



**Horseshoe Springs Association Inc.
External Fire & Safety Inspection Form 2026**

Authority, HSA Inc CC&R - II.5. Authority, HSA Inc CC&R - III. C

A. Property & Inspection info (Admin)

The Identified Deficiencies Must Be Corrected by		Date:
Owner:		
Address		
Inspection:		
Inspection Date:		
Inspector:		

B. Mandatory Items (CC&R / "required")

B1. Decks / under-structure storage						
Under Porch & Deck Free of Combustible/Flammable Materials			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
B2. Chimney / Roof Ignition Controls						
Fireplace Spark Arrestors in Place and in Good Condition			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
Chimney and/or Stove Pipes in Good Condition			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
Roof and Gutters Free of Litter			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
Tree Branches Cleared 10 feet from Chimney or Stove Pipe			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
B3. - 0-30 Foot Zone (Defensible Space & Fuel Management)						
Combustible / Flammable Materials Removed from within 30 feet of:						
	1. Dwelling	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
	2. Out Building 1	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
	3. Out Building 2	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
	4. ALL Wood Piles	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
	5. Propane Tanks	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
	6. Fire Pits	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
Comments:						
B4. Addressing / Emergency Response						
911 Red Address Letters visible from the main road			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
B5. Trees & Firewood Handling						
Dead Trees, Standing or Down Removed from Lot			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
Fire Wood Removed from Open Decks and Porches from May 1 to Oct 30			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
Firewood / wood piles/wood sheds free standing and not between trees			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
B6. Wood Piles and Combustible Materials						
All wood/woodsheds at least 30-ft from building structures & propane tanks			Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:						
B7. Other Safety Issues						
Safety Issues Not Addressed Above:						

	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Comments:				
C. Recommended Items (IBHS alignment / "bridge the gap") Insurance Institute for Business & Home Safety				
0-5 Foot Zone (Immediate / Foundation Perimeter)				
<i>Foundation Perimeter Clearance (0-5 Foot Zone)</i>				
Comments:				
<i>Vents and under deck screening (ember defense) - Covered with 19 gauge -1/8" non-combustible mesh</i>				
Comments:				
<i>6 inch vertical non-combustible vertical clearance at base of exterior walls</i>				
Comments:				
<i>Roof appears to be Class-A Material (fire resistant shingles, metal baked on enamel sheeting or anodized aluminum sheeting, all of new materials)</i>				
Comments:				
<i>Limbing trees within 30' of all structures Tree limbs pruned 10 feet up from ground (or 1/3 height for small trees).</i>				

[CC&R Basic Guidelines \(Dec 2025\)](#)

2025 Wildfire Prepared Home, Technical Standard (IBHS 2025) <https://wildfireprepared.org/wp-content/uploads/WFPH-Technical-Standard.pdf>

Additional Comments / Guidance / Agreements / Timeline

HSA Inspection Process:
 Prior to inspection of your property, a Fire & Safety Volunteer Team member will contact each assigned property owner. The Volunteer will speak to owners to introduce themselves and remind owners to review the inspection form that will have been sent to them via email. This will ensure that owners fully understand and are clear about the expectations and meet the requirements of what will be inspected based on the CC&Rs Basic Guidelines and the overall process. Full owner understanding is key, regardless of if the owner elects to secure contractors to do the work, or are doing the work themselves.

Safety Inspection: The full property will be visited, including walk the lands and looking closely at exterior infrastructure to ensure that cabin, outbuildings, firepits, propane tanks, wood piles, are properly raked a full 30 feet, roof/gutter litter is cleared and trees are properly limbed (see form for details). The inspection includes checking the status of chimney spark resistors, proper screening of vents and under decks/flooring, wood piles are off decks, proper emergency address posted and visible from the road, etc.

Incident Report: The site visit and results are properly documented by the official Inspection Form, with a copy being shared with the Committee Chair, Board and Property Owner. The written record-keeping will be continued through the resolution of all necessary follow-up actions.

Notes:
 - The 30 foot mandatory raking perimeter is regardless of ownership boundaries.
 - It's recommended that owners do not pay contracted help until they receive a notice from the volunteer inspector advising that the property has passed inspection.

Penalty Fee
 If HSA has to hire a contractor to bring the property into compliance that in addition to the cost of the cleanup, the property owner will be subject to a \$200 minimum penalty payable to HSA.

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