



## Mandatory Renter Report<sup>®</sup>

Satisfies the Requirements of  
Government Code Section 8589.45

### **SUBJECT PROPERTY INFORMATION:**

436 KLUTE ST #7  
SANTA ROSA, CA 95401  
APN: 010-013-026-000  
SONOMA COUNTY

Property Owner(s): CAROL A JOHNSON  
Property Tenant(s): ERIC NORMAN BACKMAN

**NOTE:** This Report applies only to the specific unit being offered for rent/lease printed hereon by Property I.D., and to no other unit or property. This Report is valid for the period of one year from the order date printed on this Report. If your name was not printed above by Property I.D this Report is not valid, and is not in compliance with California law.

**ORDER ID #:** 3379003  
**ORDER DATE:** 07/13/2018  
**RESEARCH DATE:** 11/10/2022  
**PROPERTY OWNER:** CAROL A JOHNSON  
**PROPERTY TENANT:** ERIC NORMAN BACKMAN

**SUBJECT PROPERTY:**  
436 KLUTE ST #7  
SANTA ROSA, CA 95401  
SONOMA COUNTY  
APN: 010-013-026-000  
**REPORT ORDERED BY:**  
ARUN CHANUMALLA  
PROPERTY ID  
1001 WILSHIRE BLVD  
LOS ANGELES, CA 90017

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## **NOTICE TO PROPERTY OWNER AND TENANT**

California law requires a Property Owner ("Owner") offering residential property for rent or lease to provide disclosures to Tenants. This Renter Report ("Report") satisfies Owner's disclosure requirements pursuant to AB646 (CA Government Code 8589.45). Owner has not independently verified the flood determinations contained in this Report, and Owner is not personally aware of any errors or inaccuracies in the information contained in the Report.

This report was prepared by: Property I.D. Date: 7/13/2018 For: ERIC NORMAN BACKMAN

This Report applies to the property described by the address and/or county assessor's parcel number as shown in this Report. Please verify this information for accuracy. This Report is issued as of the date shown above and is based upon an examination of maps as published by government agencies. This Report does not constitute an opinion as to the advisability of completing the transaction. No visual on-site investigation of the subject property has been performed by Property I.D.

### **Owner may contact Property I.D. for free updates within one year.**

Property I.D. assumes full liability for the natural hazard disclosure determinations (FEMA Special Flood Hazard Area and OES Dam Failure Inundation) provided in this Report pursuant to AB646, so long as (1) this Report has been prepaid, (2) this Report is used only for the property and/or unit identified in this Report, (3) this Report is used only for the Tenant named in this Report, and (4) in the event Owner has changed its Tenant, Owner has provided the new Tenant's name and Property I.D. has issued an update of this Report to the new Tenant within one year from the order date printed on this Report.

**The Report may not be used, for any purpose, if the Owner and Tenant ("Recipients") have not paid for the Report.** Owner is required to request an updated Report for each new Tenant because the hazard maps upon which the determinations are based are periodically updated by FEMA and the OES. Likewise, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

**Using this Report for a different unit or property, or for a different Tenant, without Property I.D.'s express written consent is a misdemeanor pursuant to California Penal Code § 484, and any willful infringement is a violation of Federal Copyright Laws, 17 U.S.C. §504, et seq., and 18 U.S.C. § 2319.**

# DISCLOSURE REPORT RECEIPT & NOTICE TO TENANT

For  
436 KLUTE ST #7, SANTA ROSA, CA 95401  
APN: 010-013-026-000

## STATUTORY DISCLOSURES

DISCLOSURE	SOURCE	RESEARCH RESULTS
Flood Zone	Federal	IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA). IT IS IN ZONE X (NOT AN SFHA).
Dam Inundation	State	IS LOCATED WITHIN ¼ MILE OF A DESIGNATED DAM INUNDATION AREA, INCLUDING THE FOLLOWING: · SANTA ROSA CREEK RESERVOIR MAIN DAM (SCENARIO 1 - SUNNY DAY FAILURE) · SANTA ROSA CREEK RESERVOIR SADDLE DAM 1 (SCENARIO 1 - SUNNY DAY FAILURE) · SANTA ROSA CREEK RESERVOIR SADDLE DAM 2 (SCENARIO 1 - SUNNY DAY FAILURE)
Urban Flood	County	IS NOT LOCATED IN A FLOOD-PRONE URBAN AREA (FPUA) AS ESTABLISHED BY ORDINANCE 4467

This Report has been prepared pursuant to Government Code Section 8589.45, which requires that in every lease or rental agreement for residential property in California entered into on or after July 1, 2018, owners(s) or person(s) offering property for rent shall disclose to tenant(s) if the property is located in a special flood hazard area, or an area of potential flooding due to dam failure inundation. In addition, if the property is located in an area in which the owner's mortgage holder requires the owner to carry flood insurance, then the owner carries flood insurance.

The owner's insurance does not cover the loss of the tenant's personal possessions and it is recommended that the tenant consider purchasing renter's insurance and flood insurance to insure tenants' possessions from loss due to fire, flood, or other risk of loss. The owner is not required to provide additional information concerning the flood hazards to the property and the information provided pursuant to this section is deemed adequate to inform the tenant. The disclosures required by this section are subject to the requirements of Section 1632 of the Civil Code.

The following components are included in the Property I.D. Renter Report™: Disclosure Report Receipt & Notice To Tenant, Flood Hazard Zones, Dam Failure Inundation, Megan's Law - Sex Offender Database, Bed Bugs, Lead-Based Paint, Periodic Pest Control Treatments, Asbestos, Carcinogenic Material, Carbon Monoxide Devices, Water Conserving Plumbing Fixtures, Methamphetamine Contamination, Demolition Permit, Military Base Or Explosives, Death In The Rental Unit, Condominium Conversion Project, Toxic Mold, Government Safety Guide Links.

Tenant may obtain information about hazards, including flood hazards that may affect the property from the Office of Emergency Services website: <http://myhazards.caloes.ca.gov/>

Safety Guides are included here as Links to download: <https://propertyid.com/downloads>

By signing below, CAROL A JOHNSON and ERIC NORMAN BACKMAN acknowledge that they have read, understand, received a copy of, and agree to all the notices and terms on every page of this Report.

Signature of Property Owner(s)/Agent(s): \_\_\_\_\_ Date \_\_\_\_\_

Signature of Tenant(s): \_\_\_\_\_ Date \_\_\_\_\_

## FLOOD HAZARD ZONES

For  
436 KLUTE ST #7, SANTA ROSA, CA 95401  
APN: 010-013-026-000

Based on PROPERTY I.D.'s research of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA).**

**IT IS IN ZONE X (NOT AN SFHA).**

### DISCUSSION:

Through its Flood Hazard Mapping Program, FEMA identifies flood hazards, assesses flood risks, and partners with communities to provide flood hazard maps to guide planning and mitigation actions. The National Flood Insurance Program (NFIP) relies on FEMA's Flood Insurance Rate Maps (FIRMs) and documents in determining a property's flood insurance requirements.

FEMA's assessment of flood hazards categorizes geographic zones by their likelihood to flood. Areas with a 1-percent or greater chance of flooding in any given year (i.e. a "100-year floodplain") are considered Special Flood Hazard Areas (SFHA). Properties found to be in an SFHA may be subject to Federal flood insurance requirements. Federally regulated lenders are required by law to determine if the structure is located in a SFHA and must provide the buyer with written notice that flood insurance will be required. For more information on FEMA's flood mapping and National Flood insurance Program (NFIP) go to [www.floodsmart.gov](http://www.floodsmart.gov).

You can also contact the FEMA Flood Map Service Center at (877) 336-2627, or by email at [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

### FEMA FLOOD ZONE DESIGNATIONS

<b>A, AE, AH, AO, AR, A1-A30, A99</b>	Special Flood Hazard Area (SFHA): Areas of 100-Year flood
<b>V, V1-V30, VE</b>	Coastal SFHA: Areas of 100-Year coastal flood
<b>ACC, ACB, AEC*, AC*</b>	Contained Flooding: Areas where flooding is contained by a flood control measures such as a channel (ACC) or basin(ACB). Not an SFHA. While a property may be impacted by an AC* zone, structures on that property will not be impacted. (* represents a wildcard character)
<b>XPL, X500PL</b>	Protected Areas: Areas protected from 100-year flood by levee, dike, or other structure. Not an SFHA.
<b>B, C, X, X500</b>	Non-SFHA: Areas outside of 100-year floodplain or of undetermined flood hazards. Not an SFHA.
<b>D</b>	Not Studied: Areas where no analysis of flood hazards has been conducted, flood hazards are undetermined but possible. Not an SFHA.

### LOCAL FLOOD PROTECTION PLANNING

For land use planning, some cities and counties have developed and implemented plans to meet the urban level of flood protection, taking into account localized understanding of risk and issues facing local flood protection systems, and defining local flood hazard areas. Updated construction and development regulations may be implemented, potentially affecting project scope, and requiring greater consideration of potential flood hazards, outside of the federally mapped special flood hazard areas. Please check with your local planning department for further information.

# FLOOD HAZARD ZONES

(continued)

**Multiple Flood Zones Note:** Property I.D.'s research is done for the entire lot. Flood hazard zones do not follow property boundaries, therefore it is possible for your property to be located in more than one zone. In these cases, the report will reflect multiple flood zones. Federally mandated flood insurance is required if any portion of the structure(s) is in a special flood hazard area. To determine your property's flood insurance requirements, please check with your lender or insurance agent.

**Note:** The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) as modified by the Homeowner Flood Insurance Affordability Act of 2014 may cause flood insurance premium rates to increase. Homeowners and business owners are encouraged to learn their flood risk and talk to their insurance agent regarding flood insurance. Insurance companies may require an elevation certificate to offer flood insurance for properties located in Special Flood Hazard Areas (SFHA). A property's seller, builder or developer may have a copy of the elevation certificate, or it may be recorded with a property's deed. The Community Floodplain Manager at the local city or county government office may also have a copy of the elevation certificate. If an elevation certificate is not available, one can be completed with an on-site inspection by a land surveyor, engineer, or architect legally authorized to certify elevation information. For further information on BW-12, go to <https://www.fema.gov/sites/default/files/2020-07/questions-biggert-waters-flood-insurance-reform-2012.pdf>. For further information on Elevation Certificates, see [https://propertyid.com/content/pdf/FEMA\\_ElevationCertificateFactSheet\\_Apr2015.pdf](https://propertyid.com/content/pdf/FEMA_ElevationCertificateFactSheet_Apr2015.pdf).

## SONOMA COUNTY FLOOD-PRONE URBAN AREA

Based on PROPERTY I.D.'s research of specific maps or data for Sonoma County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD-PRONE URBAN AREA (FPUA)  
AS ESTABLISHED BY ORDINANCE 4467**

### **DISCUSSION:**

The Flood-Prone Urban Area (FPUA) was established by Ordinance No. 4467 and contains many problematic drainage areas caused by flat topography and backwater effects from the Laguna de Santa Rosa. Therefore, any fill placed in the FPUA requires a grading permit with plans and specifications prepared by a civil engineer. An engineering analysis is also required to demonstrate no adverse impact to drainage within FPUA will result from the fill placement and related improvements. For further information, please contact the Sonoma County Permit and Resource Management Department at (707) 565-1900, or online at <http://www.sonoma-county.org/prmd/>.

## DAM FAILURE INUNDATION

For  
436 KLUTE ST #7, SANTA ROSA, CA 95401  
APN: 010-013-026-000

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Based on PROPERTY I.D.'s research of specific maps or information from the Office of Emergency Services, the following determination is made:

**SUBJECT PROPERTY IS LOCATED WITHIN ¼ MILE OF A DESIGNATED DAM INUNDATION AREA, INCLUDING THE FOLLOWING:**

- SANTA ROSA CREEK RESERVOIR MAIN DAM (SCENARIO 1 - SUNNY DAY FAILURE)
- SANTA ROSA CREEK RESERVOIR SADDLE DAM 1 (SCENARIO 1 - SUNNY DAY FAILURE)
- SANTA ROSA CREEK RESERVOIR SADDLE DAM 2 (SCENARIO 1 - SUNNY DAY FAILURE)

**DISCUSSION:**

Owner's insurance does not cover loss of tenant's personal possessions and it is recommended that the tenant consider purchasing renter's insurance and flood insurance to insure tenant's possessions from loss due to fire, flood, or other risk of loss.

Dam inundation refers to the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the inundation maps outline the extent of damage to life and property that would occur in a worst case scenario, like a complete and sudden dam failure at full capacity, the likelihood of such an event is not disclosed in this report.

For more information, please visit the California Department of Water Resources Division of Safety of Dams website at <https://www.water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams>.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

### MEGAN'S LAW - SEX OFFENDER DATABASE, Civil Code Section 2079.10a

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). This site provides access to information on persons required to register in California as sex offenders. Specific home addresses are displayed for many offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. Additional offenders are included on the site with listing by ZIP Code, city, and county. Information on other offenders is not included on this site, but is known to law enforcement personnel.

The California Legislature has created this statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov) prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

### INFORMATION ABOUT BED BUGS, Civil Code Sections 1942.5, 1954.600 et seq.

**Bed Bug Appearance:** Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

**Life Cycle and Reproduction:** An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding. **Bed bug Bites:** Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

Common signs and symptoms of a possible bed bug infestation:

- ◆ Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- ◆ Molted bed bug skins, white, sticky eggs, or empty eggshells.
- ◆ Very heavily infested areas may have a characteristically sweet odor.
- ◆ Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Websites of the United States Environmental Protection Agency: <https://www.epa.gov/bedbugs> and the National Pest Management Association: <https://www.pestworld.org/all-things-bed-bugs/>

Due to the invasive nature of bedbugs, detection should be reported to the property owner immediately.



## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **CARBON MONOXIDE DEVICES, Carbon Monoxide Poisoning Prevention Act, 2010**

Pursuant to the Carbon Monoxide Poisoning Prevention Act of 2010, carbon monoxide detectors must be installed in every dwelling unit intended for human occupancy. Carbon monoxide is a gas produced when any fuel is burned, such as gas, oil, kerosene, wood, or charcoal. Because it is not possible to see, taste, or smell it, carbon monoxide can kill in minutes at high levels. Carbon monoxide detectors are similar to smoke detectors in that they will signal detection of carbon monoxide in the air. These carbon monoxide detectors should be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, on every level including basements within which fuel fired appliances are installed, and in dwellings that have attached garages.

Links to additional information on carbon monoxide:

**U.S. EPA, An Introduction to Indoor Air Quality (IAQ), Basic Information on Pollutants and Sources of Indoor Air Pollution, Carbon Monoxide**

<http://www.epa.gov/iaq/co.html>

**Center for Disease Control and Prevention (CDC), Carbon Monoxide Poisoning**

<http://www.cdc.gov/co>

**American Lung Association, Carbon Monoxide Indoors**

<http://www.lungusa.org/healthy-air/home/resources/carbon-monoxide-indoors.html>

**Consumer Product Safety Commission (CPSC), Carbon Monoxide Questions and Answers**

<http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/Carbon-Monoxide-Questions-and-Answers/>

### **WATER CONSERVING PLUMBING FIXTURES, Civil Code Sections 1101.1 et seq.**

**For All Real Estate Sales - Residential and Commercial:** On and after January 1, 2017, a seller or transferor of single-family residential real property, multifamily residential real property, or commercial real property shall disclose to a purchaser or transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes non-compliant plumbing fixtures.

**For All Single Family Residences:** On or before January 1, 2017, all non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

**For Commercial and Multifamily Residences:** On or before January 1, 2019, all non-compliant plumbing fixtures in multifamily residential real property and commercial real property, as defined, be replaced with water-conserving plumbing fixtures.

**For Building Alterations - Single Family Residences:** On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, water-conserving plumbing fixtures shall replace other noncompliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

**For Building Alterations - Commercial and Multifamily Residences:** On and after January 1, 2014, for specified building alterations or improvements to multifamily residential real property and commercial real property, water-conserving plumbing fixtures shall replace other non-compliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

# GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

## NOTICE OF ASSEMBLY BILL 1482: TENANT PROTECTION ACT OF 2019

As of January 1, 2020, the State of California has implemented [AB 1482](#), a statewide tenancy and rent control law, requiring “just cause” to terminate a tenancy, and limiting annual rent increases.

### **Tenancy**

This bill would, with certain exceptions, prohibit an owner from terminating a tenancy without just cause when the tenant has continuously and lawfully occupied the residential real property for 12 months. This bill would not apply to residential real property subject to a local ordinance requiring just cause for termination adopted on or before September 1, 2019, or to residential real property subject to a local ordinance requiring just cause for termination adopted or amended after September 1, 2019, that is more protective than these provisions. The bill would void any waiver of the rights under these provisions. The bill would repeal these provisions as of January 1, 2030.

### **Rent Increases**

This bill would prohibit an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate for a dwelling or unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, subject to specified conditions. The bill would prohibit an owner of a unit of residential real property from increasing the gross rental rate for the unit in more than 2 increments over a 12-month period, after the tenant remains in occupancy of the unit over a 12-month period. The bill would exempt certain properties from these provisions. The bill would void any waiver of the rights under these provisions.

### **Disclosure Requirement**

Depending on the property type, property age, date of tenancy, ownership status, and other considerations, property owners must provide notification to tenants of the provisions of AB 1482, and their rights under the law. The text of these disclosures can be found in the text of the law.

**Complete Text:** [AB 1482](#)

## **THE FOLLOWING GENERAL NOTICES OF REQUIRED DISCLOSURES ARE FROM THE CALIFORNIA DEPARTMENT OF CONSUMER AFFAIRS:**

### **LEAD-BASED PAINT, 24 Code of Federal Regulations Section 35.88**

If the rental unit was constructed before 1978, the Owner or person offering property for rent must comply with all of these requirements:

- ◆ The Owner must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling before the tenant signs the lease or rental agreement. The Owner also must give the Tenant a copy of the federal government's pamphlet "[Protect Your Family From Lead in Your Home](#)" (available by calling 1-800-424-LEAD, or for download at: <http://www.propertyid.com/govbooklets/govbookletsleadinsert.pdf> before the tenant signs the lease or rental agreement.
- ◆ The Owner is not required to conduct any evaluation of the lead-based paint, or to remove it.
- ◆ The lease or rental agreement must contain a lead warning statement in legally-required language.
- ◆ The Owner must provide potential Tenants and Tenants a written Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards.

### **PERIODIC PEST CONTROL TREATMENTS, Business and Professions Code Section 8538, Civil Code Section 1940.8**

A pest control company must give written notice to the Owner and Tenants of rental property regarding pesticides to be used when the company provides an initial treatment as part of an ongoing pest-control service contract. The Owner must give a copy of this notice to every new Tenant who will occupy a rental unit that will be serviced under the service contract.

### **ASBESTOS, Health and Safety Code Sections 25249.5-25249.13**

Residential property built before 1981 may contain asbestos. A leading reference for Owners recommends that Owners or person offering property for rent make asbestos disclosures to Tenants whenever asbestos is discovered in the rental property. (This book also contains detailed information on asbestos disclosures, and protections that Owners must provide their employees.)

### **CARCINOGENIC MATERIAL, Health and Safety Code Sections 25249.5-25249.13**

A landlord with 10 or more employees must disclose the existence of known carcinogenic material (for example, asbestos) to prospective Tenants.

### **METHAMPHETAMINE CONTAMINATION, Health and Safety Code Sections 25400.10-25400.46**

Residential property that has been used for methamphetamine or fentanyl production may be significantly contaminated. A local health officer who inspects rental property and finds that it is contaminated with a hazardous chemical related to methamphetamine or fentanyl laboratory activities must issue an order prohibiting the use or occupancy of the property. This order must be served on the property owner and all occupants. The owner and all occupants then must vacate the affected units until the officer sends the owner a notice that the property requires no further action. The owner or person offering property for rent must give written notice of the health officer's order and a copy of it to potential Tenants who have completed an application to rent the contaminated property. Before signing a rental agreement, the Tenant must acknowledge in writing that Tenant has received the notice and order. The Tenant may void (cancel) the rental agreement if the Owner does not comply with these requirements. The Owner must comply with these requirements until Owner receives a notice from the health officer that the property requires no further action. These requirements took effect on January 1, 2006.

**DEMOLITION PERMIT, Civil Code Section 1940.6**

The Owner of a dwelling who has applied for a permit to demolish the dwelling must give written notice of this fact to a prospective Tenant before accepting any fee from the Tenant or entering into a rental agreement with the Tenant. (The Owner or person offering property for rent must give notice to current Tenants, including Tenants who haven't moved in yet, before applying for a permit.) The notice must state the earliest approximate dates that the Owner expects the demolition to occur and that the tenancy will end.

**MILITARY BASE OR EXPLOSIVES, Civil Code Section 1940.7**

An Owner who knows that a rental unit is within one mile of a closed military base in which ammunition or military explosives were used must give written notice of this fact to a prospective Tenant. The Owner must give the Tenant this notice before the Tenant signs a rental agreement.

**DEATH IN THE RENTAL UNIT, Civil Code Section 1710.2**

If a prior occupant of the rental unit died in the unit within the last three years, the Owner or the Owner's agent must disclose this fact to a prospective Tenant when the Tenant offers to rent or lease the unit. The Owner or agent must disclose the manner of death, but is not required to disclose that the occupant was ill with, or died from, AIDS. However, the Owner or agent cannot intentionally misrepresent the cause of death in response to a direct question.

**CONDOMINIUM CONVERSION PROJECT, Government Code Section 66459**

A rental unit may be in a condominium conversion project. A condominium conversion project is an apartment building that has been converted into condominiums or a newly constructed condominium building that replaces demolished residential housing. Before the potential Tenant signs a lease or rental agreement, the Owner or subdivider of the condominium project must give the Tenant written notice that:

- ◆ The unit has been approved for sale, and may be sold, to the public, and
- ◆ The Tenant's lease may be terminated (ended) if the unit is sold, and
- ◆ The Tenant will be informed at least 90 days before the unit is offered for sale, and
- ◆ The Tenant normally will be given a first option to buy the unit.

The notice must be in legally required language. This notice requirement applies only to condominium conversion projects that have five or more dwelling units and that have received final approval. If the notice is not given, the Tenant may recover actual moving expenses not exceeding \$1,100 and the first month's rent on the Tenant's new rental unit, if any, not to exceed \$1,100. These notice provisions do not apply to projects of four dwelling units or less, or as a result of transfers due to: court order (including probate proceedings), foreclosure proceedings, or trusts.

**TOXIC MOLD, Health & Safety Code Sections 26147, 26148**

Prior to signing a rental agreement, landlord must provide written disclosure when landlord knows, or has reason to know, that mold exceeds permissible exposure limits or poses a health threat. Landlords must distribute a consumer handbook, developed by the State Department of Health Services, describing the potential health risks from mold.

# Information on Dampness and Mold for Renters in California

## Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148).

[To view in Spanish, click here.](#)



# Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

# Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on walls or ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is *why CDPH does not recommend testing for mold, such as measuring mold spores in the air.*



## Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

### Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

### Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout



## Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is “minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use.”

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

## Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.
2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.
3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

## Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see [www.cdph.ca.gov/iaq/mold](http://www.cdph.ca.gov/iaq/mold). To see an animated video series, Mold in the Home, visit [www.cdph.ca.gov/mold](http://www.cdph.ca.gov/mold).

*Property owners must provide a rental unit that is safe and healthy for the people living in it.*

*Tenants must notify property owners of any dampness or mold problems.*





# RESIDENTIAL GOVERNMENT BOOKLETS, HANDOUTS, AND SAFETY GUIDES FOR RESIDENTIAL PROPERTIES IN CALIFORNIA

The booklets listed below are prepared by governmental entities and are provided here as links. The booklets contain important information about various topics including radon, mold, lead hazards, environmental hazards, earthquake safety, and energy conservation. You can obtain another copy of these important booklets for free by clicking on the links below, or by going to <https://propertyid.com/downloads>.

## **Home Energy Rating Guide (© 2011)**

[http://propertyid.com/platinum/Downloadables/Guides/energyrating\\_cec\\_bw.pdf](http://propertyid.com/platinum/Downloadables/Guides/energyrating_cec_bw.pdf)

## **California Homeowner's Guide to Earthquake Safety (© 2020)**

<http://www.propertyid.com/govbooklets/govbookletsearthquake.pdf>

## **Department of Health Services Residential Environmental Hazards (© 2011)**

<http://www.propertyid.com/govbooklets/govenviro.pdf>

## **EPA Lead in Your Home (© 2020)**

<http://www.propertyid.com/govbooklets/govbookletsleadinsert.pdf>

## **Lead Paint Renovation Pamphlet (© 2010)**

<https://www.cpsc.gov/s3fs-public/renovateright.pdf>

## **California Dept. of Public Health, Mold and Moisture in My Home - What Do I Do? (© 2016)**

<http://www.propertyid.com/govbooklets/govbookletsmoldfaq.pdf>

## **California Department of Consumer Affairs, Guide to Residential Tenants' and Landlords' Rights and Responsibilities (© 2010)**

<https://www.achhd.org/documents/California-Tenants-Guide.pdf>

Note: Your signature on the Disclosure Report Receipt & Notice to Tenant page is sufficient to acknowledge delivery/receipt of the safety guides mentioned above. However, if you require a separate signature page acknowledging receipt of these guides, one is available from the Property I.D. website:

<http://www.propertyid.com/govbooklets/ResSafetyGuidesAcknowledgmentPage.pdf>

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