



An Introduction to the Natural Hazard Disclosure Report

A Natural Hazard Report (NHD) is not an on-site report, there is no inspection required, and the information is acquired from federal, state, county and city maps and data. Reports from the different companies may look different because it is an unregulated industry.

NHD Reports cover about 25 different disclosure items ranging from seismic hazards to non-seismic hazards such as airport noise. It is very important for the seller, buyers and agents to read and understand the whole report not just the first few pages.

NHD Report: covers various zones such as fault, landslide, liquefaction, wild land fire, flood hazards, dam failure inundation, County & City local-level natural hazards, airport influence area, tsunami inundation, formerly used defense site, SF Bay conservation jurisdictions, countywide radon zone, tsunami inundation, right to farm, and naturally occurring asbestos. Other disclosure advisories include Megan's Law (registered sex offender), methamphetamine lab, commercial/industrial, seasonal energy efficiency (SEER 13), mold, drought, California High-Speed Rail advisories, gas transmission line, and mining operation disclosures. In addition, various other local disclosures may be included.

Environmental Disclosure Report: covers contaminated sites in a certain radius of the property such as known gas stations, oil change stations, dry cleaners, industrial complexes, landfills, etc.

California Tax Disclosure Report: covers Mello-Roos Community Facility Districts, 1915 Bond Act assessments, Fire Prevention Fee, Notice of Supplemental Tax, Property Assessed Clean Energy (PACE), and other direct assessments. The final pages of the report include an itemized break down including all direct assessments on property.