



Alpine Fire Protection District
1364 Tavern Road
Alpine, Ca. 91901
619-445-2635

Defensible Space Inspection (DSI) / Home Ignition Zone (HIZ) / AB38 Real Estate Inspection

| Address | City | State | Zip |
|---------------------|--------|-------|-------|
| 2274 Boulders Court | Alpine | CA | 91901 |

The following items were noted during an onsite inspection of the above listed address to be in violation of the California Fire Code and or the Alpine Fire Protection District Ordinance for compliance with defensible space and structure hardening. Items for defensible space are required for mitigation. Home hardening items are eligible for Sunrise Powerlink Fire Mitigation Grants when open for application.

Type of Inspection:

ITEM: Was this DSI requested for AB 38

RESULT: Yes

ITEM: Was this inspection Home Ignition Zone assessment (HIZ)

RESULT: Yes

ITEM: Was this inspection a Defensible Space Inspection (DSI)?

RESULT: Yes

Overview of Surroundings - Fire behavior:

ITEM: Does the home have two ways to egress? Multiple driveways?

RESULT: NO

ITEM: Does the home have steep slopes or topography of concern?

RESULT: NONE

ITEM: Is the home fire rated per WUI codes?

RESULT: NO due to the age of the home being constructed in 1998 predating WUI codes.

✓ Pass

ITEM: At the entrance to the easement or driveway is an approved double sided address marker installed?

N/A

ITEM: Are there misc. use or aux. structures located within 50' of the main home?

Chimney to Eaves - Roof, eaves, gutters:

ITEM: What type of roofing material is present?

RESULT: Class A Clay tile

✓ Pass

ITEM: Does the home have a fire place with approved spark arrestor installed?

✓ Pass

ITEM: Are there branches overhanging the roof line?

✓ Pass

ITEM: Are there rain gutters installed with approved gutter guards? Preventing accumulation of leaf litter

✓ Pass

ITEM: Are the eaves open or enclosed?

REMARK:

The creation of Zone 0 around the home, all vents have been replaced with ember and flame resistive vents.

Top of Exterior Wall to Foundation - attic, soffit, crawl spaces, windows, doors, patios, decks, attachments:

✓ Pass

ITEM: Are there soffit vents, gable vents, dormer vents, ridge vents present and are they ember and flame resistant?

✓ Pass

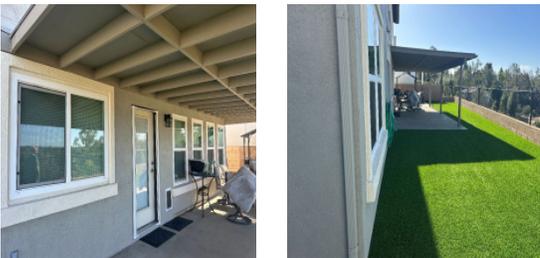
ITEM: Are all exterior doors rated for the WUI? 1 3/8" thick or metal doors.

! Structure Hardening Vulnerabilities

ITEM: Are there combustible attachments to the exterior wall surface of the home? Wood fencing, patios, decks?

REMARK:

There is a wood patio cover attached to the home. WHEN replacing the patio cover, replace it with a non-combustible material.



! Structure Hardening Vulnerabilities

ITEM: Are ALL windows dual pane single outside layer tempered glass WUI rated?

REMARK:

There are 2 windows that are remaining to be replaced. This parcel is eligible to apply for structure hardening. <https://www.sunrisepowerlinkgrants.com/2026/Programs/StructureHardening>

N/A

ITEM: Does the garage door have dual pane single layered tempered glass panels installed?

ITEM: What is the exterior wall surface covering?

RESULT: Stucco - 1 hour rated.

Zone 0 Non-Combustible Zone - IMMEDIATE ZONE 0' - 5' from structure:

✓ Pass

ITEM: Surrounding the exterior perimeter of the home is the Immediate Zone compliant for NO COMBUSTIBLE MATERIALS?

CODE: CFC - 4907.1 - General. - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.

✓ Pass

ITEM: Is there wood bark, mulch, compost, rubber mulch present?

✓ Pass

ITEM: Are there potted plants within 5' of the home?

✓ Pass

ITEM: Is there firewood piled in this area?

Zone 1 INTERMEDIATE ZONE 5' - 50' from structure:

✓ Pass

ITEM: All plants in this zone shall be low in growth and range in height from 6" - 18". Is this acceptable at time of the inspection?

CODE: CFC - 304.1.2 - Vegetation. - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. [California Code of Regulations, Title 19, Division 1, §3.07(b)] Clearances. (b) Ground Clearance. The space surrounding every building or structure shall be maintained in accordance with the following: Any person that owns, leases, controls, operates or maintains any building or structure in, upon or adjoining any mountainous area or forest-covered lands, brush covered lands or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following: (1) Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure. (2) Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30

feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. (3) Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe. (4) Cut and remove all dead or dying portions of trees located adjacent to or overhanging any building. (5) Maintain the roof of any structure free of leaves, needles or other dead vegetative growth. (6) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than 1 / 2 inch in size. (7) Vegetation around all applicable buildings and structures shall be maintained in accordance with the following laws and regulations: (A) Public Resources Code Section 4291. (B) California Code of Regulations Title 14 - Natural Resources, Division 1.5 - Department of Forestry and Fire Protection, "General Guideline to Create Defensible Space." (C) California Government Code Section 51182. (D) California Code of Regulations, Title 24, Part 9.

✓ Pass

ITEM: Are the mature trees located in this zone limbed up off the ground by 1/3 tree height?

✓ Pass

ITEM: Are tree branches more than 10' away from the exterior wall of the home?

✓ Pass

ITEM: Are there dead/dying or diseased trees present?

Zone 2 EXTENDED ZONE - 50' -100' These are the ladder fuels, crowns, dead plants and natural brush:

N/A

ITEM: Are all trees limbed up vertically off the ground by 1/3 tree height? If tree is over 18' then 6', if tree is <18' then 1/3 height.

N/A

ITEM: Is there present dead brush, dead trees, or accumulated over growth?

Fuels Reduction Along Roadway:

N/A

ITEM: Is there combustible fuel along driveways? 20' for driveways, 30' for evacuation routes.

Other requirements:

N/A

ITEM: Is there 10' clearance around all outbuildings and LPG storage?

N/A

ITEM: Is there 10' clearance around ground mounted solar?

Insurance Needed Info ISO Class 2/2Y:

ITEM: What is the distance from Fire Station 17 located at 1364 Tavern Road to the address of inspection?

RESULT: Less than 5 road miles

ITEM: What is the distance to a reliable water source?

RESULT: There is a fire hydrant present within 1000' of the home

ITEM: What is the travel time from Fire Station 17 located at 1364 Tavern Road to the address of inspection?

RESULT: less than 2 road miles = 5 minutes or less

ITEM: Public Outreach Item - This is a 20 page attachment for the homeowner full of resources.

Re-Inspection scheduled to be conducted on or after 01/29/2027 at 08:49

This completes the Home Ignition Zone (HIZ) assessment for the property. Items found to have FAILED require action for compliance YELLOW are Defensible Space. Items in BLUE text are Structure Hardening and are vulnerabilities to be corrected when upgrading them to the WUI codes. These are NOT a requirement to be compliant. When replacing these items use rated construction materials.

The Community of Alpine is designated as a **VERY HIGH FIRE HAZARD SEVERITY ZONE**. All parcels are subject to defensible space requirements as per Public Resources Code 4291.

Structure Hardening & Defensible Space items are eligible for grant opportunities through the Sunrise Powerlink Fire Mitigation Grant.

Your parcel is also located within an recognized FIREWISE USA Community. This cert is available to homeowners for discounts on fire insurance.

Inspection Signatures

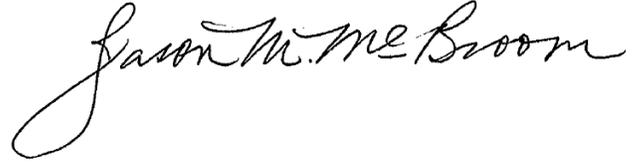
Occupancy Contact Signature

Unable to sign:

Completed the inspection in the office

Barbara Riley
Property Owner
619-368-7792
barbara@SunnySanDiegoHouses.com

Inspector Signature



Jason McBroom
619-407-0592
jmcroom@alpinefire.org