

WATER HEATER AND SMOKE DET. ... OR STATEMENT OF COMPLIANCE (C.A.R. Form WHSD, Revised 11/10)

Property Address: 3182 Ross Ave, San Jose, CA 95124-2355

NOTE: A seller who is not required to provide one of the following statements of compliance is not necessarily exempt from the obligation to provide the other statement of compliance.

WATER HEATER STATEMENT OF COMPLIANCE

- 1. STATE LAW: California Law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motion, "Water heater" means any standard water heater with a capacity of no more than 120 gallons for which a pre-engineered strapping kit is readily available. (Health and Safety Code §19211d). Although πot specifically stated, the statute requiring a statement of compliance does not appear to apply to a properly installed and bolted tankless water heater for the following reasons: There is no tank that can overturn; Pre-engineered strapping kits for such devices are not readily available; and Bolting already exists that would help avoid displacement or breakage in the event of an earthquake.
- 2. LOCAL REQUIREMENTS: Some local ordinances impose more stringent water heater bracing, anchoring or strapping requirements than does

	California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable water heater					
	bracing, anchoring or strapping requirements for your property.					
3.	. TRANSFEROR'S WRITTEN STATEMENT: California Health and Safety Code §19211 requires the seller of any real property containing a water					
	heater to certify, in writing, that the seller is in compliance with California State Law. If the Property is a manufactured or mobile home. Seller sha					
	also file a required Statement with the Department of Housing and Community Development.					
4.	4. CERTIFICATION: Seller represents that the Property, as of the Close Of Escrow, will be in compliance with Health and Safety Code §19211					
	having the v	vater hegter(s) brace	ad, anchored or strapped	in place, in accordance with those requirer	nents.	
Sell	ier/Landioro	iv MA Co	~ ·	Charl Classics	Date 4.3.2017	
001	CI/Landioi C	(Signature)	/	Chad L Clemings		
Sell	ler/Landlord		,	(Print Name)	B-4-	
		(Signature)		(Print Name)	Date	
T L.				·		
The undersigned hereby acknowledges receipt of a copy of this document.						
Bus	/er/Tenant				Dete	
,		(Signature)	, <u> </u>	(Print Name)	Date	
Bu	/er/Tenant	(2)		(i illit Hallie)	Date	
		(Signature)	-	(Print Name)	pylé	
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			SMOKE DETECT	TOR STATEMENT OF COMPL	IANCE	
1.	STATE LAW: California Law requires that (i) every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have					
	an operable smoke detector, approved and listed by the State Fire Marshal, Installed in accordance with the State Fire Marshal's regulations					
	(Health and Safety Code §13113.8) and (ii) all used manufactured or mobilehomes have an operable smoke detector in each sleeping room					
2.	LOCAL REQUIREMENTS: Some local ordinances impose more stringent smoke detector requirements than does California Law Therefore, it is					
	important to check with local city or county building and safety departments regarding the applicable smoke detector requirements for your property					
3.	TRANSFEROR'S WRITTEN STATEMENT: California Health and Safety Code §13113.8(b) requires every transferor of any real property containing					
	a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installment sales contract), to deliver to the					
	transferee a written statement indicating that the transferor is in compliance with California State Law concerning smoke detectors. If the Property is					
	a manufactured or mobile horne, Seller shall also file a required Statement with the Department of Housing and Community Development (HCD).					
4.	EXCEPTIONS: Generally, a written statement of smoke detector compliance is not required for transactions for which the Seller is exempt from					
	providing a transfer disclosure statement.					
5.	CERTIFICATION: Seller represents that the Property, as of the Close Of Escrow, will be in compliance with the law by having operable smoke					
	detector(s) (I) approved and listed by the State Fire Marshal installed in accordance with the State Fire Marshal's regulations Health and Safety					
	Code §13113.8 or (II) in compliance with Manufactured Housing Construction and Safety Act (Health and Safety Code \$18020.6) Jacobsol to each					
	sleeping room for used manufactured or mobilehomes as required by HCD and (III) in accordance with applicable local ordinance(s).					
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Sell	er/Landiord			Chad L Clemings		
		(Signature)		(Print Name)		
Sell	er/Landlord		<u></u>		Date	
		(Signature)		(Print Name)		
The undersigned hereby acknowledge(s) receipt of a copy of this Water Heater and Smoke Detector Statement of Compliance.						
·						
Buy	er/Tenant				Date	
		(Signature)	<u> </u>	(Print Name)		
Buy	er/Tenant			(.	Date	
		(Signature)	···	(Print Name)		
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Reviewed by

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WATER HEATER AND SMOKE DETECTOR STATEMENT OF COMPLIANCE (WHSD PAGE 1 OF 1)