



# Wildfire Mitigation Assessment and Action Plan

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*Initial Assessment Date: March 27, 2026 12:56 PM EDT*

*Last Assessment Date: March 27, 2026 12:57 PM EDT*

*Assessor: Devin Dykes*

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This report summarizes the current wildfire risk status of your home and provides actionable steps to improve safety and defensibility. We're here to help you navigate mitigation options that fit your property and budget.

Your safety is our priority, and every small improvement makes a big difference.



# Living in a Fire-Adapted Landscape

Wildfire is a permanent ecological force, so the U.S. Forest Service encourages communities to become *fire-adapted* — places where residents actively reduce fuels, harden homes, and plan for fire rather than try to exclude it. **More than 70,000 communities and 46 million homes** now sit in the wildland-urban interface; when these communities embrace mitigation, they can “experience a wildfire without loss of life or property.”

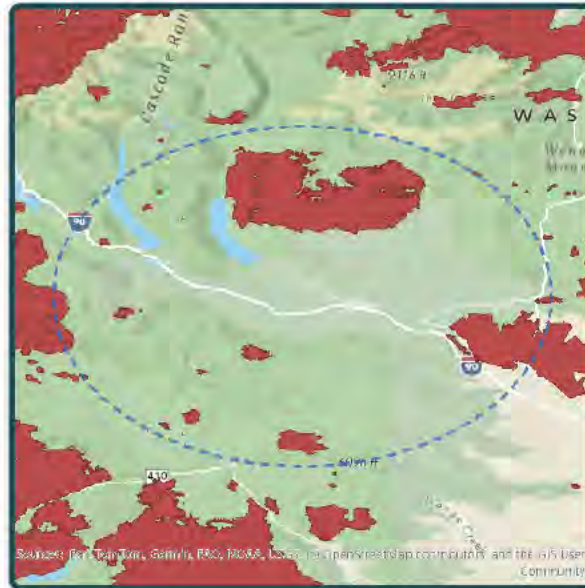
## Your Property Snapshot

- **Historic Fire-Return Interval:** 36-40 years
- **Risk-to-Homes:** Low
- **Exposure Type:** Indirect Exposure
- **Annual Burn Probability:** Very Low (1,000-2,154 year interval)

**What this means:** This location has low wildfire risk to structures at the parcel level, likely due to developed land cover. However, this property has indirect exposure to wildfire through ember transport and potential home-to-home ignition from surrounding areas. Even in developed neighborhoods, embers can travel significant distances and ignite structures. Ember-resistant construction, vent screening, and maintenance of ignition-resistant zones around structures remain important mitigation strategies.

## Fire History

**59 wildfires** have been recorded within 15 miles of this property. Click the button below to open the interactive map — you can pan, zoom, and click individual fire footprints for details. *If the map doesn't open, right-click the button and choose **Open link in new tab**.*



[Open Interactive Map →](#)

[Explore Wildfire Risk to Communities →](#)

# Mitigation Plan

This Mitigation Plan turns your wildfire assessment into a practical work plan. Each row represents a defensible-space zone or focus area around your home. *Why it matters* explains the risk in plain language; *Mitigation Plan & Priorities* lists the specific actions recommended for your property.

Zone / Focus Area	Why it matters	Mitigation Plan & Priorities
Zone 1: Home Hardening – Structure Mitigation	About 80% of homes lost in wildfires are due to embers landing in receptive fuels on/around the home—not direct flame. Embers can travel a mile+ and ignite small piles of leaves/needles. Hardening (making the structure ember-resistant) reduces this risk. Learn more: <a href="https://ibhs.org/wildfireready">ibhs.org/wildfireready</a> .	Replace all vents with 1/8 mesh. Clean area under porch of combustible debris and replace screening with non combustible material. Clean roof of debris. Replace 5’ of fence closest to home with non combustible material.
Zero Zone — 0–5 ft from structure	Most critical band: fires within 5 ft are very likely to transmit to the home by direct flame, radiant, or convective heat. Remove all combustibles from this zone. Details: <a href="#">IBHS noncombustible zone</a> .	Maintain 5’ of non combustible clearance around home and deck. Consider removing trees overhanging 5’ zone.
Intermediate Zone — 5–30 ft from structure	Expect ignition sources from firebrands and possible fire front. Keep fire on the ground: limb trees, remove underbrush, keep grasses < 6 in. Apply FireWise principles. Guidance: <a href="#">NFPA</a> .	Selectively remove trees to achieve 10 canopy separation. Remove brush from below tree canopies and thin brush clumps in a manner that is easy to maintain and meets standards. Limb leave trees to 6’ minimum height. Regularly clean up debris and needles.
Extended Zone — 30–200 ft <small>Not an IBHS Requirement</small>	Links to adjacent wildland fuels. Keep fire on the ground and out of the canopy; avoid fuels that could impact the home via flame, convective or radiant heat, or ember generation. Depth varies by fuels/terrain. Guidance: <a href="#">NFPA</a> .	Thin trees to 6’ canopy separation for fire resiliency and forest health. Maintain brush and debris to limit flame height and therefore fires access to the forest canopy.
Emergency Access & Water <small>Not an IBHS Requirement</small>	Clear, navigable roads/driveways, visible addressing, adequate width/height, proper surface, sightlines, posted bridge weights, and engine turn-around improve odds of priority protection. A visible water source and accessible hoses support structure defense.	Looks good. Keep hoses near bibs during fire season that can access to all sides of structures

Zone / Focus Area	Why it matters	Mitigation Plan & Priorities
<p>Triage Overview</p> <p>Your Home: Prep and Leave</p>	<p>Firefighters use triage categories to decide where their effort will have the greatest impact. The categories are Stand Alone, Prep and Hold, Prep and Leave, and Rescue Drive By. Aim to reach <b>Stand Alone</b>—meaning your home is likely to survive without active staffing.</p>	<p>Remove flammable patio furniture. Remove pine needles from perimeter. Limb trees and cut brush if time allows</p>

# IBHS & Extended Zone Assessment

## What is IBHS “Wildfire Prepared Home”?

The **Insurance Institute for Business & Home Safety (IBHS)** is the expert in science based mitigation to reduce the risk wildfire poses to homes and infrastructure. Sections 1-11 of the assessment below are based on IBHS standards and sections 12-14 are additional information that will help firefighters in the event fire threatens your home. In order to meet IBHS standards you must be green in all categories for IBHS Basic or Plus. It is generally possible, even for older historic homes, to meet the IBHS Basic standard.

- **Two performance tiers** in this report:
  - Base* – the essential set of ember-resistant actions
  - Plus* – adds enhanced hardening for even greater survivability.
- **Focus on embers**—the #1 cause of home ignition— by hardening roofs, vents, decks and the first 5 ft around the home.
- **Verified results** from an independent inspection earns a WPH designation that many insurers recognise when pricing coverage.

The recommendations in this report align with these *Wildfire Prepared Home* tiers. Completing the suggested upgrades not only protects your property and the surrounding community—it can also improve insurability and peace of mind when fire weather returns.



### IBHS Snapshot

Status: **Not Compliant**

IBHS Base – 18 / 37 items complete (48%)



IBHS Plus – 23 / 48 items complete (47%)



# IBHS Compliance Matrix

## Reading the Compliance Matrix

The table below shows every IBHS Wildfire Prepared Home criteria we inspected—from roof edges to vegetation clearances.

- **Criteria** — the full inspection question (from the IBHS checklist) we evaluated.
- **Your Home** — what we observed.
- **Required for IBHS Base** — acceptable value(s) to achieve Base compliance. “—” means Base has no requirement.
- **Required for IBHS Plus** — acceptable value(s) to achieve Plus compliance. “—” means Plus has no requirement.

**Color key:** Green = Meets Base, Plus, and/or Best Practice Red = Needs Attention Gray = Recommended Best Practices (not IBHS)

Criteria	Your Home	Required for IBHS Base	Required for IBHS Plus
<b>Section 1. Roof</b>			
What is the roof covering material?	Class A Shingle	Class A Shingle, Concrete, Fiber-cement, Metal, Other Class A, Slate	Class A Shingle, Concrete, Fiber-cement, Metal, Other Class A, Slate
Are gaps under tile or metal roof coverings (e.g., barrel tiles) fire-blocked or sealed with bird stops, noncombustible flashing, caulk, ect?	Yes	Yes	Yes
Is the roof free from fallen debris (e.g., pine needles, leaves)?	No	Yes	Yes
Are gutters and downspouts constructed of noncombustible material?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Are gutters and downspouts free of debris (e.g., leaves, needles, pine cones)?	Yes	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Are ember guards or debris screens installed on gutters?	Yes	—	Yes, Not Present/Not Applicable
Are skylights constructed of minimum two-pane tempered glass or other 20-minutes fire-resistance rating?	Not Present/Not Applicable	—	Yes, Not Present/Not Applicable
Is chimney clear of vegetation within 10 ft?	Yes	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable

### Section 2. Vents

Criteria	Your Home	Required for IBHS Base	Required for IBHS Plus
Are all vents covered with 1/8" or finer metal mesh, or ember/flame-resistant listed vents (ASTM E2886 or SFM12-7A)?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Is the dryer vent equipped with a louver or flap?	Yes	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Is the dryer vent made of noncombustible material (e.g., metal)?	Yes	—	Yes, Not Present/Not Applicable
<b>Section 3. Eaves &amp; Soffits</b>			
Are the eaves enclosed (soffited) with ignition-resistant or fire-rated material (e.g., fiber cement, 1-hour rated, 2" lumber)?	No	—	Yes
Is the eave construction free of any gaps or vulnerabilities (e.g., exposed blocking, gaps, unsealed joints)?	Yes	—	Yes
<b>Section 4. Walls &amp; Siding</b>			
Is the exterior wall cladding made from noncombustible or ignition-resistant material? What is the siding material?	No	—	Yes
What is the exterior cladding material?	Other Combustible Wood	—	—
Is there a vertical clearance of at least 6 inches non combustible material between ground and bottom of siding?	No	Yes	Yes
Are wall coverings properly maintained (no warped, loose, or deteriorating sections)?	Yes	Yes	Yes
<b>Section 5. Windows &amp; Doors</b>			
Are all windows dual-pane with at least one tempered glass pane?	No	—	Yes
Are windows free of vegetation or combustible materials within 5 ft?	No	Yes	Yes

Criteria	Your Home	Required for IBHS Base	Required for IBHS Plus
Are vents or windows in doors made from tempered glass or screened?	Yes	—	Yes, Not Present/Not Applicable
<b>Section 6. Decks</b>			
Around the deck/porch (including stairs): Is there a clear 5-foot noncombustible zone extending outward from the outermost edge/posts?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
On the top surface of your deck/covered porch, is it clear of fallen debris, trees, and shrubs with no more than 10 small potted plants in noncombustible planters?	Yes	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Is the area underneath the deck free of combustible materials and debris? (this includes the framing, debris, etc.)	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Is the attached deck surface made from noncombustible or ignition-resistant materials?	No	—	Yes, Not Present/Not Applicable
If the deck is less than 48" high is it enclosed with minimum 1/8" screening?	Yes	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
What is the primary construction material of the deck walking surface, joists, and railings? (Check all that apply)	Dimensional Lumber	—	Noncombustible Material, Heavy Timber, Fire-Retardant-Treated Wood (Exterior Rated), Ignition-Resistant Material, Materials Rated for 1-Hour Fire Resistance
Is there at least 6 inches of vertical noncombustible material (e.g., concrete, metal flashing/wrap) at the base of all supporting posts where they meet the ground or horizontal surfaces?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Deck Walking Surface Material: Is it a solid (no gaps) noncombustible material?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable

Criteria	Your Home	Required for IBHS Base	Required for IBHS Plus
Deck Railings: Are railings within 5 feet of the home constructed of noncombustible material?	No	—	Yes, Not Present/Not Applicable
Stairs Construction: Do stairs meet IBHS Plus requirements (e.g., noncombustible treads, specific construction based on width/openness)?	No	—	Yes, Not Present/Not Applicable
<b>Section 7. Fences</b>			
Is the first 5 ft of any fence section attached to, or within 5 ft of, the structure made of non-combustible material (metal, masonry, etc.)?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
When two fences run parallel within the 5–30 ft zone, are they separated by $\geq 5$ ft or is at least one fence built of non-combustible material?	Not Present/Not Applicable	—	Yes, Not Present/Not Applicable
<b>Section 8. Overhead Attachments &amp; Detached ADUs/Accessory Structures within 5-30 ft</b>			
Is the overhead covering a Class A-rated roof material or, if combustible slats, do they cover $\leq 15\%$ of the total surface area?	Yes	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
If a detached overhead structure on an attached deck is combustible, is it set back $\geq 10$ ft from exterior walls?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Are combustible posts clad with $\geq 6$ in of non-combustible material (metal flashing, fiber-cement, masonry) at their bases?	Not Present/Not Applicable	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Is the overhead structure free of vegetation, drapes, and shade screens—unless screens retract into non-combustible housing?	Yes	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
How many accessory structures ( $\geq 15$ sq ft) are within 30' of home?	0	1, 2, 3	0
Are all accessory structures at least 10 ft from the home and each other?	—	Yes	—

Criteria	Your Home	Required for IBHS Base	Required for IBHS Plus
Do all accessory structures meet IBHS Base standards?	—	Yes	—
<b>Section 9. Other</b>			
Are liquid propane tanks and fuel tanks 10' from the home with 10 feet of non-combustible clearance or 30 feet from the home?	Not Present/Not Applicable	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Is the area 10-20ft from the tank free of shrubs, bushes, small trees, dead material, and is all grass mowed to less than 4"? (note: healthy mature trees are allowed near tanks if limbed to 6ft)	Not Present/Not Applicable	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Is a hot tub within 30' of the home? If so is its zero to 5 foot zone clear of non-combustibles and not enclosed by a flammable structure?	No	—	—
<b>Section 10. Defensible space - Zero Zone: 0-5 ft from structure</b>			
Is the entire 0 – 5 ft zone clear of vegetation and combustible ground-cover (mulch, rubber, weed-cloth), leaving only bare soil or hardscape?	No	Yes	Yes
Are ALL combustible stored items (firewood, plastic bins, furniture, toys, etc.) removed or replaced with non-combustible alternatives within the 0 – 5 ft zone?	Yes	Yes	Yes
Are tree limbs, vines, and bushes pruned so that none overhang or grow within the 0 – 5 ft zone ("sky-to-ground" clearance maintained)?	No	Yes	Yes
Are vehicles, trailers, boats, and similar items parked at least 5 ft from the structure (moved ≥30 ft on Red-Flag days)?	Yes	Yes	Yes
Is flammable outdoor furniture stored indoors or at least 30 ft from the structure when not in use (or on Red-Flag days/extended absences)?	No	Yes	Yes

Criteria	Your Home	Required for IBHS Base	Required for IBHS Plus
<b>Section 11. Defensible space - Intermediate Zone: 5-30 ft from structure</b>			
Are tree branches limbed at least 6 ft above the ground—or 1/3 the tree's height if the tree is < 18 ft tall?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Do tree canopies maintain at least 10 ft of horizontal spacing between adjacent crowns?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Do shrubs, bushes, or grouped plantings maintain horizontal spacing $\geq 2 \times$ the height of the tallest plant (max 10 ft)?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Are fallen leaves, pine needles, and other flammable debris regularly removed from the 5 – 30 ft zone?	No	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
Is grass mowed or trimmed to < 4 in height (except where $\leq 18$ in is needed for slope stabilization)?	Not Present/Not Applicable	Yes, Not Present/Not Applicable	Yes, Not Present/Not Applicable
<b>END OF IBHS ASSESSMENT</b>			
<b>The following assessment information is useful for the areas of the Central WA Cascades and for ensuring that firefighters can safely access your property to protect your home.</b>			
<b>Section 12. Defensible space - Extended Zone: 30-200 ft from structure</b>			
Is grass and brush maintained to limit flame height?	No	—	—
Are ladder fuels removed (brush beneath trees) and lower limbs pruned to at least 6 ft?	No	—	—
Are surface fuels (logs, branches, dense leaf litter) removed?	No	—	—
Are individual trees spaced to a horizontal canopy separation of ~6 ft?	No	—	—
Is vegetation along driveways/access roads managed for safe emergency passage ( $\geq 12$ ft width & 14 ft vertical clearance, minimal brush encroachment)?	Yes	—	—

Criteria	Your Home	Required for IBHS Base	Required for IBHS Plus
Are ladder fuels (shrubs under trees, lower limbs) removed in the 100–200 ft band to limit flame spread into canopies?	Not Present/Not Applicable	—	—
Are overstory trees/clumps spaced so crowns are separated to prevent canopy-to-canopy fire (~10 ft+ on level ground; greater on slopes)?	Not Present/Not Applicable	—	—
Is surface-fuel loading (leaf litter, downed branches, grass, shrubs) kept low to limit flame height and intensity?	Not Present/Not Applicable	—	—

### Section 13. Water Supply

Is an on-site water supply for firefighting available (hydrant, cistern/tank, pool, pond)?	Yes	—	—
Is the water source accessible year-round and positioned near driveway or structure?	Yes	—	—
Are garden hoses long enough to reach every side of the home?	No	—	—
Are hose bibs installed on multiple sides of the structure?	Yes	—	—
Is a rooftop, exterior-wall, or perimeter sprinkler system installed?	No	—	—

### Section 14. Emergency Access

Is the driveway $\geq 12$ ft wide and free of overhanging vegetation (14 ft vertical clearance)?	Yes	—	—
Does the driveway include a turnaround (hammerhead or 50-ft-diameter circle) for apparatus?	No	—	—
Are street and address signs clearly visible, reflective, and at least 4 in numbers?	Yes	—	—

Criteria	Your Home	Required for IBHS Base	Required for IBHS Plus
Is there a secondary access/egress route (driveway loop, gated rear exit, adjacent road) from the property?	No	—	—
Is the access-road surface all-weather (gravel, asphalt, compacted dirt) and supports fire apparatus load?	Yes	—	—

[Learn More About IBHS WPH](#)

# Property Photo Sheet



**Roof Drone Overview**



**Front (Side A)**



**Left (Side B)**



**Right (Side D)**



**Back (Side C)**

# Triage Report

Firefighters survey properties to decide where their efforts will have the greatest impact. Triage categories are: Stand Alone, Prep and Hold, Prep and Leave, Rescue Drive By. Your goal should be to have a home that is **Stand Alone** - meaning it will survive without staffing.

[Redacted]

Latitude: [Redacted]

Longitude: [Redacted]



## Triage Snapshot

Category: **Red**

- Prep and leave. Some prep is possible but crews withdraw as the fire front passes.
- Dependable Water Source: yes
- Engine Access: yes
- Structures on Property: yes
- Urban Environment: yes

## Triage Categories

### Green

Safe and stand-alone. No work needed; structure will likely survive on its own. Often considered a safe plac...

### Yellow

Prep and hold. ~15 min of quick work lets firefighters prep the structure and often stay to defend it.

### Red **Your Home**

Prep and leave. Some prep is possible but crews withdraw as the fire front passes.

### Black

Rescue drive by/Indefensible. Unsafe for fire crews to remain.

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## Legal & Disclaimers

Meeting the Insurance Institute for Business & Home Safety (*IBHS*) criteria reduces — but does **not** eliminate — wildfire risk. This report is provided on a best-effort basis and assumes no liability for losses incurred after recommended actions are completed.

*“We can’t eliminate risk — but we can manage it together.”*

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