buyer. The purposes of the Special Tax and Assessment Section are to (a) make preliminary determinations regarding whether secured tax rolls contain Mello Roos Community Facilities District Special Taxes or Improvement Bond Act of 1915 Lien Assessments against the subject property, and (b) assist the seller in fulfilling his/her duty to comply with California Civil Code Section 1102.6b.

When preparing the Special Tax and Assessment Section, the Company reviewed county tax records and other official and third party resources to determine whether, according to those records, the property is subject to a Special Tax pursuant to the Mello -Roos Community Facilities Act or a Special Assessment pursuant to the Improvement Bond Act of 1915. Only assessments that were levied against the property at the time the Company obtained the tax records are disclosed. No study of the public records was made by the Company to determine the presence of any other tax or assessment. Items not yet levied on the tax bill, items not appearing on the tax bill because the current owner has applied for an available exemption, supplemental taxes, unsecured property taxes, and items removed from the tax bill due to a pending judicial foreclosure suit may not be reflected on this Report. The amount of the levy, ending year, and other tax information may be subject to change in the future. Tax information can vary from property to property. The tax and assessment information in this Report is for the specific time frame and property referenced and may not be used for other properties. The Company is not responsible for any changes that may occur. In some instances, (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the amount assessed for an entire parcel prior to subdivision of said parcel.

This Report and the above explanation of Special Tax and Assessments are intended to be general in nature and is not a substitute for a tax bill, title report or title insurance and may not be relied upon as such. If detailed information is desired, the Company recommends contacting the agency that administers the Special Tax and Assessment or retaining a professional consultant. The Company believes that the information and data contained in this Report is correct but we do not guarantee the accuracy of County records or the records of Bond Administrators from which this information is based, or accept liability for future tax payments in the event the information is inaccurate, incomplete or outdated. The assessed levy amounts listed are provided by the Tax Collector's office and are accurate based on the levies listed in the identified tax record as of the beginning of the identified tax year. No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, unless specifically described in the Report. The applicable county tax assessor/collector updates their Tax Assessment frequently and the Company updates their Tax Assessment information yearly. If your decision to purchase this property is based in part on information contained in this Report, the Company recommends you contact the County Tax Collector's office and the Bond Administrators to verify its accuracy.

(c) Environmental Information, if included in the report

The environmental information (including reference aids) assist the seller(s) in satisfying their general obligations to provide information regarding the property's proximity to site(s) identified by appropriate County, State, and/or Federal Agencies' databases as possessing (either presently or historically) an environmental concern. Disclosure Source has not verified the accuracy, validity, or completeness of those lists and does not insure, warrant or guarantee that they are accurate and up to date. Disclosure Source has not performed a physical inspection of the property and the Report is not intended to be used as a preliminary site assessment or Phase 1 report. Disclosure Source does not make any representation as to the health hazards to humans or animals that may be associated with any of the substances that may exist at the sites or how they may affect the subject property. Disclosure Source does not report on the significance or extent of the contamination or remediation of any of the sites identified in the Agencies' databases.

6. Notice to Recipient(s)

(a) Disclosure Source provides the Report for the benefit of all Recipient(s). Disclosure Source considers Recipient(s) to be a contracting party who is subject to the explanation of services, conditions, limitations and disclaimers herein, and by signing the Report, Recipient (s) expressly agrees to receive the services, and be bound by the conditions, limitations and disclaimers herein. This Report is for the exclusive benefit of the Recipient (s). There shall be no third party beneficiaries, and the Report may not be used in any subsequent transaction affecting the subject property or for any other real property.

(b) Disclosure Source hereby agrees to indemnify the owner of any property for which a Report is issued and paid, and the owner's real estate broker, agent, transaction coordinator, escrow agent, and/or settlement agent involved in the transaction related to the issuance of the Report, for damages incurred to the extent those damages are a result of our negligent acts or errors/omissions in the performance of our services and subject to the limitations of this Report.

7. Limitation of Liability

(a) Disclosure Source has prepared this Report solely based upon records and information provided by various governmental and private agencies. Although reasonable care has been exercised by Disclosure Source in compiling the data and information contained in the Report, Disclosure Source has assumed that these records and information are accurate and complete, and Disclosure Source has not conducted any independent verification of their accuracy or completeness. Disclosure Source shall not be liable to Recipient(s) for errors, inaccuracies or omissions in this Report if such errors, inaccuracies or omissions were based upon information contained in the public and private records used by Disclosure Source, or were known to exist by Recipient (s) on the date of delivery of this Report to Recipient(s).

(b) Disclosure Source expressly excludes from liability any disclosures or information (i) not known to Disclosure Source, (ii) not on the maps used by Disclosure Source, (iii) not recorded in the public record as of the date it was reviewed by Disclosure Source, (iv) not included in the categories included in the Disclosure Report, (v) which would be discovered by a physical inspection of the property, (vi) known to any Recipient prior to receipt of the Report, and/or

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(vii) regarding the health or risk to any humans or other living things which may be associated in way with any of the disclosed hazards.

(c) Disclosure Source is not responsible or liable for the costs of investigating or remediating any of the disclosed hazards.

(d) Disclosure Source shall not be liable for any damages resulting from a Recipient's inability to access the Report.

(e) Any website or hyperlink contained in the Report is provided for informational purposes only, and Disclosure Source is not responsible for the accuracy of any information available from or through any referenced website or hyperlink.

(f) Disclosure Source liability for any claim, or claims, including but not limited to any claim for breach of contract or negligence, is limited to actual proven damages as a result of an error or omission in the Report and shall be measured by the difference between the amount paid for the property and the fair market value of the property as of the date of the Report, if and only if such difference is caused by the error or omission.

(g) Disclosure Source shall not be liable for any incidental damages, consequential damages, special damages, indirect damages, or lost profits suffered by Recipient(s).

8. FEMA Flood Determination

This Report may include a FEMA Flood Determination Certificate provided by a third-party. If such a certificate is included, Disclosure Source makes no representation or determination, or offers any opinion, as to whether flood insurance is required, whether private or offered as part of a government program, or any representation or determination of the cost of any such insurance .

9. Report Is Not For Credit Purposes

The information collected and disclosed in the Report is not indicative of any person's credit worthiness, credit standing, credit score, credit capacity or any other characteristics listed in Section 1681(a) of the Fair Credit Reporting Act ("FCRA"). The Report shall not be used in any way, or for any purpose, or in any manner that would cause the Report to be construed as a "consumer report" under the FCRA or any similar State or Federal statute, rule, law or regulation .

10. Change in Information

This Report is an "AS IS" Report. Updates to the databases used in this Report are determined by the responsible agency and may be made at any time and without notice. For that reason, Disclosure Source maintains an update schedule and makes reasonable efforts to use updated information. The complexities of obtaining and adapting the data into a usable format for preparing this Report necessitate some delay once the updated information is obtained; therefore the Report may be considered accurate only as of the date when the database was last reviewed and implemented by Disclosure Source. Subsequent to Disclosure Source's acquisition of government records, changes may be made to said government records and Disclosure Source shall have no obligation to update the Report or to communicate to any Recipient(s), or any other person, any changes, acts, occurrences, circumstances or agreements occurring after the date of the Report, which render inaccurate anything contained in the Report. Disclosure Source may at its sole discretion supplement the Report. The determinations made in the Report are time-sensitive. Disclosure Source shall not be liable for any impact on the Property, or the value thereof, that any change to the government records may have. Disclosure Source is under no duty to update this Report when or if new information is released or becomes available.

11. Notice of Claim

Recipient(s) must promptly notify Disclosure Source in writing of any error or omission, and give Disclosure Source an opportunity to correct such error and omission. All notices and claims shall be addressed to Disclosure Source, Claims Department, 1200 Concord Ave, Suite 400, Concord, CA 94520. Any claim must be given promptly in writing when knowledge is acquired by any Claimant of any information which is contrary to the Disclosure Report. If a written claim notice is not given promptly to Disclosure Source, all liability of Disclosure Source shall terminate with regard to the matters for which a prompt claim notice is required but only to the extent that the failure to give prompt written notice has prejudiced Disclosure Source.

12. Governing Law

These Terms and Conditions, and any Recipient's use of the Report, shall be governed by, and construed in accordance with, the laws of the State of California.

13. Resolution of Disputes (Arbitration or Small Claims)

MANDATORY ARBITRATION. This provision constitutes an agreement to arbitrate disputes on an individual basis. **Any party may bring an individual action in small claims court instead of pursuing arbitration.**

Any claim, dispute or controversy, pursuant to contract or tort law, or otherwise, arising out of or relating to this Agreement, the Report, its issuance, its contents, the disclosures, a breach of the Agreement, any controversy or claim arising out of the transaction giving rise to this Agreement, or the relationships among the parties hereto ("Claim"), shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Consumer Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879.

The arbitration will take place in the same county in which the property is located. The arbitrator's decision shall be final, binding, and non -appealable. Judgment upon the award may be entered and enforced in *any* court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. By receiving this Report, and entering into this Agreement, the parties acknowledge that they are giving up the right to a jury trial, and the right to participate in any class action, private attorney general action, or other representative or consolidated action, including any class arbitration or consolidated arbitration proceeding. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award: any such suit may be brought only in Federal District Court for the District or, if any such court lacks jurisdiction, in *any* state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this agreement to arbitrate, including *any* claim that all or *any* part of the Terms and Conditions, including this agreement to arbitrate, is void or voidable. However, the preceding sentence shall not apply to the clause entitled "Class Action

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Waiver.”

As noted above, a party *may* elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.

CLASS ACTION WAIVER. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiff, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in *any* forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to *any* person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator.

14. Severability

In the event any provision of this Disclosure Report is held invalid or unenforceable under applicable law, this Disclosure Report shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

15. Complete Agreement

These Terms and Conditions constitute the single and entire integrated agreement between Disclosure Source and the Recipient(s), and supersede and replace all prior statements, representations, discussions, negotiations and agreements.



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ACKNOWLEDGEMENT FOR RECEIPT OF DISCLOSURES, NOTICES AND ADVISORIES

The seller and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE SELLER AND HIS OR HER AGENT(S) HAVE PROVIDED THE PROSPECTIVE BUYER(S) INFORMATION INCLUDED WITHIN THE DISCLOSURE REPORT ABOUT:

NATURAL HAZARD DISCLOSURES:

IF THE PROPERTY IS LOCATED IN A FLOOD, FIRE, SEISMIC/GEOLOGIC, OR FAULT HAZARD(S) AS PER MAPS FROM CITY, COUNTY, STATE OR FEDERAL SOURCES.

AIRPORT INFLUENCE AND AIRPORT PROXIMITY:

IF THE PROPERTY IS AFFECTED BY AN AIRPORT INFLUENCE AREA AND THE PROPERTY'S PROXIMITY TO AIRCRAFT LANDING FACILITIES.

RIGHT TO FARM DISCLOSURE:

OF THE EXISTENCE OF PRIME FARMLAND WITHIN ONE MILE OF THE SUBJECT PROPERTY.

MINING OPERATIONS DISCLOSURE:

OF THE EXISTENCE OF MINING OPERATIONS WITHIN ONE MILE OF THE SUBJECT PROPERTY.

TAX INFORMATION:

NOTICE OF SPECIAL TAX AND ASSESSMENT, MELLO-ROOS, IMPROVEMENT BOND ACT OF 1915, TAX SUMMARY. PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAMS.

ENVIRONMENTAL INFORMATION:

INFORMATION REGARDING SITES WITH ENVIRONMENTAL CONCERNS.

TRANSFER FEE NOTICE AND NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL:

TRANSFER FEE NOTICE AND NOTICE OF SUPPLEMENTAL PROPERTY TAX BILL.

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE:

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES.

TOXIC MOLD NOTICE:

A SELLER NOTICE OF ANY MOLD CONDITIONS.

FLOOD INSURANCE NOTICE:

A NOTICE CONTAINING INFORMATION ABOUT FUTURE DISASTER RELIEF AVAILABILITY IN RELATION TO PAST DISASTER RELIEF ASSISTANCE AND FLOOD INSURANCE REQUIREMENT.

WATER-CONSERVING PLUMBING FIXTURE NOTICE:

A NOTICE REGARDING THE REPLACEMENT OF NON-COMPLIANT PLUMBING FIXTURES.

MEGAN'S LAW NOTICE:

INFORMATION REGARDING PERSONS WHO ARE REQUIRED TO REGISTER WITH THE DEPARTMENT OF JUSTICE RESULTING FROM A CONVICTION FOR A SEXUALLY BASED OFFENSE.

METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY NOTICE:

INFORMATION ABOUT METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY NOTIFICATION REQUIREMENTS.

WILLIAMSON ACT NOTICE:

A NOTICE REGARDING WILLIAMSON ACT IN THE STATE.

MILITARY ORDNANCE LOCATION NOTICE:

A NOTICE REGARDING FORMERLY USED FEDERAL/STATE MILITARY ORDNANCE SITES.

MUDSLIDE / DEBRIS FLOW ADVISORY:

OF THE POTENTIAL FOR MUDSLIDES OR DEBRIS FLOWS DURING RAINSTORMS IN AREAS WHERE WILDFIRES HAVE OCCURED.

HABITAT SENSITIVITY AREA/ENDANGERED SPECIES ADVISORY:

OF THE EXISTENCE OF ENDANGERED SPECIES AND HABITAT SENSITIVITY AREAS IN THE STATE.

OIL, GAS WELLS & METHANE ADVISORY:

OF THE EXISTENCE OF OIL, GAS WELLS & METHANE IN THE STATE.

NATURALLY OCCURRING ASBESTOS ADVISORY:

OF THE SOURCE OF INFORMATION REGARDING NATURALLY OCCURRING ASBESTOS.

RADON ADVISORY:

OF THE SOURCE OF INFORMATION REGARDING RADON ZONES.

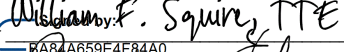
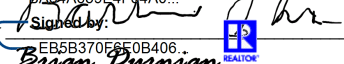
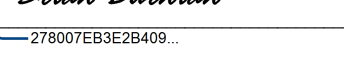
SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION:

THE JURISDICTION OF THE SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION.

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signed by:

SELLER(S) AND BUYER(S) ACKNOWLEDGE RECEIPT OF THE INFORMATION REFERENCED ABOVE INCLUDED IN THE REPORT FOR THE ABOVE DESCRIBED PROPERTY

Signature of Seller		william F. Squire, TTE	Date	1/25/2025
Signature of Seller		Barbara Ehr	Date	1/29/2025
Seller's Agent(s)		Brian Durnian	Date	1/24/2025
Seller's Agent(s)			Date	
Signature of Buyer			Date	
Signature of Buyer			Date	