

Is your SELLER responsible for compliance?

1. Complete the work FIRST with a knowledgeable contractor*
 - a. Request quotes from our [service provider list](#)
 - b. Seek a guarantee of compliance from the chosen provider
2. Schedule a **RE**inspection
 - a. [Request](#) your real estate dspace inspection (optionally, provide contact info for the contractor, when work will be completed, any deadlines e.g. escrow)
 - b. TFPD only needs to visit the property once to VERIFY compliance
 - c. If outstanding hazards mean the contractor has to revisit the property, we can often communicate directly with the contractor and resolve the outstanding items via photo resolution.

What if my seller wants to do the work themselves?

We absolutely support property owners doing the work themselves, and we're happy to do an initial inspection to give more specific direction as to what is required, and then conduct a reinspection to confirm.

1. Get them started EARLY as it's often more work than they're anticipating.
2. Be clear with your client about achieving compliance: 2nd, 3rd, and yes even 4th reinspections are really a drain on our resources.

Do I need an in-person reinspection?

1. Check the Property Summary page for an Evaluation Note. Take advantage of a well-maintained property that only has a few violations. Submit photo resolution through the online report.
2. Take resolution photos from the same angle as the inspector's photos.
3. Provide details in the comments.

Can the buyer take responsibility?

If the condition of the property is being disclosed and the buyer will take responsibility, then you only need one inspection before closing. We recommend providing the new owner access to the online report. The buyer has one year from the transaction date to complete the work and then schedule the reinspection with us.

*Many of our tree service and defensible space service providers are well versed in state and local requirements, familiar with Truckee Fire's reports and inspection standards and have been fulfilling compliancy requirements with their defensible space work for years. Our [service provider list](#) includes 30+ local contractors that attended Truckee Fire's annual contractor training. Whether you work with someone from the list or not, it is the homeowner's responsibility to confirm that a contractor is appropriately licensed and bonded to perform the work. If you work with one of the many qualified professionals that isn't yet on our [service provider list](#), share our [2024 contractor webinar](#) to stay current on this season's updates.