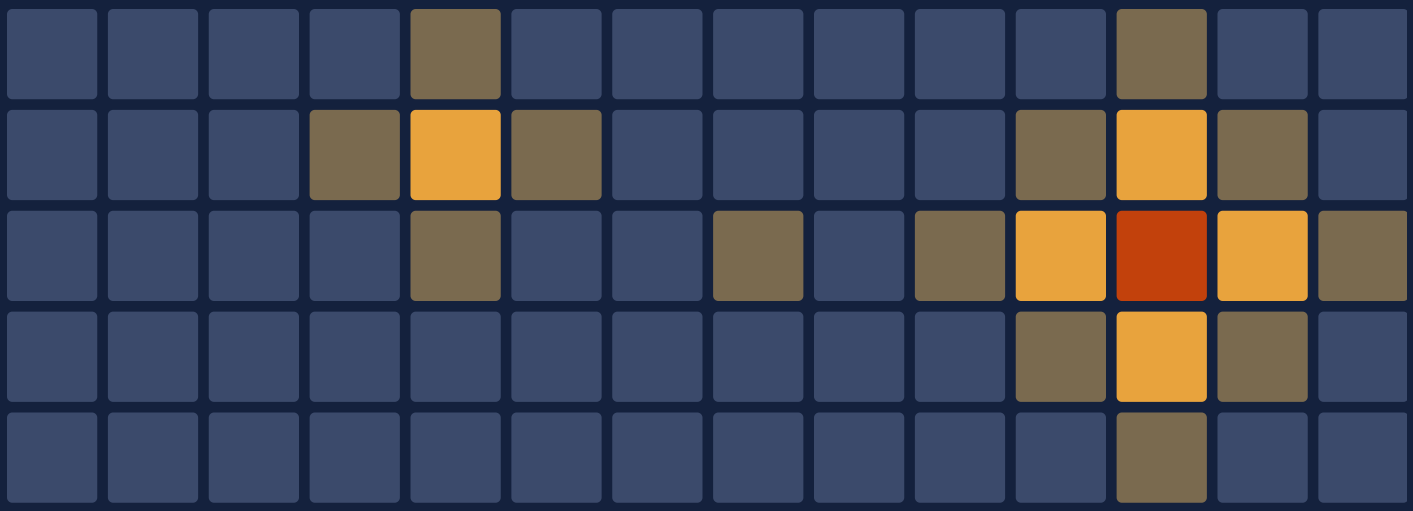


HOA DEFENSIBLE-SPACE SEASON PASS · PARCEL READINESS REPORT

Defensible-Space Readiness Report

Sample Parcel 12 · Example Hills HOA · Los Angeles County, California (fictional)

Parcel
About 0.6 acre · single-family home

Flight date
March 9, 2027 (sample)

Prepared for
[Homeowner] and [HOA]

Report
TAI-DSP-SAMPLE-01

Tessera
ASSET INTELLIGENCE

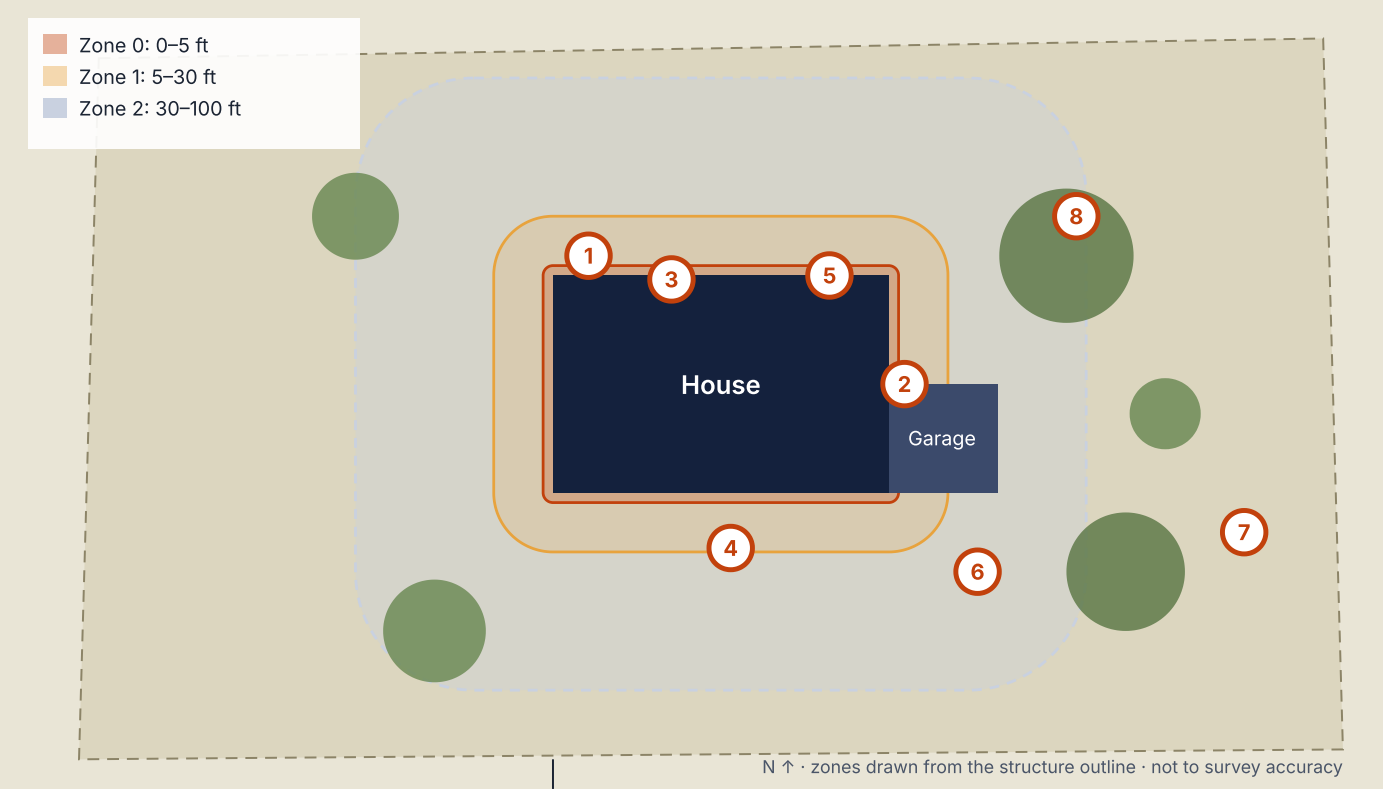
SAMPLE · FICTIONAL SITE · ILLUSTRATIVE DATA

Report TAI-DSP-SAMPLE-01
CCV Ventures II LLC, a Wyoming limited liability company, doing business as Tessera Asset Intelligence

1 · SUMMARY

Eight fixes, three of them within 5 feet of the house

8	9	1	3
items to fix before inspection	items that already meet	item to check from the ground	Zone 0 fixes, the most urgent



Numbers on the map match the fix list in Section 3. The most important work is in Zone 0, the first 5 feet around the house, where embers most often start fires.

2 · ZONE-BY-ZONE CHECKLIST

Readiness checklist

Items follow CAL FIRE defensible-space guidance and the Zone 0 rules adopted by the State Board of Forestry on Aug 19, 2026. Zone 0 effective dates are still being finalized, and your local fire agency may set stricter rules or its own schedule.

Zone	Item	Status	Map	What we saw
Zone 0 (0–5 ft)	No bark mulch or other combustible ground cover	Fix	1	Bark mulch along the north wall
Zone 0 (0–5 ft)	No combustible fence or gate attached to the house	Fix	2	Wood side-yard fence meets the east wall
Zone 0 (0–5 ft)	Roof and gutters clear of leaves and needles	Fix	3	Debris in north and west gutters
Zone 0 (0–5 ft)	No combustible items stored under decks or eaves	Meets		Deck underside clear
Zone 0 (0–5 ft)	Vents screened with 1/8-inch metal mesh	Check on ground		Not visible from the air
Zone 0 (0–5 ft)	No dead plants or dry vegetation	Meets		
Zone 1 (5–30 ft)	Highly flammable shrubs removed or well spaced	Fix	4	Juniper hedge 12 ft from the south wall
Zone 1 (5–30 ft)	Tree branches at least 10 ft from the chimney	Fix	5	Pine limb about 6 ft from the chimney
Zone 1 (5–30 ft)	Firewood stored at least 30 ft from structures	Fix	6	Firewood stack about 18 ft from the garage
Zone 1 (5–30 ft)	Dead plants, grass and weeds removed	Meets		
Zone 1 (5–30 ft)	Space between trees and shrub groups	Meets		
Zone 1 (5–30 ft)	Propane tank clear of vegetation for 10 ft	Meets		Tank on the west side, clear
Zone 2 (30–100 ft)	Annual grass cut to 4 inches or less	Fix	7	Dry grass about 8–12 in on the east slope
Zone 2 (30–100 ft)	Ladder fuels removed under trees	Fix	8	Brush under two oaks reaches the lower limbs
Zone 2 (30–100 ft)	Horizontal spacing between shrubs and trees	Meets		
Zone 2 (30–100 ft)	Fallen leaves and needles under 3 inches deep	Meets		
Zone 2 (30–100 ft)	Exposed wood piles removed or covered	Meets		
Access	Address visible from the street; driveway clear 10 ft wide	Meets		

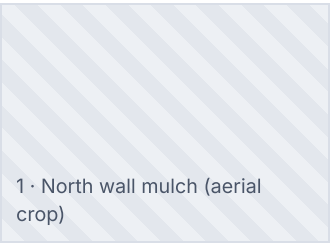
3 · FIX LIST

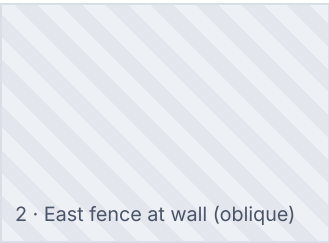
What to do, in order

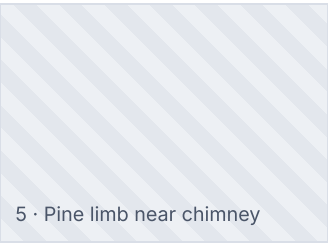
Map	Zone	Fix	When	Cost
1	Zone 0	Replace bark mulch along the north wall with gravel, pavers or bare soil for the first 5 ft.	This weekend	$
2	Zone 0	Replace the last 5 ft of wood fence at the east wall with metal, or add a metal gate section.	Before inspection	$$
3	Zone 0	Clean north and west gutters; consider metal gutter guards.	This weekend	$
4	Zone 1	Remove the juniper hedge near the south wall or thin it into widely spaced groups.	Before inspection	$$
5	Zone 1	Trim the pine limb back to at least 10 ft from the chimney.	Before inspection	$$
6	Zone 1	Move the firewood stack at least 30 ft from the garage, or cover it.	This weekend	$
7	Zone 2	Mow the east slope grass to 4 inches or less and keep it there through fire season.	By May 1	$
8	Zone 2	Clear brush under the two oaks and limb trees up 6 ft from the ground.	By May 1	$$

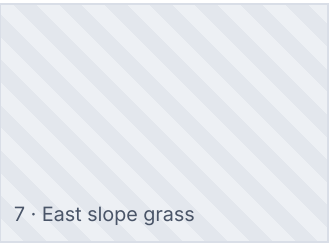
Cost guide: $ = a few hours or under $200; $$ = may need a landscaper or arborist. Estimates only. Insurance: clearing Zone 0 and keeping defensible space are among the measures California's Safer from Wildfires rules require insurers to recognize with a discount; ask your insurer, as amounts vary.

Photo references


1 · North wall mulch (aerial crop)


2 · East fence at wall (oblique)


5 · Pine limb near chimney


7 · East slope grass

In a delivered report these are cropped aerial and oblique photos of each finding.

> **Before and after:** send us photos of completed fixes, or book a recheck flight with your HOA's spring pass, and we'll update this report with a dated completion record for your files and for Firewise USA renewal.

4 · METHOD AND LIMITS

How this report was made

- One mapping flight over the neighborhood block, with written HOA consent and notice to residents. No people were imaged.
- Orthomosaic about 0.8 in (2 cm) per pixel and oblique photos of each structure.
- Zones drawn from the structure outline at 5, 30 and 100 ft, clipped to the parcel line where the parcel is smaller.
- Each checklist item reviewed by a Tessera analyst; items that can't be judged from the air are marked "Check on ground".

> **This is readiness documentation, not an official inspection.** Only your local fire agency can inspect and certify defensible-space compliance, including the documentation sellers must provide under California Civil Code 1102.19. This report helps you pass that inspection; it does not replace it.

Prepared by

Analyst	[Name], Tessera Asset Intelligence
Remote pilot in command	[Name], FAA Part 107 certificate [number]

This sample uses a fictional parcel and illustrative findings.