SEMPER FI HOME INSPECTIONS

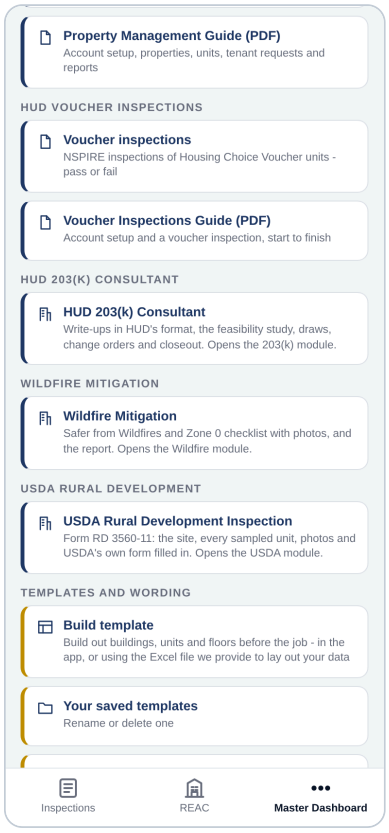
Wildfire Mitigation Inspections

Step-by-step guide - Safer from Wildfires and Zone 0, from the property to the report

This guide walks you through a wildfire mitigation inspection on real screens: the property, California's Safer from Wildfires mitigation factors (10 CCR 2644.9), the Zone 0 practices within 5 feet of the home (Public Resources Code 4291), the community designations, the report the insurer reads, and re-check visits. It works the same on a phone, a tablet or a computer. The property and people shown are invented for the guide. Not affiliated with or endorsed by CAL FIRE, the California Department of Insurance or any insurer.

App version 2.9.185 · November 2026

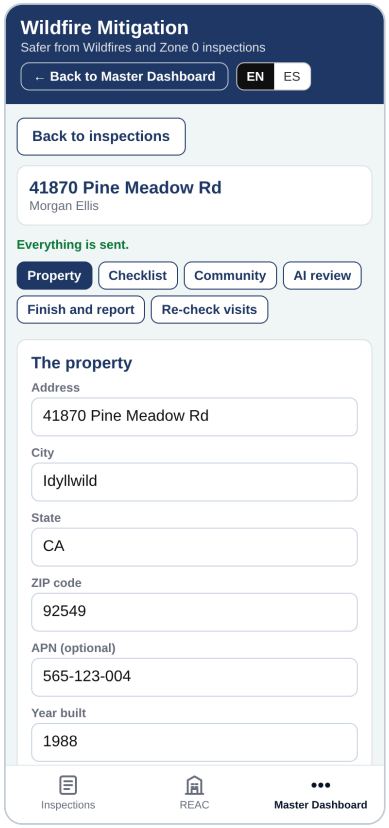
Part 1 - The property



STEP 1

Open Wildfire Mitigation

On the **Master Dashboard**, under Wildfire Mitigation, tap **Wildfire Mitigation**. It is its own plan, beside any other plan.

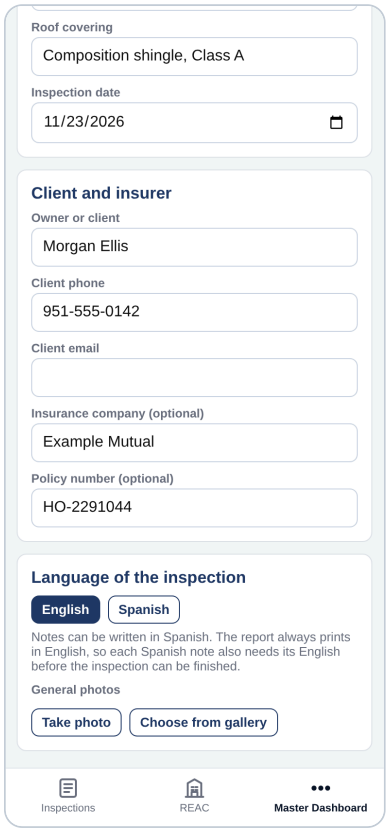


STEP 2

The property

Tap **Start an inspection**. Fill in the address, city, state, ZIP code, APN if you have it, the year built and the roof covering, and the inspection date.

Part 1 - The property

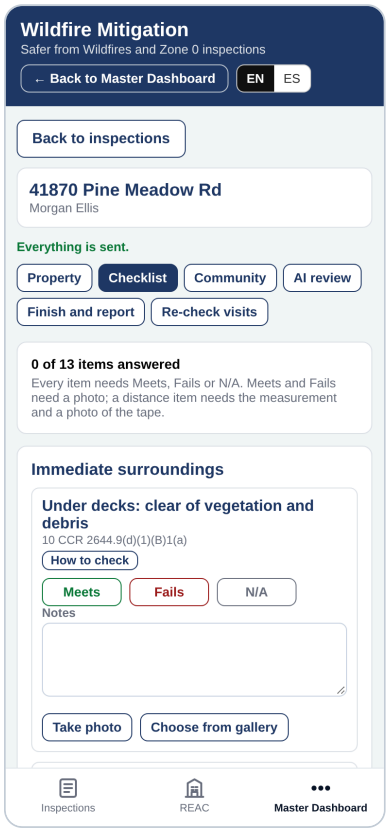


STEP 3

Client, insurer and language

Fill in the owner or client, their phone and email, and the insurance company and policy number if the inspection is for an insurer. Choose the language of the inspection. Notes can be written in Spanish; the report prints in English, so each Spanish note also needs its English.

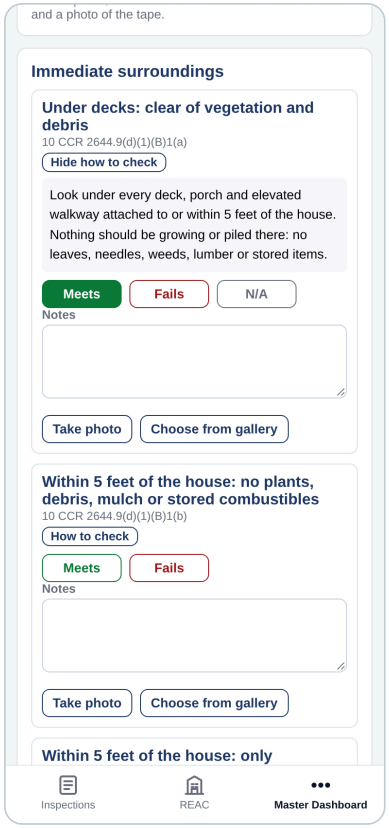
Part 2 - The checklist



STEP 4

Thirteen items

Tap **Checklist**. The items are in three groups: the immediate surroundings, building hardening, and the Zone 0 practices. Every item needs **Meets**, **Fails** or N/A. Meets and Fails need a photo; a distance item also needs the measurement.

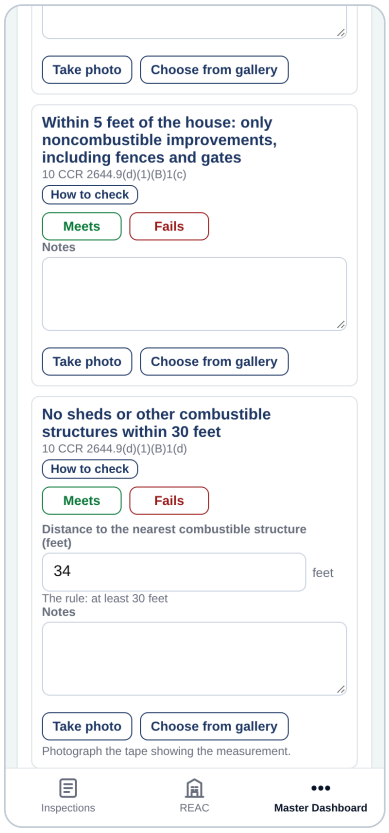


STEP 5

How to check

Tap **How to check** on any item for what to look at and where. Each item shows the rule it comes from. Mark it, add a note, and take a photo. N/A asks why the item does not apply.

Part 2 - The checklist

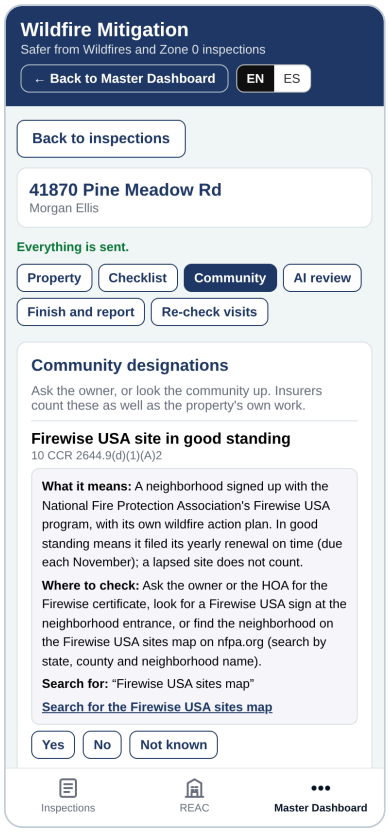


STEP 6

Distance items

A distance item - the nearest combustible structure, the clearance at the bottom of the walls, the closest branch - takes the measurement typed in, shows the rule beside it, and needs a photo of the tape showing the measurement.

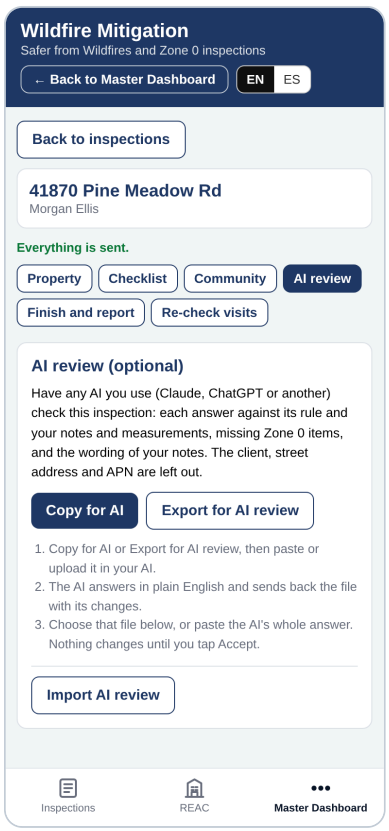
Part 3 - Community and review



STEP 7

Community designations

Tap **Community**. Ask the owner, or look the community up: Firewise USA and Fire Risk Reduction Communities. Each says what it means and where to check, with a search link. Answer Yes, No or Not known; a photo of the sign or the certificate helps.

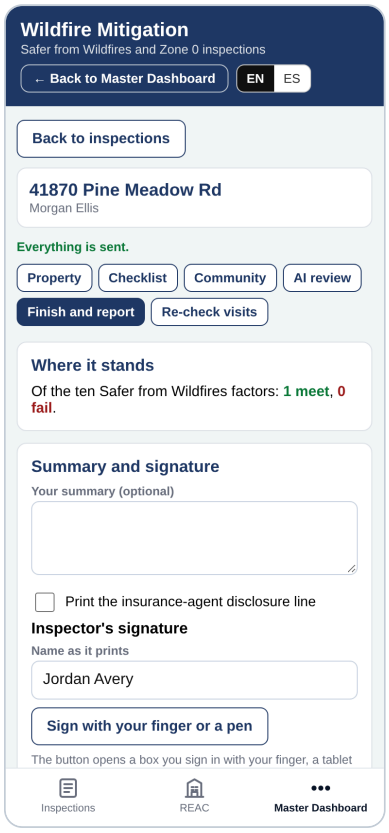


STEP 8

AI review (optional)

There is no AI in the app, but it is set up so you can easily add one of four AI accounts if you want: ChatGPT, Claude, Gemini or Grok. Add your own key in Company Profile and the app has AI capabilities. With one added, **AI review** checks the inspection against each rule, your notes and measurements; the client, street address and APN are left out, and every change applies only when you accept it.

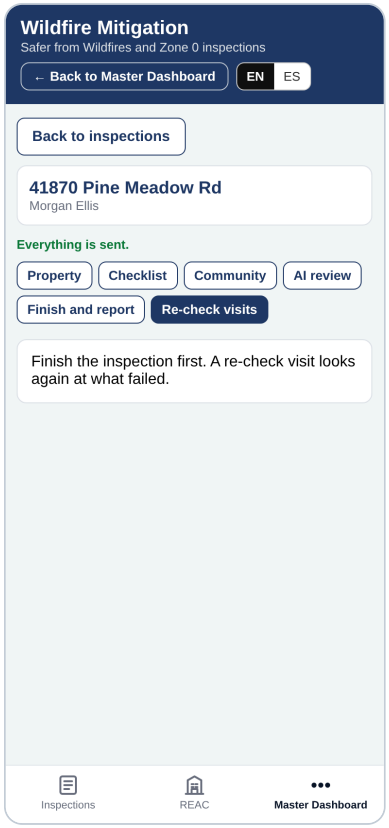
Part 4 - Finish and the report



STEP 9

Finish and report

Tap **Finish and report**. **Where it stands** counts how many of the ten Safer from Wildfires factors meet and how many fail. Add your summary, choose whether to print the insurance-agent disclosure line, and sign. The **Finish** list shows anything still missing. The report opens with an insurer summary page, then each item in detail with its measurement, notes and photos, a What to Fix list, the citations, the limits of the inspection and your signature.

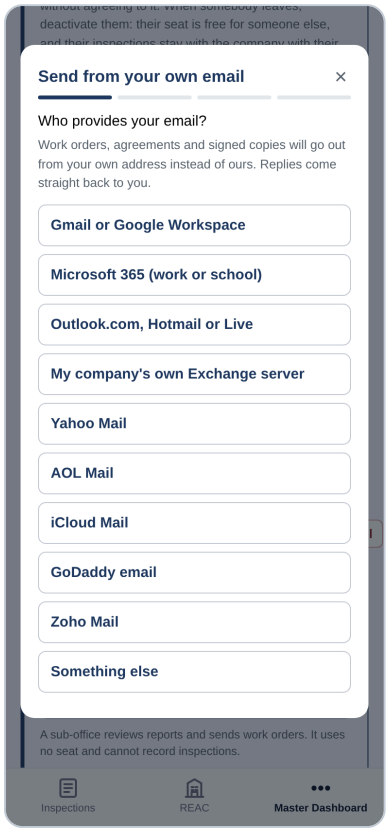


STEP 10

Re-check visits

Come back for what failed. After the inspection is finished, **Re-check visits** records each fix with new photos and a signature, and the report shows what was corrected and when.

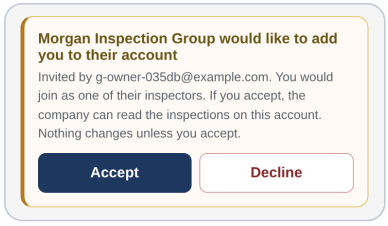
Part 5 - Your email and your team



STEP 11

Connect your email (one time)

Reports, letters, work orders and invitations go out from your own email address, so replies come back to you. This is separate from the email you sign in with, and you can use the same address. On the **Master Dashboard**, open **Your company**, then **Your own email**, and press **Set up my email**. Choose your provider - Gmail or Google Workspace, Microsoft 365, Outlook.com, Exchange, Yahoo Mail, AOL Mail, iCloud Mail, GoDaddy, Zoho or Something else - and follow the steps on the screen. Most providers need an app password; the screen has a button that opens the page that makes one. Press **Save and send a test**; when the test email arrives, you are done.



STEP 12

A company account: adding your inspectors

The person who runs a company account adds the inspectors, from the app in a web browser on a computer, tablet or phone: sign in with the company account and press **Add your inspectors** on the Master Dashboard. Connect your email first - invitations go out from it. Type the inspector's email and press **Invite inspector**; they do not need an account yet. Each waiting invitation shows when it was sent and when it expires (30 days), with **Resend** and **Cancel**. The inspector signs up with that same email, or signs in, and presses **Accept**, and you get an email when they join. From then on their inspections show up in the company account, with their name and license on every report.

Part 5 - Your email and your team



STEP 13

A company account: give a job to another inspector

On a company account, the owner or front office can set up the job and hand it to an inspector on the team. Under each job in the list, open **Give to another inspector** and pick the name. It moves to that inspector's list, with their name and license on the report, and your list shows **Inspector:** and who has it. You can still open it to look, but only they can change it. To take it back, choose **Me**. Once the job has been started or has photos, it stays with whoever started it. Only company accounts with another inspector see this; someone working alone does not, and anyone can still email their own reports.