Chimney Sweepers
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Customer

John Smith

123 Main Street Main City, Arizona 123333 United States

Inspection Date

December 18, 2023

Reason for Inspection

The customer had a chimney fire and requested an inspection to assess the damage

Level of Inspection

Level 2

Prepared by

John Doe

Certifications

CSIA - F.I.R.E. Certification

Disclaimer

Please note: This report is the exclusive property of CHIMNEY SWEEPERS and JOHN SMITH. If this report is for the required Level II inspection for the sale or transfer of property it is mandatory that full notification of defects be made to the current owner and the potential buyer. We also recommend that all repair suggestions we make within this report should be completed well before the close of escrow, by a licensed specialist, who may identify additional defects or recommend some upgrades that could affect your evaluation of this property.

Recommendations: Any recommendations are made as a convenience to our customers and are not a contract or proposal for work for repairs even if an approximate cost is given. If requested a separate repair estimate may be submitted.

Roof: Customer understands that the Inspector may be required to walk on the roof to gain access to the chimney and adjacent areas. The Inspector will use reasonable care to avoid damage to the roof. However, damage to the roof may occur. Inspector will not be responsible for any damage or repair whatsoever to the roof as a result of this inspection.

Grandfathering: When chimney repair is found to be necessary due to potentially hazardous or unsafe conditions, there is no Grandfathering for any portion of the chimney. There is no state or national code that grandfathers any portion of a chimney that represents a potential hazard.

Professional chimney inspection: This report is the result of a professional chimney inspection. The report reflects the level of chimney inspection as stated in the report. Everything in this report is factual and supported by the standards represented in the International Residential Building Code 2021, NFPA 211 2019, U.L. and manufacturer installation instructions. The observations in this report are factual and fully supported by documentation, codes and standards.

Inspection level indicated: National Fire Protection Agency (NFPA 211) has 3 levels of inspection. We have added a basic level for estimating purposes. The basic estimating level is restricted to the areas required for a specific estimate request such as an exterior chimney repair. This level does not assess the usability, safety or functionality of the entire structure. This level is a courtesy for the convenience of the client to provide an estimate for the repairs desired. The NFPA 211 level or combination of levels used will be indicated on the report.

Visual observation: All aspects of this report are taken from visual observations. Visual observations whether an internal camera system is used or not are limited in scope by the angle of perspective. Hidden flaws could exist that are not available for a visual observation from the angle of the perspective available.

Inaccessible areas: There are areas of the chimney, fireplace or appliance that are not available for inspection. These areas include but are not limited to attic space, hearth support, hearth extension, basement, crawl space, areas concealed between floors and walls and areas that the person inspecting may not have been given access to at the time of the inspection. Roof construction or weather conditions may limit or prohibit roof access. The Customer understands that the Inspector cannot obtain access to certain portions of the fireplace and certain enclosed adjacent areas. The Inspector makes no representations express or implied and will not be responsible in any way whatsoever for deficiencies, improper installation, or improper equipment in inaccessible areas. The findings listed within this report are based on the condition of the appliance system at the time of this inspection and may be limited due to access or type of inspection requested.

Inspection validity time frame: We cannot control what happens to this chimney, fireplace, vent, or appliance after we leave the location. Customers may move or construct things that change the clearance to combustibles. Weather, use, misuse, lack of use, vegetation, age and alterations are just some of the factors that can change the condition of the structure. We will not be held responsible for any of these changes that may affect the suitability for use of this chimney, vent or appliance.

Suitable for intended use: The purpose of the inspection is to determine reasonable suitability to use this chimney, appliance, vent, or fireplace as the structure was intended when constructed or inspected. A fireplace is intended to be used as an ornamental structure that is designed for short term use and not as a source of heat. Use of a fireplace or other appliance in a way that it is not intended to be used could present a hazard.

Measurements: Some of the measurements in this report are approximations. Some of the approximations are used to aid the estimator to write a proposal for work. These approximations are also valuable to help determine proper equipment needed to ensure the safety of the chimney professionals doing any of the proposed work. Any inaccuracies in any of these approximations do not invalidate the findings in this report.

This report is the result of a limited evaluation. It is intended as a convenience to our customer, not as a certificate of fireworthiness or safety. There are areas of the system that are hidden in the construction where it passes through walls, floors, or ceilings and cannot be evaluated. Conditions of use are beyond our control, and we make no warranties of the safety or function of the chimney, vent fireplace, or connected appliance(s) and none is to be implied.

Overview

Weather conditions at the time of the inspection

Description and function
Your fireplace requires large amounts of air for the combustion of the fuel used in the fireplace and to allow the proper evacuation of the byproducts of combustion through the chimney. Newer homes are being built with great attention to being more energy efficient. Existing homes are being made more energy efficient with new windows, better insulation being added new siding and roofs. Your fireplace cannot operate properly if there is not enough makeup air. The fireplace may seem to draft properly when it is started but the draw seems to become sluggish as the fireplace continues to be used. The result is smoke, or fumes start spilling into the living space. Sometimes flues near the fireplace flue can bring in makeup air that brings the smoke or fumes from the fireplace back into the home. Homes built after 2015 are required to have an outside combustion air source for the fireplace. Older homes that have been made more energy efficient may need to have an outside air source installed for the fireplace to operate properly.
When our technician inspected your fireplace, they made the following observation:

Do you have any issues with your fireplace or chimney

What do you enjoy the most about using your fireplace?

I enjoy the warm cozy atmosphere when I use the fireplace.

How often do you use your fireplace?

Do you smell the fire when using your fireplace?

Do you plan to make any changes or upgrades to your fireplace?

Attic space

Masonry Chimney

Chimney location

Exterior chimney walls & mortar condition

3-2-10

Chimney construction materials

Flashing / Cricket

Description and function
The flashing is a movable joint that makes a weather-tight seal between the roof and the chimney. There are several types of flashing construction. The most common type is referred to as step flashing. Step flashing can be made from a variety of metals, including stainless steel, aluminum, galvanized metal, and copper. Step flashing is a two-part system. The first part is usually a square piece of metal folded at a 90-degree angle. One side of the piece of metal is installed under the flashing attached to the roof and is covered by the roofing material. The bend is placed against the chimney. This forms 1/2 of the flashing. The other is a piece of metal that is attached to the chimney and covers the flange of the first piece that is attached to the roof and is up against the chimney. This is called the counter flashing. These are usually installed in a series that gives the appearance of steps. That is why it is referred to as step flashing. The best practice is to install the counter flashing into a mortar joint with a fold in the metal and part of the metal being inserted into the bed joint of the mortar. This is usually sealed with mortar or a flexible sealant.

Your chimney moves with changes in temperatures and weather conditions. Your roof also moves with changes in humidity and weather conditions. The roof and the chimney do not move at the same rate. This difference in the rate of movement is why the flashing needs to be a movable or flexible joint. There are other types of flashing materials that are usually a flexible elastomeric

sealant. There are several brands on the market with varying qualities and application methods. It is important to remember that the flashing compound must be non-combustible. Tar and other roofing compounds may be combustible and are not flexible. Tar and other roofing compounds are usually not suitable as a chimney flashing material.

A cricket sometimes referred to as a bib or saddle is a small roof that is constructed like a dormer up against back side of the chimney. The purpose of this dormer style roof is to divert water and snow around the chimney.
During the evaluation, our inspector noticed the following concerns.

Flue

Inspection method used

The chimney should have a protective cover

All the flues of a chimney should be protected by a covering that prevents animal, water, or debris from entering the flue. The cover should also have a spark guard to prevent embers or spark from exiting the chimney that could cause damage to the roof, other structures or even start a fire.

Chimney lining material

Flue Description and function:
The flue is a duct for smoke and waste gases produced by a fire, a gas water heater, gas or oil furnace or other fuel-burning installation to be transitioned through the chimney. It is imperative the material that makes this duct or flue be made of proper materials and in good condition. The chimney flue can be made of a variety of materials. The most common is clay or Terra cotta flue tile. All the joints in this system are to be sealed and smooth and the tiles must not have any cracks, gaps, or holes. Damage or imperfections in the flue material could allow the byproducts of combustion to enter the home or other parts of the chimney. If creosote gets through any imperfections in the flue it will build up in places that cannot be seen or swept out. In the event of a chimney fire these unseen deposits become an additional source of fuel for the fire.
The flue lining material is the first line of defense to protect your chimney and home from damage during a chimney fire. The importance of the integrity of the flue lining material cannot be overstressed.

Our inspector made the following observations:

Level of cleanliness of venting system / free from blockage

Liner presence / condition

Masonry fireplace

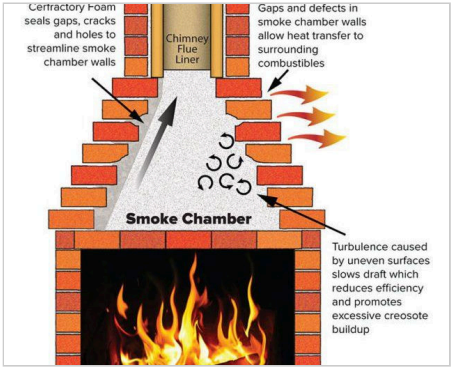
Picture of fireplace the room it is located in

Fireplace type

The Rumford fireplace is a tall, shallow fireplace designed by Sir Benjamin Thompson. Comonly refered to as Count Rumford. He was an Anglo-American physicist best known for his investigations of heat. The rumford fireplace is charactorized by its shallow, angled sides that are designed to reflect heat into the room. Its streamlined throat minimizes turbulence, thereby carrying away smoke with little loss of heated room air.

Fireplace added appliances or conveniences

Smoke chamber recommended repair



Your smoke chamber should be parged smooth with an insulating material designed to smooth and protect your home. This repair will improve the safety of your home and improve the operation of your fireplace.

Dryer Vent 1

Name	Measurement
Dryer Vent Size	4 in.
Actual length of Dryer Vent	0 ft.
Max Theoretical Length	in.
Number of 90° Elbows	0
Number of 45° Elbows	0
Lint Buildup	0 in.
Theoretical Length of Dryer Vent	0

Signature Acknowledgment

I have viewed and understand the inspection report on my chimney, appliance, and venting system. The deficiencies of this system have been explained to me. If this report is part of a transfer of real estate property, it is the responsibility of the purchaser of this report to make this report available in its entirety to all persons involved in the real estate transaction. Full disclosure is required by law.

Any defects, flaws, or deficiencies that could present a safety concern should be remediated before using the system for its intended use. Continued use of this chimney, appliance, or venting system with any known deficiencies is solely the responsibility of the homeowner.
I accept this report.

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