Overview for [redacted]

This report provides insights based on our initial evaluation of your property and provides all the information you need to understand your wildfire risk and what you need to do to get Wildfire Prepared Home certified.

Scroll down to view a snapshot of your report and some educational materials that will help you understand this report. Then, view the Region and Property sections to learn about your wildfire risk. Finally, the Treatment Plan provides tailored recommendations and a checklist to track your progress.

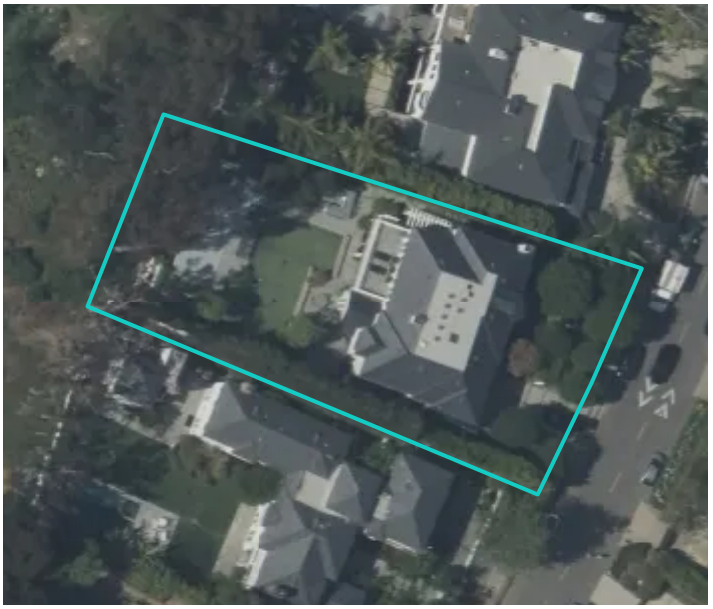
Report Details

Assessment Date
Tuesday, May 21, 2024

Address
[redacted]

Parcel Size
0.43 acres

Assessed By
April Schwartz



Report Summary

This section provides a snapshot of your progress towards becoming Wildfire Prepared Home certified at the Base or Plus level.

Progress

Home Hardening

4 complete 6 remaining

Defensible Space

0 complete 9 remaining

Additional Loss Prevention Solutions

2 complete 1 remaining

Types of Wildfire Exposure

Wildfires represent a formidable force, challenging both ecosystems and human settlements with their destructive capacity. A deeper understanding of the various types of wildfire exposure is essential for crafting effective defenses and minimizing damage. These exposures encompass diverse mechanisms through which wildfires interact with and impact their surroundings.

Ember penetration

This occurs when wind-blown embers enter a structure through small openings, such as vents or cracks, potentially igniting fires inside. It highlights the importance of securing a building's envelope to prevent ember intrusion.

Ember accumulation

In this scenario, embers accumulate against a structure, landscape features, or debris, creating a concentrated heat source that can ignite adjacent materials. Regular cleaning and maintenance to remove flammable materials from around structures are vital to mitigate this risk.

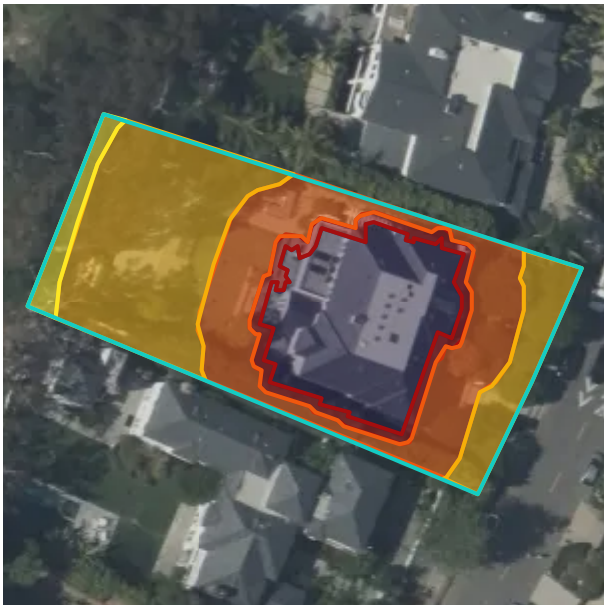
Radiant heat

Radiant heat exposure involves the transfer of heat energy from a large fire front to nearby objects without direct contact. This can cause materials to reach ignition temperatures and catch fire, emphasizing the need for heat-resistant materials and landscaping.

Direct flame contact

The most immediate form of wildfire exposure, direct flame contact occurs when flames physically touch a structure or vegetation, leading to combustion. Creating defensible space and employing fire-resistant construction techniques are key strategies to withstand this exposure.

Zones



In the face of wildfire threats, establishing protective zones around properties offers a strategic approach to reducing risk and safeguarding assets. This framework consists of carefully defined areas, starting from the structure itself and extending outward through Zones 0 to 4. Each zone is designed with specific guidelines and practices to create a multi-layered defense against wildfire, optimizing safety and resilience. By understanding and implementing these zones, property owners can significantly enhance their preparedness for wildfire incidents.

Structure
The immediate building or structure itself, focusing on fire-resistant materials and design to withstand ember attacks and direct flame contact.

Zone 0 — 0-5 ft
The immediate 5 feet around the structure, emphasizing the removal of all flammable materials and vegetation to create a non-combustible area.

Zone 1 — 5-30 ft
Extends 30 feet from the structure, aiming for low-intensity landscaping and spacing out trees and shrubs to reduce fire spread.

Zone 2 — 30-100 ft
This zone stretches from 30 to 100 feet out, where the focus is on maintaining vegetation, clearing dead material, and creating fuel breaks to slow fire progress.

Zone 3 — 100-300 ft
Extends from 100 to 300 feet from the structure, with an emphasis on managing vegetation to maintain a reduced fuel area that can act as a buffer against approaching fires.

Zone 4 — greater than 300 ft
The farthest zone, beyond 300 feet, focuses on the management of the wider landscape to control the intensity and spread of wildfires, often involving coordinated efforts with neighboring properties and natural land management practices.

Region

Regional factors that affect wildfire risk include topology, fire history, geography, and weather of your region and cannot easily be mitigated. Like most of the Americas, indigenous inhabitants in our area tended the land with fire to cultivate food sources and materials for their livelihoods. This practice also reduced the potential for catastrophic wildfires by consuming leaf litter and thinning understory vegetation.

Wildfire History

Areas with historic wildfires have been shown to predict where future wildfires may occur. This section shows past wildfires closest to your property that were larger than 10 acres since ~1955 and is sourced from Cal Fire.

Learn More

- 0.7 miles from Mandeville Fire/la City Fire (1978)
- 0.7 miles from Topanga No. 50 Fire (1938)
- 2.2 miles from Bel Air Fire Fire (1961)
- 2.2 miles from a fire (1980)
- 2.5 miles from Palisades 2 Fire (2019)

Fire Stations

Proximity to fire stations that are staffed 24/7 offers the best chance of quick suppression response when wildfires are reported near your property.

- 0.7 miles from Los Angeles Fire Department Fire Station 69
- 1.9 miles from Santa Monica Fire Department Station 3
- 2.1 miles from Santa Monica Fire Department Station 1
- 2.1 miles from Los Angeles Fire Department Station 19
- 2.5 miles from Los Angeles Fire Department Station 23

Wind Zone

In a region that experiences strong downslope winds (e.g., Santa Ana or Diablo winds). In our region, these winds coincide with offshore winds and typically trigger Red Flag Warnings from NOAA. The frequency of these weather events is increasing with climate change and present the greatest chance of catastrophic wildfires in our region.

Property

This section identifies features of your property that are already mitigated against wildfire risk and features that could make your home vulnerable during a wildfire. Observations are grouped by priority. Click View Details or on an image to see the all the information about that feature of your property.

Home Hardening

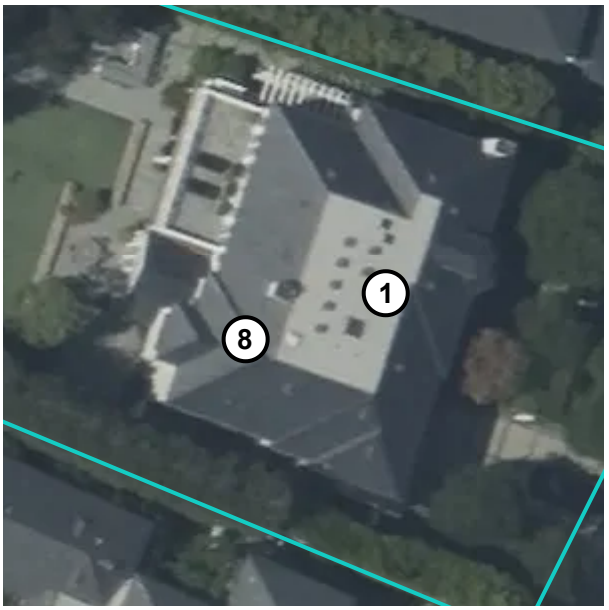
4 complete

6 remaining

Vent - Attic

0 complete 2 remaining

Why this is important
Vents must be made of a noncombustible material and covered with noncombustible, corrosion-resistant mesh with openings not to exceed 1/8 inch.
Learn more



Vent - Attic (1)

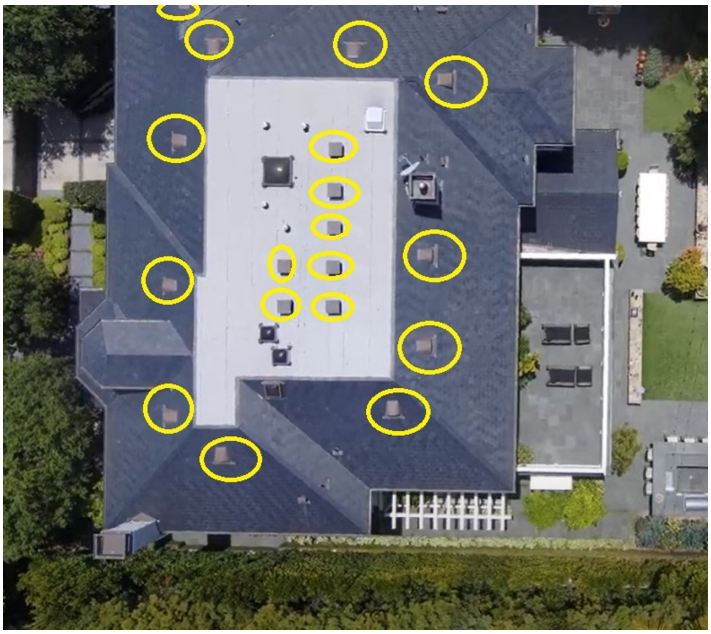
7 similar vent - attics

- ⊘ Screen mesh size: >1/8 inch
- ✓ Attic vent type: Off-ridge
- ✓ Vent frame Material: Metal

Vent - Attic 8

11 similar vent - attics

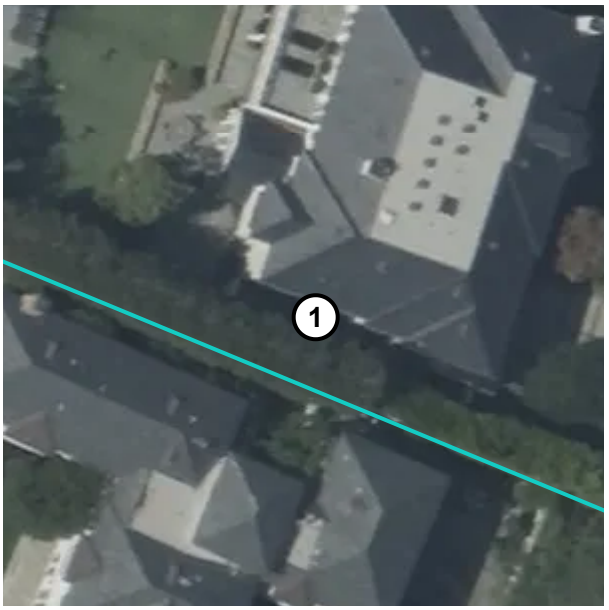
- Screen mesh size: >1/8 inch
- Attic vent type: Ridge



Door

0 complete 1 remaining

Why this is important
A Chapter 7A compliant door in good condition with no perimeter gaps and a noncombustible threshold mitigates ember and radiant heat exposures. Glass in doors must be a minimum of two panes with at least one tempered.
Learn more



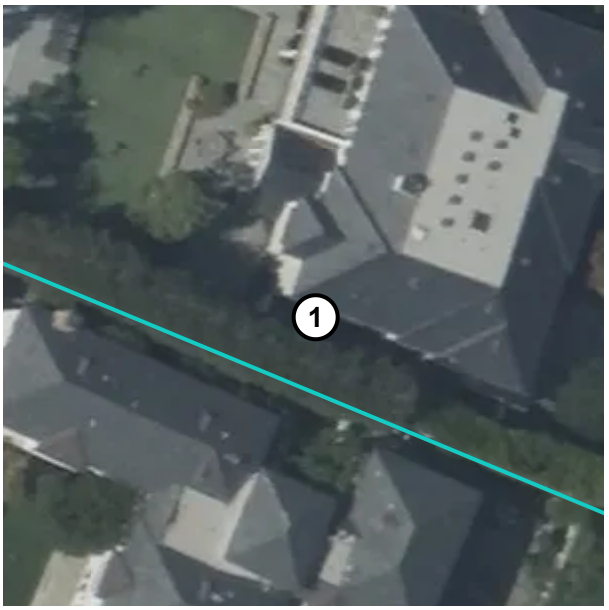
Door 1

- Vent mesh screen size: >1/8 inch
- Door condition: Good
- Vent present: Yes

✓ Vent - Dryer

1 complete 0 remaining

Why this is important
Minimize highly combustible lint accumulation near the dryer vent outlet. Dryer vents must be made of noncombustible (i.e., metal) material and have a louver or flap that self-closes when dryer is not in use.
Learn more



Vent - Dryer (1)

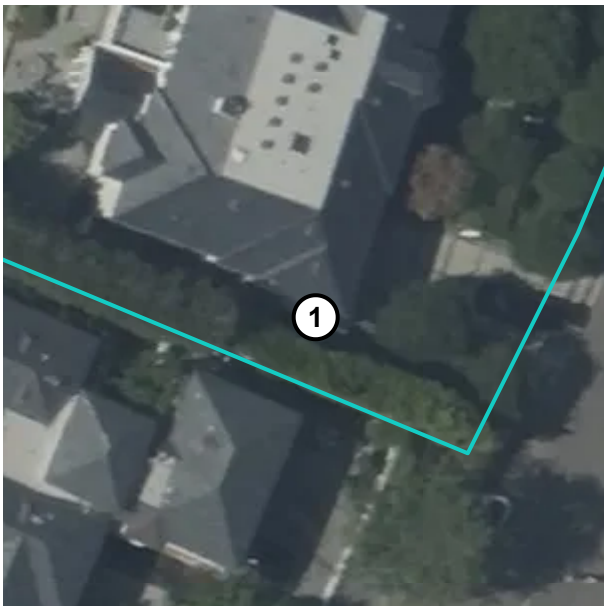
2 similar vent - dryers

- ✓ Dryer vent type: Flap
- ✓ Dryer vent material: Metal
- ✓ Debris present: No

✓ Eave

1 complete 0 remaining

Why this is important
Enclosed eaves with noncombustible or other ignition-resistant materials and vents at the outer roof edge offer the greatest protection from ember and flame exposures.
Learn more



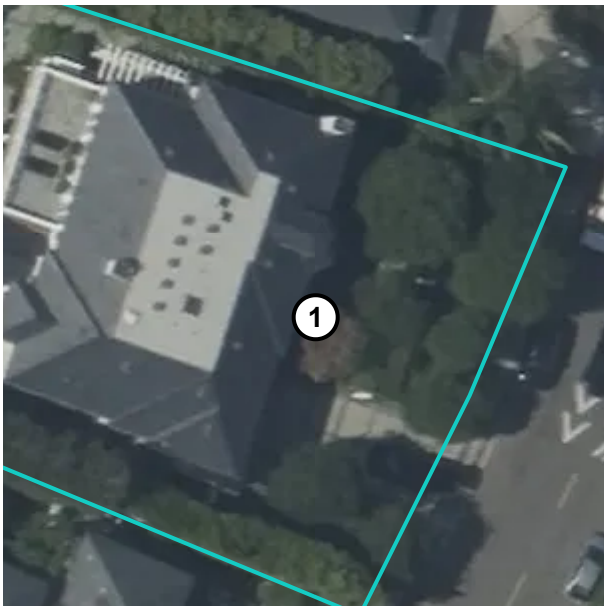
Eave 1

- ✓ Eave type: Enclosed
- ✓ Material: 1-hr fire-rated construction

✓ Fence

1 complete 0 remaining

Why this is important
Solid wood fences connected to and within five feet of structures can act like a fuse and carry flames directly to structures. Remove or replace sections close to structures with noncombustible materials.
Learn more



Fence 1

- ✓ Fence material: Other noncombustible
- ✓ Connected to structure: No

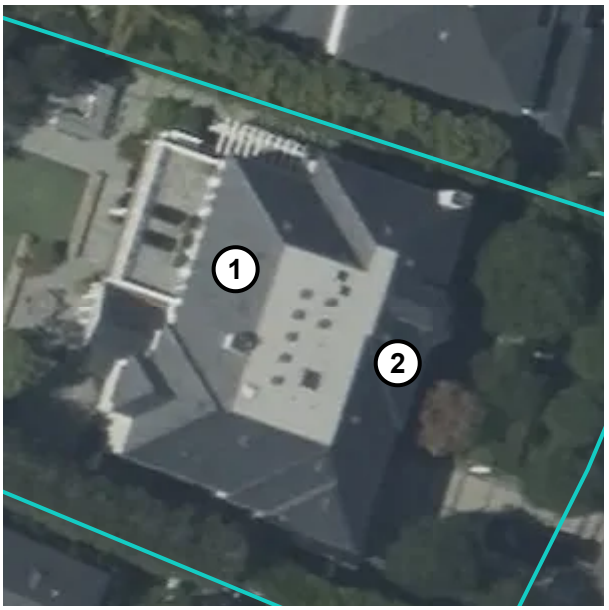
Roof

1 complete 1 remaining

Why this is important

A roof must be Class A fire-resistant rated, in good condition, debris-free, not made of wood or plastic panels, and with no openings at the eave edge or ridges larger than 1/8 inch.

Learn more



Roof 1

- ✓ Roof material: Tile
- ✓ Roof condition: Good
- ✓ Debris accumulation present: No
- ✓ Open ends or ridges: No

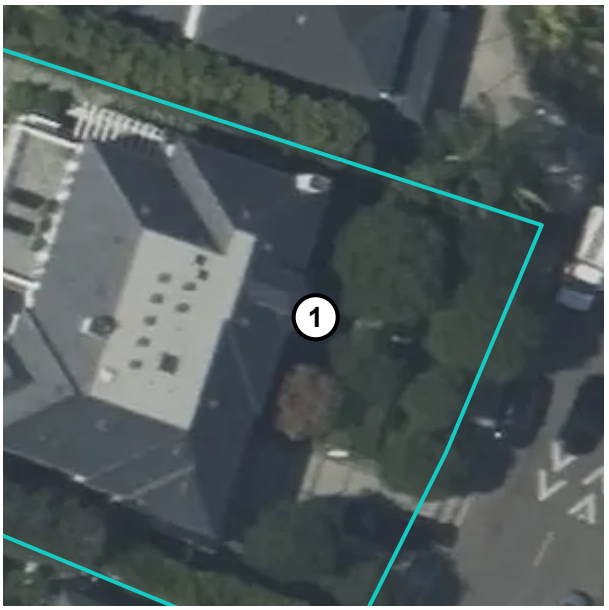
Roof 2

- Roof material: Wood
- Roof condition: Other
- ✓ Debris accumulation present: No

Siding

0 complete 1 remaining

Why this is important
Noncombustible siding or one-hour fire-rated wall can reduce radiant heat exposure risk from nearby structures. Combustible siding with good defensible space in Zone 0, siding clearance, and no gaps can also mitigate risks from debris and embers.
Learn more



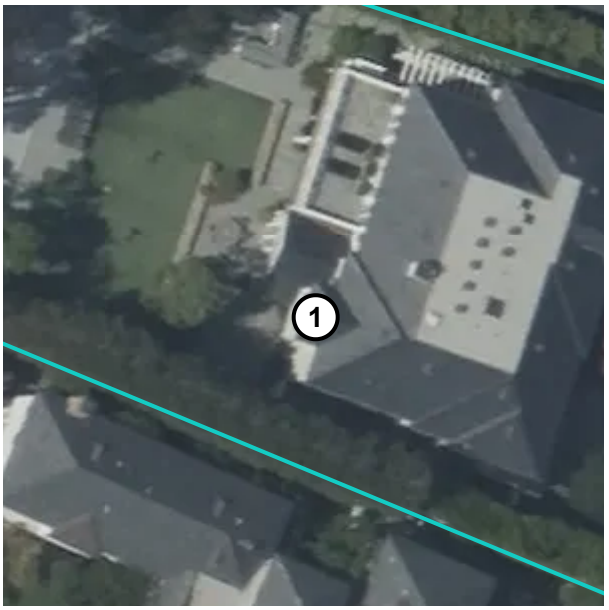
Siding 1

Siding material: Wood

Siding clearance

0 complete 1 remaining

Why this is important
Combustible siding components must have a minimum of six inches of noncombustible vertical clearance measured from any horizontal surface they interface with in order to protect against debris accumulation and ember ignitions at the base of walls.
Learn more



Siding clearance 1

- Noncombustible vertical clearance to ground: 0 in
- Siding material: Wood

Defensible Space

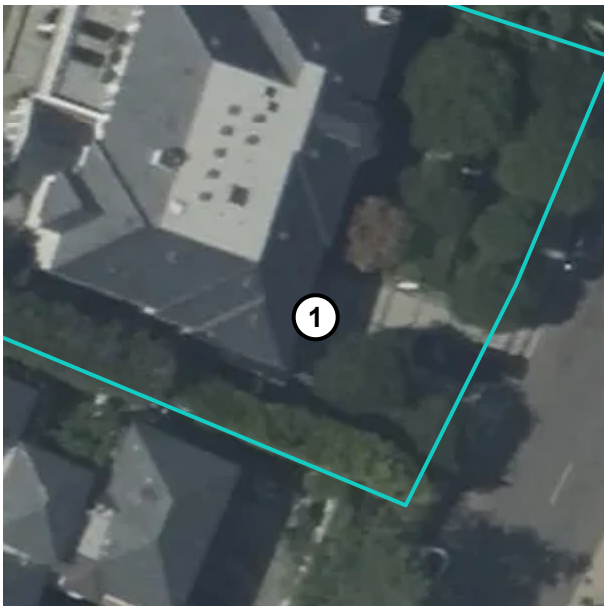
0 complete

9 remaining

Gutter

0 complete 1 remaining

Why this is important
Gutters and downspouts must be made out of noncombustible material. Gutters and downspouts must be kept clear of debris such as leaves and pine needles.
Learn more



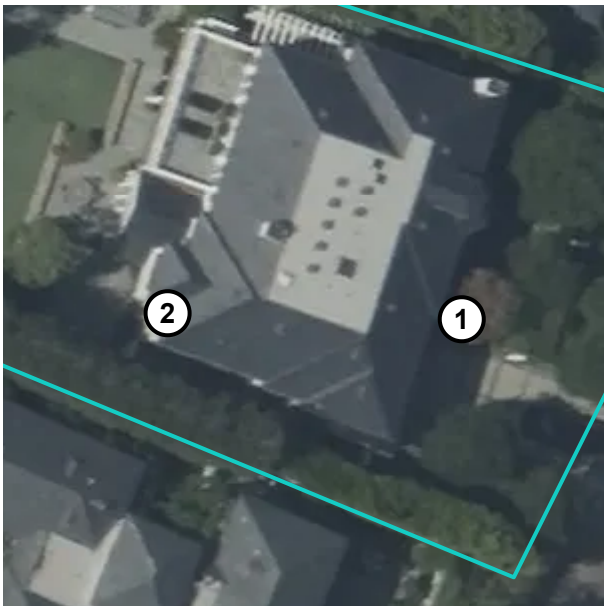
Gutter 1

- ⊘ Gutter cover present: No
- ⊘ Debris accumulation present: Yes
- ✓ Gutter material: Metal

Vegetation - Shrub

0 complete 2 remaining

Why this is important
Shrubs can carry ground fires into trees or expose nearby windows, siding, and vents to direct flame. Consider removal or treatment with long-term fire retardant.
Learn more



Vegetation - Shrub 1

- Zone 0
- Shrub separation distance: No

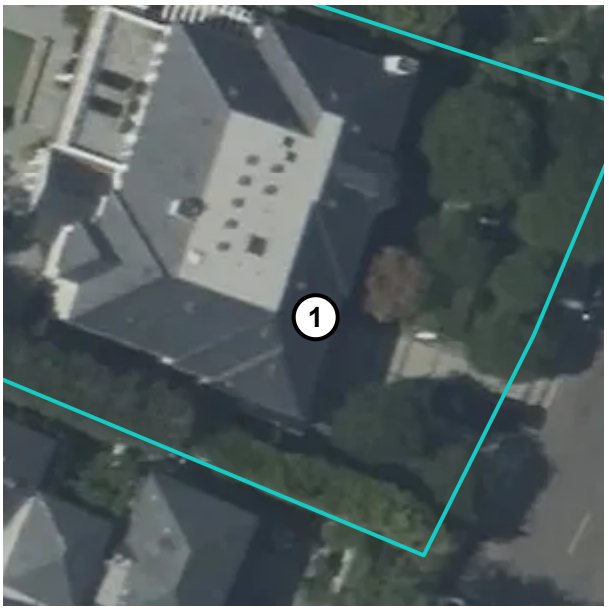
Vegetation - Shrub (2)

Zone 0

Ground cover / Surface layer

0 complete 1 remaining

Why this is important
Hardscape, bare dirt, or rock mulch surface layers should be used within five feet of structures and wood or bark mulches replaced with a noncombustible option. Beyond five feet, minimize the depth of wood mulches, including leaf litter.
Learn more



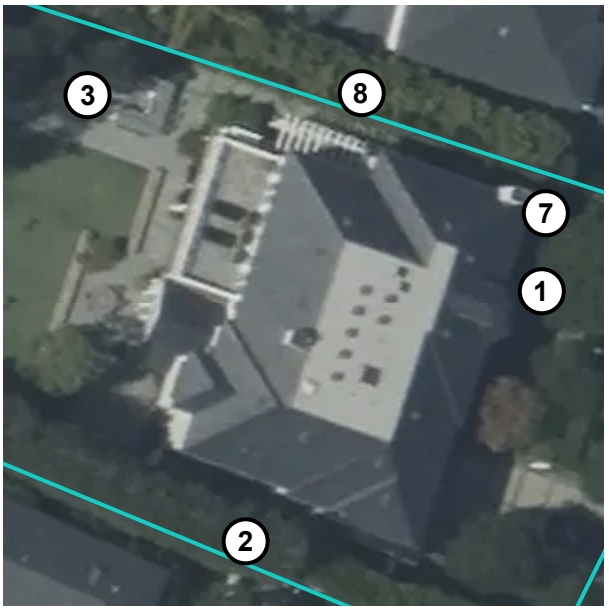
Ground cover / Surface layer 1

Surface layer material: Wood or bark mulch / Leaf litter

Vegetation - Tree

0 complete 5 remaining

Why this is important
Trees can ignite in a wildfire when understory vegetation catches fire or if fire reaches the canopy and spreads from trees to structures. Consider removal select trees to increase spacing between the trees and/or the home.
Learn more



Vegetation - Tree 1

- Zone 0
- Lowest branch less than 1/3rd height: Yes

Vegetation - Tree 2

- Tree canopy separation: 0 ft
- Lowest branch less than 1/3rd height: Yes

Vegetation - Tree 3

4 similar vegetation - trees

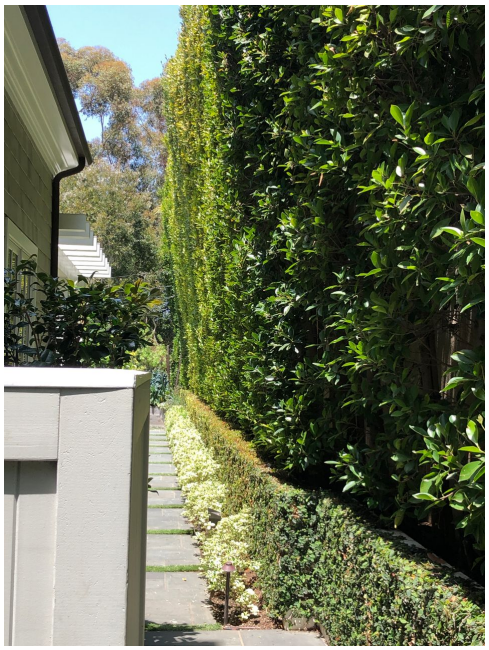
- Tree canopy separation: 0 ft
- Lowest branch less than 1/3rd height: Yes

Vegetation - Tree 7

- Zone 0
- Lowest branch less than 1/3rd height: No

Vegetation - Tree 8

- Tree canopy separation: 0 ft
- Lowest branch less than 1/3rd height: Yes



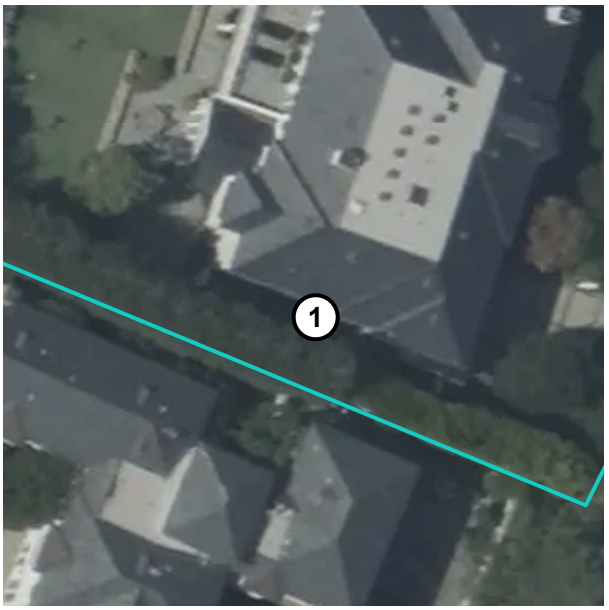
Additional Loss Prevention Solutions

2 complete 1 remaining

✓ Emergency Gas Shutoff Valve

1 complete 0 remaining

Why this is important
Automatic earthquake shutoff valves, also known as seismic shutoff valves or earthquake gas shut-off valves, are devices designed to automatically interrupt the flow of natural gas in the event of a large earthquake. These valves are typically installed on gas lines connected to residential or commercial buildings and are crucial for preventing potential gas leaks and subsequent fire hazards during seismic activity of 5.4 or greater.



Emergency Gas Shutoff Valve (1)

✓ Present: Yes

Long Term Retardant

0 complete 1 remaining

Why this is important
Ground applied long term retardant is a fire suppression tool used to combat wildfires. This clear spray is the same retardant used by aircraft without the red dye. It can last for months in absence of substantial rain, acting as an extra barrier to slow and reduce fire around your property.

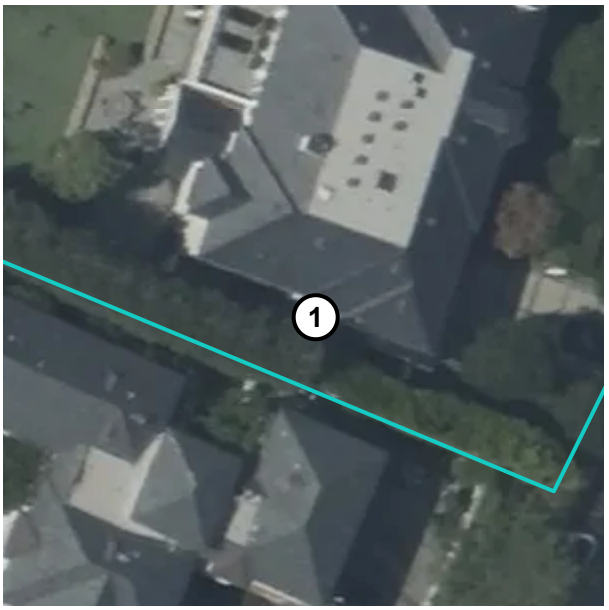
Long Term Retardant 1

✓ Long Term Retardant: No

✓ Emergency Water Shutoff Valve

1 complete 0 remaining

Why this is important
Automatic water shutoff valves are devices designed to automatically stop the flow of water in the event of a leak or other water-related emergencies. They are installed on water supply lines and can detect abnormal water flow patterns or changes in pressure that indicate a potential leak. They can quickly detect leaks or water-related issues and shut off the water supply, minimizing potential damage and saving water.



Emergency Water Shutoff Valve (1)

✓ Present: Yes

Treatment Plan

You've taken a big first step towards protecting your family and home by getting an evaluation and reviewing your report. Now it's time to take action!

This Treatment Plan provides you with a checklist of things you can do to protect your home and get insurance coverage, renewed, or premium discounts. Many recommendations can be done in an afternoon and have a big impact.

Home Hardening

4 complete

6 remaining

Vent - Attic

0 complete 2 remaining

Treatments

- Replace with 1/8 inch corrosion-resistant noncombustible metal mesh screen and noncombustible framed vent or with a Chapter 7A-compliant ember and flame resistant vent.

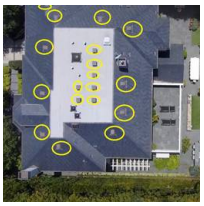
Vent - Attic (1)

7 similar vent - attics

- ⊘ Screen mesh size: >1/8 inch
- ✓ Attic vent type: Off-ridge
- ✓ Vent frame Material: Metal

Treatments

- Replace with a Chapter 7A-compliant ember and flame resistant vent.



Vent - Attic (8)

11 similar vent - attics

- ⊘ Screen mesh size: >1/8 inch
- ✓ Attic vent type: Ridge

Door

0 complete 1 remaining

Treatments

- Install 1/8 inch (or smaller) corrosion resistant metal mesh over existing screen.

Door 1

- Vent mesh screen size: >1/8 inch
- Door condition: Good
- Vent present: Yes

Roof

1 complete 1 remaining

Treatments

- Condensation leak seen in attic, by AC unit. Replace or re-seal PVC pipes.

Roof 2

- Roof material: Wood
- Roof condition: Other
- Debris accumulation present: No

Siding

0 complete 1 remaining

Treatments

- Replace lowest 6" of wood siding with noncombustible siding material (e.g., fiber cement, stucco, metal, concrete, brick, or masonry).

Siding 1

Siding material: Wood

Siding clearance

0 complete 1 remaining

Treatments

- Replace lower portion of combustible siding with a noncombustible material (e.g., fiber cement) to achieve 6 inches of noncombustible vertical clearance to horizontal surface and no gaps.

Siding clearance 1

Noncombustible vertical clearance to ground: 0 in

Siding material: Wood

Defensible Space

0 complete 9 remaining

Gutter

0 complete 1 remaining

Treatments

- Remove debris.
- Install metal gutter guards.

Gutter 1

- Gutter cover present: No
- Debris accumulation present: Yes
- Gutter material: Metal

Vegetation - Shrub

0 complete 2 remaining

Treatments

- For optimal fire protection: Remove all venetation (trees, shrubs, plants, wood mulch) within five feet of the home.

Vegetation - Shrub 1

Zone 0

Shrub separation distance: No

Treatments

- For optimal fire protection: Remove all venetation (trees, shrubs, plants, wood mulch) within five feet of the home.

Vegetation - Shrub 2

Zone 0

Ground cover / Surface layer

0 complete 1 remaining

Treatments

- Replace bark mulch within 5 ft of the home with noncombustible surface layer material (e.g., decomposed granite, rock mulch, hardscape).

Ground cover / Surface layer 1

Surface layer material: Wood or bark mulch / Leaf litter

Treatments

- Replace bark mulch within 5 ft of the home with noncombustible surface layer material (e.g., decomposed granite, rock mulch, hardscape).

Ground cover / Surface layer 1

Surface layer material: Wood or bark mulch / Leaf litter

Vegetation - Tree

0 complete 5 remaining

Treatments

- Remove tree or any branches overhanging or within 5 feet of structures, including attached decks.

Vegetation - Tree (1)

- Zone 0
- ✓ Lowest branch less than 1/3rd height: Yes

Treatments

- For optimal fire protection: ensure all trees are spaced at least 10 ft apart.

or

- Keep privacy hedge trimmed back as much as possible and apply long-term fire retardant.

Vegetation - Tree (2)

- Tree canopy separation: 0 ft
- ✓ Lowest branch less than 1/3rd height: Yes

Treatments

- Prune or remove tree to achieve at least 10 feet of separation between nearest tree canopies.

Vegetation - Tree (3)

4 similar vegetation - trees

- Tree canopy separation: 0 ft
- ✓ Lowest branch less than 1/3rd height: Yes

Treatments

- Remove tree or any branches overhanging or within 5 feet of structures.

Vegetation - Tree 7

- Zone 0
- Lowest branch less than 1/3rd height: No

Treatments

- For optimal fire protection: ensure all trees are spaced at least 10 ft apart.

or

- Keep privacy hedge trimmed back as much as possible and apply long-term fire retardant.

Vegetation - Tree 8

- Tree canopy separation: 0 ft
- Lowest branch less than 1/3rd height: Yes

Additional Loss Prevention Solutions

2 complete 1 remaining

Long Term Retardant

0 complete 1 remaining

Treatments

- Apply long-term fire retardant to entire area along hillside and along all privacy trees and hedges.

Long Term Retardant (1)

✓ Long Term Retardant: No