APPENDIX C - STRUCTURAL RISK EVALUATION QUESTIONNAIRE

This Structural Risk Evaluation Questionnaire assesses the seismic risk factors associated with a Property, and is required for any Property located in an area with a strong risk of high seismic activity, defined by the United States Geological Survey (USGS) Peak Ground Acceleration (PGA) Calculator Tutorial as having a Peak Ground Acceleration ("PGA") equal to or greater than 0.15g (i.e., 15% of the acceleration of gravity (g) using a 10% probability of exceedance in a 50 year period).

SECTION 1 – PEAK GROUND ACCELERATION		
1	What is the Peak Ground Acceleration for the Property?	0._____ g
If the PGA is equal to or greater than 0.15g, complete Sections 2 and 3A for a Small Mortgage Loan, or Sections 2 and 3B for any other Mortgage Loan. If the PGA is below 0.15g, no further action is required.		
SECTION 2 - INELIGIBLE STRUCTURAL RISK FACTORS		
If any question is answered "Yes", the Mortgage Loan is ineligible for purchase by Fannie Mae.		
1	Is any building constructed of unreinforced masonry with no seismic retrofit?	☐ Yes ☐ No
2	Is any building constructed on a hillside with a slope exceeding a 30-degree angle (50% slope)?	☐ Yes ☐ No
SECTION 3A - SMALL MORTGAGE LOANS ONLY		
If any question is answered "Yes", a Seismic Risk Assessment is required. If all questions are answered "No", then no further action is required.		
1	Does any building constructed prior to January 1, 1950 have wood frame construction?	☐ Yes ☐ No
2	Does any building constructed prior to January 1, 1980 have residential units above ground floor commercial space or tuck-under parking?	☐ Yes ☐ No
3	Did any building with unreinforced masonry bearing walls have a subsequent seismic retrofit completed after the original construction date?	☐ Yes ☐ No
SECTION 3B – ANY MORTGAGE LOAN OTHER THAN A SMALL MORTGAGE LOAN		
If any question is answered "Yes", a Seismic Risk Assessment is required. If all questions are answered "No", then no further action is required.		
1	Is any building located within 50-feet of a documented Earthquake Fault Zone (a.k.a. Alquist-Priolo Zone) as defined by the California Geological Survey and the Alquist-Priolo Earthquake Fault Zoning Act?	☐ Yes ☐ No
2	Did any building with unreinforced masonry bearing walls have a subsequent seismic retrofit completed after the original construction date?	☐ Yes ☐ No
3	Does any building have a weak or soft story (as defined by the International Building Code) at any floor level?	☐ Yes ☐ No

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SECTION 3B – ANY MORTGAGE LOAN OTHER THAN A SMALL MORTGAGE LOAN		
If any question is answered "Yes", a Seismic Risk Assessment is required. If all questions are answered "No", then no further action is required.		
4	Does any building constructed prior to January 1, 1950 have wood frame construction?	☐ Yes ☐ No
5	Does any building constructed prior to January 1, 1994 have reinforced concrete construction?	☐ Yes ☐ No
6	Does any building constructed prior to January 1, 1994 have reinforced concrete masonry (CMU) bearing walls?	☐ Yes ☐ No
7	Does any building constructed prior to January 1, 1994 have wood frame construction over a reinforced concrete podium structure?	☐ Yes ☐ No
8	Does any building constructed prior to January 1, 2000, with wood frame construction, have residential units above ground floor or tuck-under parking?	☐ Yes ☐ No
9	Does any building have high-rise construction (8 stories or greater)?	☐ Yes ☐ No
10	Was any building constructed with direct contact to an adjacent building, regardless of whether the adjacent building is part of the same Property or located on a separate property? (However, Properties with row-style buildings that have continuous roof and floor structures as well as fire separation walls, answer this question "No".)	☐ Yes ☐ No