RESILIENT WEST

WILDFIRE MITIGATION



Property Wildfire Assessment Selected Report Excerpts

Selected excerpts from a completed property assessment, with client and property identifiers removed for privacy.

ASSESSMENT EXCERPTS

Findings are property-specific and do not guarantee insurance or fire-response outcomes.

Executive Summary

The Client Property was evaluated for wildfire exposure, structure ignition vulnerabilities, Home Ignition Zone (HIZ) conditions, emergency access, water availability, and operational structure-defense characteristics. The August 16 field assessment, ground photography, drone imagery, prior HIZ documentation, and construction and site records provided for review collectively demonstrate that the property already incorporates substantial wildfire-resilience measures and provides unusually favorable working space for responding resources.

Overall finding: the residence demonstrates a high level of wildfire preparedness. Current conditions do not indicate a need for broad-scale vegetation treatment or major corrective mitigation. Routine maintenance should preserve the property's existing low-fuel conditions, structure-hardening features, and operational advantages.

The first 0-5 feet around much of the residence is dominated by gravel, stone, concrete, exposed mineral soil, or other low-fuel surfaces. The surrounding piñon-dominated woodland is generally open, with sparse understory fuels; localized crown contact and lower branches can be addressed as part of routine maintenance as the stand develops. Drone imagery reinforces the broad separation between the structure and surrounding woodland, while the wider setting includes substantial open ground, road surfaces, and lower-fuel interspaces. These features increase tactical flexibility for responding resources and may provide opportunities to engage or hold fire outside the immediate structure-defense footprint when fire behavior, access, and incident objectives permit. The driveway and apron provide extensive room for apparatus positioning, hose deployment, equipment staging, and firefighter movement.

Assessment area	Observed condition	Primary note
0-5 ft immediate zone	**Strong**	Predominantly gravel, stone, concrete, or mineral soil; preserve the low-fuel condition.
5-30 ft zone	**Strong**	Substantial hardscape/open space; vegetation is generally isolated rather than continuous.
30-100+ ft zone	**Favorable - localized maintenance**	Open piñon-dominated woodland with sparse understory fuels; periodic localized maintenance should preserve existing fuel discontinuity.
Structure details	**Favorable**	Class A roof documented in construction records; enclosed soffits/eaves, stone veneer, and screened representative vents observed.
Access and operations	**Very favorable**	Wide gravel approach and extensive maneuvering and staging area near the residence.
Water and utilities	**Favorable**	Accessible standpipe/well, buried propane, and low-fuel utility areas; flow documentation is useful only if the well is incorporated into an emergency water-supply plan.

3 Home Ignition Zone: 0-5 Feet

Observed condition: predominantly noncombustible or very low-fuel immediately adjacent to much of the residence.



Figure 6. Isolated maintained landscaping is surrounded by rock/gravel and separated from broader vegetation.



Figure 7. Side elevation showing broad mineral-soil and gravel surfaces and little continuous vegetation at the wall base.

The immediate zone is one of the strongest characteristics of the property. Much of the first five feet consists of gravel, stone, concrete, exposed mineral soil, or maintained low-volume plantings rather than a continuous combustible mulch or vegetation bed. The May 2026 HIZ assessment similarly recorded a noncombustible surface extending around the home and clear conditions beneath decks and extensions.

Maintenance emphasis: preserve this condition. Prevent gradual accumulation of pine needles, leaves, dry grasses, combustible storage, or decorative mulch against walls, deck supports, stairs, door thresholds, and mechanical equipment. Isolated ornamental plants should remain pruned, irrigated as appropriate, and free of dead material. Wholesale landscape removal is not recommended in this zone based on observed conditions.

5 Home Ignition Zone: 30-100+ Feet

Conditions in the extended zone vary by aspect. The front/downhill side contains the most continuous piñon component observed near the residence. Localized crown contact and near-contact occur within portions of the front/downhill stand. Understory fuels are generally sparse, and the slope approaches approximately 20 degrees in places. The rear and southwest sides are more open, with greater crown separation and extensive areas of sparse ground fuels.



Figure 10. Representative outer-zone piñon spacing with sparse understory and exposed mineral soil.



Figure 11. Localized tree grouping illustrating where periodic crown-spacing and lower-branch review remains useful.

Continued maintenance approach: preserve the existing open character of the stand. Where individual crowns grow into contact, selectively restore separation; remove dead/down material and address lower branches where they create a meaningful ladder-fuel pathway. Avoid creating concentrated slash during maintenance. These are localized maintenance needs and do not warrant broad-scale thinning based on current conditions.

9 Existing Risk-Reduction Measures

The property incorporates a layered system of mitigation. The measures below were either observed during the field assessment or documented in construction and site records provided for review. Concealed assemblies are identified by documentation basis rather than visual confirmation.

Measure	Basis	Wildfire relevance
Extensive gravel, stone, concrete, and mineral soil near structure	Observed	Reduces receptive fuels immediately adjacent to walls and attachments.
Broad separation from surrounding woodland	Field assessment and drone imagery	Reduces potential for direct flame contact and creates operational space.
Enclosed eave and soffit construction	Observed representative locations	Reduces exposed cavities; requires continued maintenance.
Fine mesh on representative vents	Observed	Reduces ember-entry potential; exact listing/specification not verified.
Stone veneer at lower wall areas	Observed	Reduces combustible wall surface near grade.
Class A-rated roof system	Construction records	Important structure-hardening feature; retain product and assembly documentation.
Fire-retardant-treated sheathing behind non-stone siding and soffits	Construction records	Additional protective layer; concealed assembly not independently verified.
Upgraded TimberTech deck boards and handrails selected for fire resistance	Construction records	Reduces vulnerability of attached exterior elements relative to untreated combustible assemblies.
Buried propane	Field assessment and construction records	Reduces exposure compared with a large above-ground tank adjacent to the residence.
Large apparatus work area	Field assessment and drone imagery	Supports positioning, hose deployment, firefighter movement, and tactical flexibility.

Principal recommendation: maintain the property's existing wildfire-resilience features through routine stewardship and permanent documentation of completed mitigation and construction features.

10 Ongoing Maintenance & Preparedness

Current conditions do not indicate a need for additional broad-scale mitigation. Ongoing work should focus on preserving the property's existing low-fuel near-home environment, maintaining localized vegetation separation as trees mature, and continuing routine structure and access maintenance.

Continued maintenance

- Maintain the 0-5 ft zone in its predominantly noncombustible, low-fuel condition; remove needles, leaves, dry grass, and combustible storage before they accumulate.
- Inspect roof edges, gutters, soffits, vent screens, deck interfaces, wall bases, and other ember-sensitive locations seasonally and after major wind events.
- Continue selective piñon maintenance as trees mature, emphasizing dead material, meaningful ladder-fuel connections, and localized crown contact rather than broad tree removal.
- Keep the driveway, turnaround and staging areas, standpipe, propane access, and utility areas clear of encroaching vegetation or stored materials.
- Continue pruning and dead-material removal from isolated ornamental shrubs close to the structure.
- Maintain photographs and construction records as part of the property's permanent wildfire-mitigation documentation.

Optional preparedness and documentation

- If the private well is intended to support an emergency water-supply or exterior-sprinkler plan, document sustainable flow, fitting compatibility, power dependency, and backup-power capability, if any.
- If the neighborhood cistern is incorporated into incident planning, confirm current access, connection details, maintenance responsibility, and operational status.
- Add reflective or externally illuminated address identification only if future nighttime observation shows the existing marker is difficult to identify from the approach.

No home can be made wildfire-proof. The practical goal is to reduce ignition opportunities and preserve conditions that give both the structure and responding firefighters a better chance of success.

11 Overall Assessment & Limitations

The Client Property demonstrates a high level of wildfire preparedness. Extensive noncombustible and low-fuel surfaces surround the structure, the immediate Home Ignition Zone is well maintained, surrounding piñon fuels are substantially separated from the residence, and the property provides unusually favorable access and working space for responding fire resources. Existing structure-hardening measures further reduce ignition potential, particularly from wind-driven embers. The broader setting also includes open terrain and road surfaces that add tactical flexibility outside the immediate Home Ignition Zone and may provide suppression resources useful access or holding opportunities before fire reaches the structure-defense footprint, depending on incident conditions. The primary area for continued vegetation maintenance is the front/downhill piñon stand, where localized crown contact occurs within an otherwise open fuel pattern.

A notable strength is that the property provides operational options, not only defensible space: responding firefighters have room to approach, position, deploy hose, stage equipment, move around the structure, and preserve a workable egress path without immediately operating within continuous fuels.

Wind-driven ember exposure remains relevant even with substantial vegetation separation. Routine maintenance of the immediate zone, vents, roof edges, deck interfaces, and other ember-sensitive locations should preserve the property's current level of preparedness. The findings are consistent with the May 2026 HIZ inspection: the immediate zone is strong, and outer-zone needs are limited to localized, periodic vegetation maintenance.

Assessment limitations

- Visual, non-destructive assessment of accessible areas; concealed assemblies were not opened or tested.
- Distances, slopes, and apparatus capacity observations are field estimates for wildfire-assessment purposes, not land-survey or engineering measurements.
- Drone images are qualitative oblique photographs, not an orthorectified mapping product; no distances are derived from them in this report.
- Construction and water-system information provided for review was not independently laboratory- or hydraulically verified unless specifically stated.
- Wildfire behavior depends on weather, fuel moisture, wind, ignition location, suppression-resource availability, and neighboring conditions that cannot be predicted by a property assessment.
- This report is not a code certification, suppression guarantee, or guarantee of structure survival.

Assessor qualifications

Assessment conducted and report prepared by Reilly A. Bates, Founder of Resilient West Wildfire Mitigation LLC. Bates has worked in wildland fire, fuels, and forestry since 2017, including engine and handcrew operations, fireline leadership, crew supervision, fuels-reduction projects, and Home Ignition Zone assessments. Incident qualifications include FFT1, ICT5, and HELR, with trainee qualifications in CRWB, ENGB, HEQB, FIRB, and HECM.

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