



Gardner Earthquake Hazards Disclosure, HERS, Mold, Lead & SD Local Area Disclosures

The seller is required to deliver certain Disclosures/Booklets to the buyer. We have provided the links below to the government websites which will allow buyers and sellers to easily download the booklets. By signing below you agree to accept delivery of these booklets in this manner. If you received a paper version of this disclosure (or for Spanish versions) you may access the links by going to www.ownsdr.com/real-estate-disclosures. YOU AGREE THAT IF FOR ANY REASON YOU ARE UNABLE TO ACCESS THE DOCUMENTS BY CLICKING THE LINKS YOU WILL IMMEDIATELY NOTIFY YOUR AGENT SO PROVISIONS CAN BE MADE FOR ALTERNATIVE DELIVERY.

2 NOTICES TO THE SELLER: (1) If the home was built prior to 1978 then the seller is required to disclose the presence of any known lead in the house (CAR form [FLD](#) may be used). Additionally, (2) if the home was built prior to 1960, with the exception of foreclosed homes the seller is required to fill out the [Residential Earthquake Hazards Report – English](#).

Government Disclosures (Links lead directly to disclosures on the government websites)

- Home Energy Rating Guide: <http://www.energy.ca.gov/2009publications/CEC-400-2009-008/CEC-400-2009-008-BR-REV1.PDF>
- California Homeowner's Guide to Earthquake: http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf
- Residential Environmental Hazards: <http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf>
- Protect Your Family From Lead in Your Home: <http://epa.gov/lead/pubs/leadpdf.pdf>
- Mold in My Home: What Do I Do? (2012): http://www.cdph.ca.gov/programs/IAQ/Documents/MIMH_2012-07-05.pdf

San Diego Association of Realtors LAD

- Local Area Disclosure For San Diego County 2011: <http://www.ownsandiegorealestate.com/wp-content/uploads/2013/01/SDAR-Local-Area-Disclosures.pdf>

The above disclosures are believed to be accurate, but are not intended to be a complete compilation of all circumstances or conditions in California or any of its counties. There may be new or additional circumstances and conditions applicable to a property under consideration which may be of concern to Buyer. BUYER SHOULD INVESTIGATE AND OBTAIN ADDITIONAL INFORMATION ON ALL ISSUES OF CONCERN AND NOT RELY SOLELY ON THE INFORMATION RECEIVED FROM SELLER AND BROKERS. SHOULD BUYER FAIL TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS.

TO WHOM IT MAY CONCERN: The undersigned has received the pages of the Home Energy Rating Guide, California Homeowners Guide To Earthquake, Residential Environmental Hazards, Protect Your Family From Lead In Your Home, Mold In My Home: What Do I Do, and if the property was purchased in the county of San Diego, then the Local Area Disclosures for San Diego County. THE UNDERSIGNED ACKNOWLEDGES THAT THEY HAVE READ, OR WILL READ WITHIN TWO DAYS OF RECEIPT, THE ENTIRE LOCAL AREA DISCLOSURES AND WITHIN 5 DAYS ALL OTHER DISCLOSURES PROVIDED HERE. IN ALL CASES THE UNDERSIGNED ACKNOWLEDGES THAT IT IS HIS/HER RESPONSIBILITY TO READ AND UNDERSTAND EACH OF THESE DISCLOSURES PRIOR TO REMOVING THE ASSOCIATED CONTINGENCIES. TIME IS OF THE ESSENCE!

Buyer: _____ Date _____ Seller: _____ Date _____

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Agent: _____ Date _____ Agent: _____ Date _____