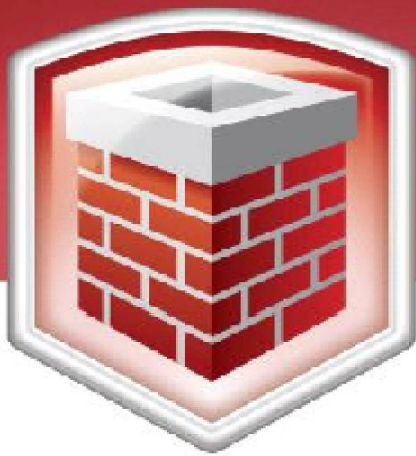


# Chimney Inspection Report



**CHIMNEY  
CHECK**  
PROFESSIONALS

## Isabelle & Daniel March

326 N. Ogden Dr. Los Angeles, CA 90036

Inspector - Brian Bruski

January 9, 2015.

Chimney Check Professionals, LLC  
2315 W. Burbank Blvd., Burbank, CA 91506 818-951-7550



**PRESENT:** The client was present towards the end

**INSPECTION ADDRESS:** 326 N. Ogden Dr. Los Angeles, CA 90036

**DATE OF INSPECTION:** January 9, 2015.

Use of this report **implies** that the inspection agreement (a copy is near end of this report) has been **accepted and agreed to by the user/reader (whether or not it has been signed)** and that the limitations section has been read, understood and agreed to as well.

The goal of this inspection is to render an **opinion** as to the condition of the fireplace/s and chimney/s based on fire safety. **NOTE: This is not a code compliance inspection and the inspectors opinion may be that a particular "violation" may not require a repair for safe operation of the system/s.**

**This report is for the sole benefit of the actual client and is not transferable.**



**CHIMNEY  
CHECK**  
PROFESSIONALS

The following recommendations have been exclusively prepared for:  
Isabelle & Daniel March at 326 N. Ogden Dr. Los Angeles, CA 90036

## RECOMMENDATIONS

**Before the Fireplace is operated the following recommendations should be performed for fire safety reasons.**

**The 2nd fireplace and its flue should be fully evaluated and corrected before use.**

**POTENTIAL COSTS** (See Information and **EXCLUSIONS** below): Based on my ability to inspect and the limitations of this inspection, the recommended repairs to the Lower Floor fireplace system could be expected to be in the range of \$5,500 (Not a guarantee of costs).

During the roof access and further evaluation, and evaluation of the upper unit fireplace (and its flue) there will likely be additional deficiencies discovered that require additional costs to correct.

The above potential costs do not include any repairs/replacement to the gas line system, or the gas valve.

### **FIREPLACE UNIT**

#### CHIMNEY:

It is recommended that roof access be obtained so that the chimney system can be fully evaluated from that perspective. Additional discoveries may require additional corrections as well as below, at additional costs.

It is recommended that a spark arrester with a rain cap be installed at the top of the flue.

It is my recommendation that a stainless steel liner be installed within the flue system.

It is recommended that the smoke chamber be parge coated (a minimum 5/8 layer of fire rated mortar be applied to the smoke chamber and areas above the firebox) and any gaps, voids or deteriorated areas be smooth coated and filled with the same fire rated material.

#### LOWER FLOOR FIREPLACE:

The firebox throat area should be "opened up" by partial removal of the rear wall to help with the upward flow of combusted fuel through the throat and out the top of the chimney system.

All gaps and deteriorated areas above and within the firebox should be sealed with an approved fire rated material.

All the repairs to the system should be performed and then the fireplace operated during differing climate conditions to determine whether or not a smoke guard is needed.

It is advised to reposition the gas log lighter towards the middle/rear of the firebox.

A gas valve requiring a key should be installed outside the firebox area per city standards.

Repairs to the ash dump system are optional.

### **ADDITIONAL**

**MAINTENANCE:** It is recommended that the fireplace/chimney system be fully evaluated and cleaned yearly (depending on use), and after seismic activity.

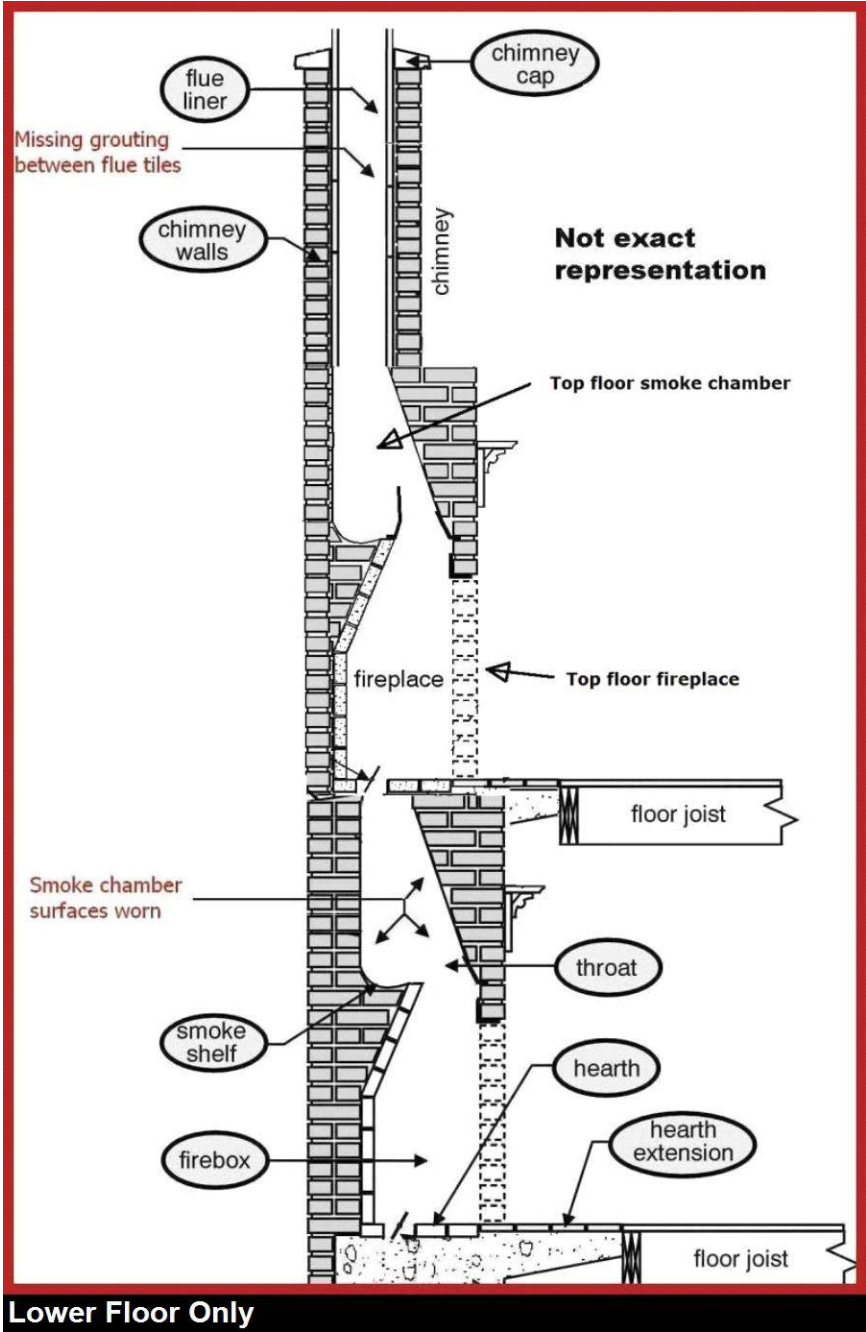
**FOLLOW-UP INSPECTION:** To help ensure that repairs have been appropriately completed a full evaluation should be performed after all the recommended corrections have been completed.

**THREE BIDS:** It is recommended that three bids be obtained by qualified contractors before the end of inspection contingencies, to help ensure that the actual cost of repairs are fully known.

Potential costs given do not include repairs needed that are not specifically part of the fireplace/chimney system/s, such as roof repairs, painting, mantle modifications, finish surfaces, tree trimming, moisture related issues, drainage and etc. Any potential costs given assume that the repairs will be performed by a qualified contractor.

Potential costs are based on discoveries at the time of inspection (of accessible areas only) and cannot foresee additional repairs needed that are determined after further evaluation or during repairs, such as in the case where chase or attic areas were not accessed (it can be expected that the final cost will increase from what was expected).

# DIAGRAM



# FIREPLACE UNIT

Use of this report is only granted with the assumption that the Contract has been fully understood and agreed to by the actual client. If you have not read the contract please read it so that you know what your obligations are and the Limitations of Chimney Check Professionals, LLC.

There is no destructive testing during the course of this inspection.

## CHIMNEY:



### CHIMNEY TYPE:

The chimney is made of masonry. This is a reinforced masonry structure (this is when the chimney has metal reinforcements built into the system, otherwise known as rebar).

The lower unit fireplace system is a two story fireplace system and this is the only Fireplace that I inspected.

The remaining upper floor fireplace and its flue are not part of my inspection. This fireplace and flue should be inspected and repaired before use.

### SPARK ARRESTER:

Fire Safety Risk, the chimney system is not equipped with a spark arrester, or cap.



**MASONRY CHIMNEY CONDITION:**

Roof access was not possible due to height restrictions at the time of inspection, limiting my inspection. I was not able to apply pressure to the chimney which is sometimes the only way to determine that a chimney is unsound or damaged.

My recommendations will therefore address fire safety concerns only. It is recommended that roof access be obtained so that the chimney can be evaluated from the roof perspective.

**FLUE TYPE:**

The interior flue is a clay liner system, oval.

Only the Lower floor flue is part of my inspection.

**FLUE CONDITION:**

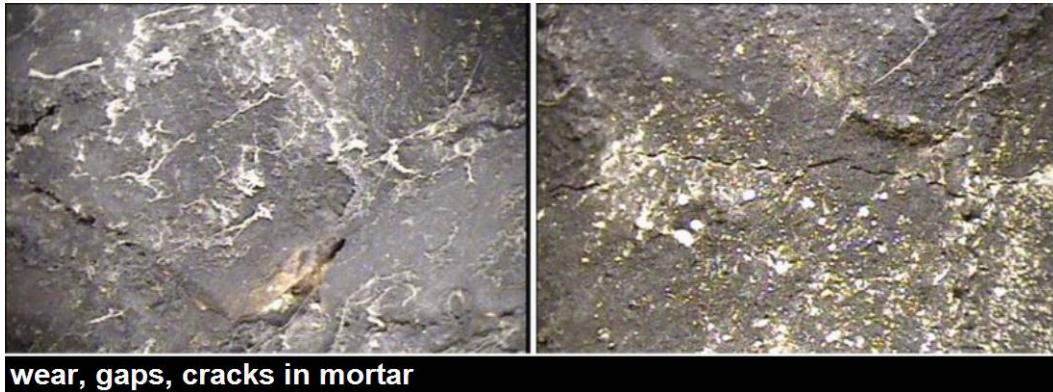
Fire Safety Risk, there are cracked flue tiles noted within the clay liner system

Additionally, there is a lot of deteriorated/missing grouting between the flue tiles. This is considered a fire safety concern as the chimney system is not considered to meet the original design requirements intended to ensure that heat and combusted gases do not pass through the flue system.



**SMOKE CHAMBER:**

Fire Safety Risk, the smoke chamber area has general wear and deterioration noted to the inside surfaces. This is considered a potential fire safety concern.



**FLASHINGS:**

Roof and flashings are not part of this inspection. For more information consult a qualified flashing or roofing specialist for more information with regards water barriers and potential moisture intrusion issues.

**LOWER FLOOR FIREPLACE:**

Only the Lower Floor Fireplace and its flue are part of my Inspection.



**FIREPLACE TYPE:**

This is a masonry wood burning fireplace, with a gas log lighter.



**FIREBOX CONDITION:**

Fire Safety Risk, there is a gap between the lintel and the brick finish over the fireplace. This gap should be sealed for fire safety.

Operational Concern, there are smoke stains along the firebox which usually indicates improper drawing of the chimney (and smoke entry into the house) during operation of the fireplace.

The back wall of the firebox is fairly forward (in relation to the throat) which can limit drafting and "thrust" the products of combustion into the living space. This is a poor design for drafting of the firebox.





**DAMPER:**

There is no damper installed. This is not necessarily a requirement for this fireplace but a damper installation can help with energy conservation when the fireplace is not in use.

**GAS LINE IN FIREBOX:**

Fire Safety Risk, the log lighter is positioned too far forward within the firebox area (this installation can allow for gases to enter the living space due to the gases drifting outside the firebox). It should be positioned toward the middle rear of the firebox.

It is not part of this inspection to test for gas leaks. Refer to a qualified plumber or the gas company for more information.



**GAS VALVE:**

Fire Safety Risk, the on off control valve is located just within the firebox area. The on off control valve should be located outside of the firebox. This valve is also older.

Additionally, the gas is turned on with a handle and not a key. This could be used by a child to turn the gas on. A key is preferable as it can be placed in a position where it cannot be easily reached by a child.



**SCREENS:**

Fire Safety Risk, there is no screen at the fireplace opening, this is needed for fire safety.

**OUTER HEARTH:**

A hearth extension was present at the time of inspection. NOTE: It is beyond this inspection to determine the type of construction that supports the hearth extension nor to determine whether or not the Hearth extension is adequately constructed to provide proper heat protection, such as a correct thickness in materials.

**EXTERIOR AND BASE:**

Needs Attention, the exterior ash dump door is not operable at this time, it is sealed or rusted shut.



ash dump shut

# INSPECTION CONTRACT

## CHIMNEY CHECK PROFESSIONALS, LLC

This is intended to be a Legally Binding Contract, read it carefully

Client: \_\_\_\_\_ Date: \$ \_\_\_\_\_  
Address: \_\_\_\_\_ Fee: \$ \_\_\_\_\_

**Chimney Inspection:** The Client requests a Level II examination of the existing chimney system(s) of the property. A Level II Chimney Inspection, per the National Fire Protection Association includes an examination of all accessible portions of the chimney exterior and interior including areas within accessible attics and crawl spaces.

**Clients Duty:** The Inspector shall provide a written and/or video report for the sole benefit of the Client. The Client agrees to examine the entire inspection report & video when received & shall promptly call the Inspector concerning any issue the client may have concerning the inspection report. The written report are the findings of the inspector as to the conditions existing on the day of the inspection. The Client shall not rely on any oral statement(s) made or allegedly made by the inspector. The Client agrees to indemnify, defend and hold harmless the inspector from any 3rd party claims arising from the unauthorized distribution of the inspection report & video.

**General Provisions:** Excluded from this inspection is any portion of the chimney flue system which is not accessible by camera. This inspection contract and examination do not constitute a warranty, guarantee or insurance policy of any kind whatsoever. It is agreed that any claim made by the client(s) shall be made in writing within 10 days of discovery and the inspector and/or the inspectors designated representative must be allowed to re-inspect and document conditions of the defect prior to making any repair, alteration or replacement to the claimed discrepancy, except in case of emergency. Failure to follow this procedure shall constitute a full and complete waiver of all claims arising from this contract. No legal action or dispute proceeding of any kind can be commenced against the Inspector or the Inspection Company and agents more than ONE YEAR from the date of the inspection. Time is a material term and condition to this contract. Client accepts this material provision.

**Mediation Binding Arbitration:** The parties stipulate to pre-litigation mandatory mediation through Alternative Dispute Resolution, Inc. (ADR), located in Century City, California. Each side is to share the costs equally. The mediator must be familiar with the chimney inspection industry and applicable civil code provisions. Should the mediation fail the parties stipulate to binding arbitration through ADR. The finding of the arbitrator is final and both sides stipulate to waive the right to appeal. Each side is entitled to discovery as if said case was filed in the Superior Court. The costs associated with mediation and binding arbitration are an item of cost to the prevailing party. The arbitrator is bound by California law and no other law can be applied.

**Prevailing Party Attorney Fees Clause:** Any action in law or equity the prevailing party is entitled to reasonable attorney and expert fees and costs by the arbitrator at the binding arbitration.

This contract shall be binding upon the undersigned parties and their heirs, successors and assigns. This agreement constitutes the entire agreement between the parties and may be modified only by a written agreement signed by all the parties. If this contract is executed on behalf of the Client by a third party, the person executing this contract expressly represents to the inspector that he/she has the full and complete authority to execute this contract on the Clients behalf and to fully and completely bind the Client to all the terms, conditions, limitations, exceptions and exclusions of this contract. The Client acknowledges that they have read understood and agreed voluntarily to all the terms, conditions and limitations of this contract and agrees to pay the fee listed above.

Client Signature \_\_\_\_\_ Date \_\_\_\_\_  
Inspector \_\_\_\_\_ Date \_\_\_\_\_

## **LIMITATIONS AND SCOPE OF INSPECTION:**

**CONCEALED AREAS:** There are areas of a house or system that cannot be accessed, such as areas between walls, within cavities (such as chase areas) and etc. A fireplace/chimney system has many inaccessible areas as well, such as cavities and spaces between walls. Our inspection and liability are limited to areas we are able to reasonably inspect during a limited time inspection.

**HIDDEN AREAS:** We can only inform you of the observable condition of the installation at the time of inspection. Areas not accessed are specifically excluded from this inspection. It is advised that access be obtained and that these areas be inspected before the system is used. Portions of the installation that are concealed within walls are specifically excluded from this inspection.

**GOAL:** Our goal is to identify observable material defects, areas of improper installation, wear, deterioration and damage that could affect the safety of the fireplace system/s. Fire and structural safety standards are high to help ensure safety in all cases. Our findings and recommendations are based on city and manufacturers standards.

**THIS IS NOT A WARRANTY:** This report is based on the observable condition of the system/s at the time of inspection. The term "Serviceable" is not a statement of how long a component will remain in that condition and is **NOT** a guarantee of code compliance.

**RIGHT OF INSPECTION IF A DISCREPANCY OR ERROR IS DISCOVERED:** Use of this report implies an agreement by the client to give Chimney Check Professionals, LLC the opportunity enter the property and make their own inspection of "said" deficiency or error. Use of this report also implies an agreement by the client to give any and all applicable specialists the opportunity to further evaluate or inspect the system as well. This opportunity must be given before repairs are made to the system, otherwise the client waves all rights to compensation.

**ARBITRATION:** Use of this report implies an agreement by the client that a binding arbitration will be the means to settle a dispute between Chimney Check Professionals, LLC (and any of its employees, affiliates or inspectors) and the client. The arbitrator to be mutually chosen by both sides. Failure to follow this agreement renders the offending side fully responsible for all reasonable legal fees for both sides and any due compensation to the other party.

## **DEFINITIONS OF TERMS:**

### **FIRE SAFETY RISK:**

It is the inspectors opinion that this is a potential fire safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable and due to this condition the fireplace system should not be operated until corrections have been performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### **STRUCTURAL SAFETY RISK:**

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

### **OPERATIONAL RISK:**

It is the inspectors opinion that the issue described may affect the operational safety of the system and is in need of repairs, correction or maintenance and/or further investigation and may not be performing to its original standards, thereby being a potential health and safety risk. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs. This item may or not be a potential fire or

structural safety risk.

**NOT ACCEPTABLE:**

It is the inspectors opinion that this item is either not capable of fully performing the job for which it was intended and/or is a potential threat to health and safety. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs. This item may or not be a potential fire or structural safety risk.

**NEEDS ATTENTION:**

It is the inspectors opinion that this item is in need of repairs or maintenance and/or further investigation and may not be performing to its original standards, thereby being a potential health and safety risk. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs. This item may or not be a potential fire or structural safety risk.

**SERVICEABLE:**

It is the inspectors opinion that this item was found in a condition with no observable defects or limitations that would affect its operation adversely.

**ACCESSIBLE:**

Accessible is defined as portions of the installation or components that are observable without dismantling of components or damage to the installation or surrounding areas (such as roof tiles). Accessible is also defined as portions of the installation that are observable with the use of reasonable access or without unnecessary risk to the inspector, such as high roofs or very steep roofs.

**NOT ACCESSIBLE:**

An area which is not accessible is an area which would require damage to the installation or surrounding areas, an area which is unsafe to access (such as a steep roof or crawl space) or an area which would require significant dismantling or unreasonable effort on the inspectors part to access.

**CONCEALED AREAS:**

Concealed areas are defined as any area which is beyond the inspectors "reach" without removal (or damage to) of a major component of the house, such as the inside of a wall, below roofing materials, within chase areas, crawl spaces or covered by finish materials.