COLD MOUNTAIN
INSPECTIONS

Cold Mountain Inspections LLC
Prescott, Arizona
(520) 273-5690 · coldmountainllc@gmail.com

SAMPLE HOMEOWNER REPORT

One Home, Start to Finish

Lot 203 · 494 Ponderosa Park Dr · Ponderosa Park · 0.94 acre

This sample follows a single home through a full assessment cycle, exactly as the homeowner receives it from our field app. The **initial assessment** found three items that did not meet the Association's fire-safety requirements and one optional recommendation. Each item is explained in plain language, with what we observed, why it matters, how to fix it, a photo with the hazard circled, and the §3.2a item it falls under, followed by a checklist the homeowner can work from.

After the owner completed the work, the **reinspection** checked only those three items, photographed each one again, and confirmed that all had been corrected. The property now passes.

WHAT'S INSIDE

VISIT	DATE	RESULT	TO CORRECT	CORRECTED	RECOMMENDED	PHOTOS
Initial assessment	Sep 9, 2026	FAIL	3	—	1	5
Reinspection	Nov 6, 2026	PASS	0	3	—	4

HOW EVERY PROPERTY IS ASSESSED

- **Measured against the community's own rule:** Use Restrictions §3.2a (vegetation and survivable space, 0–200 ft from structures). Home hardening and roof and gutter items are not assessed.
- **Clear result:** PASS or FAIL against §3.2a only, with a correct-by date for anything that needs work.
- **Recommendations kept separate:** helpful, optional improvements that never affect the result.
- **Reinspection:** only the flagged items are rechecked, with before and after photos.
- **Delivered electronically** within 3 business days, with a private link the homeowner can open, print or save.

Demonstration only. The requirements shown are Hassayampa's Use Restrictions §3.2a, applied to a fictional community: Cold Mountain HOA, the property, owner and address are fictional. The photos are real field photos from several Prescott-area properties, used as examples; they do not all show one home. Cold Mountain Inspections provides assessments only and does not perform or sell mitigation work.

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Defensible Space Assessment

Cold Mountain HOA · 2026 Defensible Space Program (Demo)

LOT	ADDRESS	APN	OWNER
203	494 Ponderosa Park Dr	DEMO-203	Marie Whitcomb

AREA	INSPECTION DATE	INSPECTOR	VISIT
Ponderosa Park	Sep 9, 2026	David Hall	Initial assessment

FAIL 3 items need correcting by **Oct 24, 2026**.

3	1	4	2
To correct	Recommended	Met requirements	Not applicable



On behalf of the Fire Safety Committee, Cold Mountain Inspections assessed your lot against the Association's Use Restrictions §3.2a (vegetation and survivable space, 0–200 feet from structures). Removing any live tree requires prior Architectural Review Committee approval.

INSPECTOR NOTES

Owner was home and walked the lot with us. Items reviewed on site.

ITEMS TO CORRECT

These items do not meet the community's requirements and must be corrected by Oct 24, 2026.

TREES AND SHRUBS · 0–200 FT FROM STRUCTURES · **Use Restrictions §3.2a(1)**

1. Stressed, diseased, dead and dying trees and shrubs removed



What we observed: Dead ponderosa pine near the back fence and a dead shrub oak by the driveway. Remove both and chip or haul the material.

Why it matters: Dead and dying trees and shrubs are dry, ignite easily and throw embers toward homes.

How to fix it: Remove the dead, dying, diseased or stressed trees and shrubs noted, and chip or haul away the material. Dead trees may be removed without approval, but removing any live tree requires prior Architectural Review Committee approval (§3.2a(10)).

TREES AND SHRUBS · 0–200 FT FROM STRUCTURES · **Use Restrictions §3.2a(2)**

2. Ladder fuels removed: lowest tree branches at least 3 times the brush height



What we observed: Lowest branches on three pines along the driveway hang just above the brush beneath them. Prune up and clear the brush so branches are at least 3 times the brush height.

Why it matters: Brush under trees and low branches act as a ladder that lets a ground fire climb into the tree crowns.

How to fix it: Trim back, prune up and remove vegetation under the trees noted so the lowest branches are at least three times the height of any brush beneath them.

TREES AND SHRUBS · 0–200 FT FROM STRUCTURES · **Use Restrictions §3.2a(3)**

3. Clear space maintained between vegetation groupings



What we observed: Junipers along the front of the house have grown into one continuous hedge with no clear space between groupings.

Why it matters: Clear space between groups of plants stops fire from moving from one group to the next.

How to fix it: Open up and maintain clear space around the groupings noted. The clear space must be at least 10% of the grouping's total square footage, measured in lineal feet.

RECOMMENDATIONS

These are not violations and do not affect your result, but addressing them would further reduce your wildfire risk.

RECOMMENDATIONS ONLY · NOT §3.2A REQUIREMENTS

1. Branches clear of the roof and chimney

What we observed: Pine branches extend over the roof on the north side. Consider trimming them back.

Why it matters: Branches over the roof drop needles on it and can carry fire to the house.

How to fix it: Consider trimming branches back from the roof and chimney.



ITEMS THAT MET REQUIREMENTS

- Indigenous fuels thinned to reduce continuity
- No combustible materials or vegetation under decks
- Native grass kept cut within 100 ft of structures
- Firewood stored at least 30 ft from structures and out of view

Not applicable: Hazardous fuels reduced farther out where vegetation and slope require; Undeveloped lot: requirements met within the building envelope and lot boundaries

This report reflects conditions visible on the inspection date. Defensible space reduces wildfire risk but cannot eliminate it, and this report is not a guarantee against wildfire loss. Cold Mountain Inspections LLC provides assessments only and does not perform or sell mitigation work. This report is prepared for the property owner and the association; please don't share it publicly. Questions about this visit: (520) 273-5690 · coldmountainllc@gmail.com.

YOUR ACTION CHECKLIST

Use this list to plan the work. Check off each item as you complete it. Required items must be done by **Oct 24, 2026**.

	ITEM	TYPE	DATE COMPLETED
☐	**1. Stressed, diseased, dead and dying trees and shrubs removed** Remove the dead, dying, diseased or stressed trees and shrubs noted, and chip or haul away the material. Dead trees may be removed without approval, but removing any live tree requires prior Architectural Review Committee approval (§3.2a(10)).	Required	
☐	**2. Ladder fuels removed: lowest tree branches at least 3 times the brush height** Trim back, prune up and remove vegetation under the trees noted so the lowest branches are at least three times the height of any brush beneath them.	Required	
☐	**3. Clear space maintained between vegetation groupings** Open up and maintain clear space around the groupings noted. The clear space must be at least 10% of the grouping's total square footage, measured in lineal feet.	Required	
☐	**1. Branches clear of the roof and chimney** Consider trimming branches back from the roof and chimney.	Recommended	

When the required work is done, contact your association or Cold Mountain Inspections at (520) 273-5690 · coldmountainllc@gmail.com so your reinspection can be scheduled.

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Defensible Space Reinspection

Cold Mountain HOA · 2026 Defensible Space Program (Demo)

LOT	ADDRESS	APN	OWNER
203	494 Ponderosa Park Dr	DEMO-203	Marie Whitcomb

AREA	INSPECTION DATE	INSPECTOR	VISIT
Ponderosa Park	Nov 6, 2026	David Hall	Reinspection

PASS All 3 items flagged on Sep 9, 2026 have been corrected. This property now meets the requirements.

0	3	3	0
Still to correct	Corrected	Flagged on Sep 9, 2026	Not applicable



This reinspection checked only the items that needed correcting at the initial assessment on Sep 9, 2026. All other requirements were met at that visit.

INSPECTOR NOTES

All items from the initial inspection have been corrected.

CORRECTED SINCE SEP 9, 2026

TREES AND SHRUBS · 0–200 FT FROM STRUCTURES · **Use Restrictions §3.2a(1)**

1. Stressed, diseased, dead and dying trees and shrubs removed Corrected

Was: Dead ponderosa pine near the back fence and a dead shrub oak by the driveway. Remove both and chip or haul the material.

Today: Dead trees and shrubs removed and the material hauled away.



TREES AND SHRUBS · 0–200 FT FROM STRUCTURES · **Use Restrictions §3.2a(2)**

2. Ladder fuels removed: lowest tree branches at least 3 times the brush height Corrected

Was: Lowest branches on three pines along the driveway hang just above the brush beneath them. Prune up and clear the brush so branches are at least 3 times the brush height.

Today: Lower limbs pruned and the brush beneath the trees cleared.



TREES AND SHRUBS · 0–200 FT FROM STRUCTURES · **Use Restrictions §3.2a(3)**

3. Clear space maintained between vegetation groupings Corrected

Was: Junipers along the front of the house have grown into one continuous hedge with no clear space between groupings.

Today: Clear space opened between the plant groupings.



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