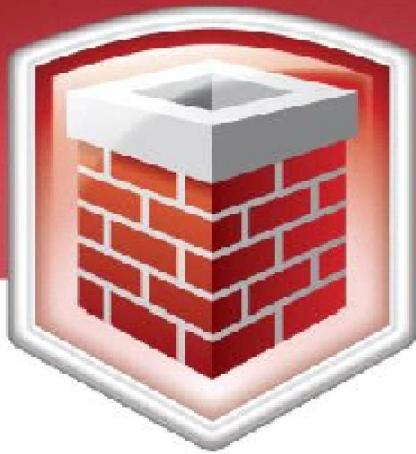


# Chimney Inspection Report



**CHIMNEY  
CHECK**  
PROFESSIONALS

## **Eric Kim & Chan Mi Cho**

121 S Wilson Ave #106 Pasadena 91106

Inspector - Chris Richeson

July 07, 2017.

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



**PRESENT:** The client was present.

**INSPECTION ADDRESS:** 121 S Wilson Ave #106 Pasadena 91106

**DATE OF INSPECTION:** July 07, 2017.

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.



The following recommendations have been exclusively prepared for:  
Eric Kim & Chan Mi Cho at 121 S Wilson Ave #106 Pasadena 91106

## RECOMMENDATIONS

**The fireplace should not be operated in its current condition.**

**POTENTIAL COSTS** (See Information and **EXCLUSIONS** below): Based on my ability to inspect and the limitations of this inspection, the recommended repairs to the fireplace system could be expected to be in the range of \$15,000 to \$20,000 (Not a guarantee of costs).

There was no access to the chase/attic areas and most of the components of the system are covered or hidden by finish materials. During the repairs or further evaluation it should be anticipated that the scope of repairs needed will increase and thus the cost for these repairs will increase.

The above potential costs would not include corrections that affect cosmetics.

### **FIREPLACE UNIT**

#### CHIMNEY:

It is my recommendation (due to the age of the current system, its condition and a lack of replacement parts) that this fireplace system be fully removed and replaced with an approved unit. NOTE: More and more, the city is not allowing wood burning fireplace installations. Consult with your city for more information.

### **ADDITIONAL**

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

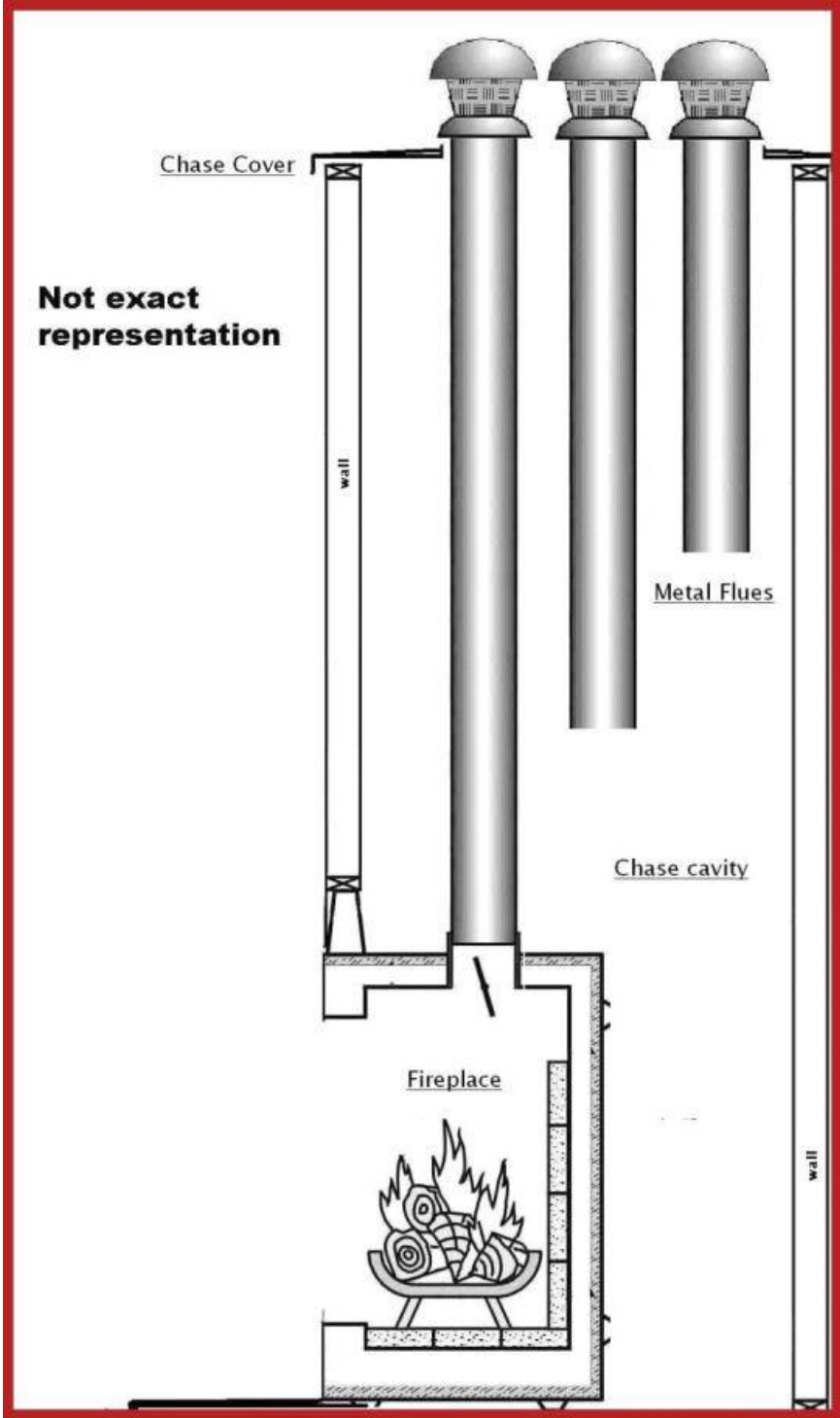
**FOLLOW-UP INSPECTION:** To help ensure that repairs have been appropriately completed a full evaluation should be performed after all the recommended corrections have been completed.

**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/S:

This is a three story fireplace/chimney system.

### TERMINATION CAP:

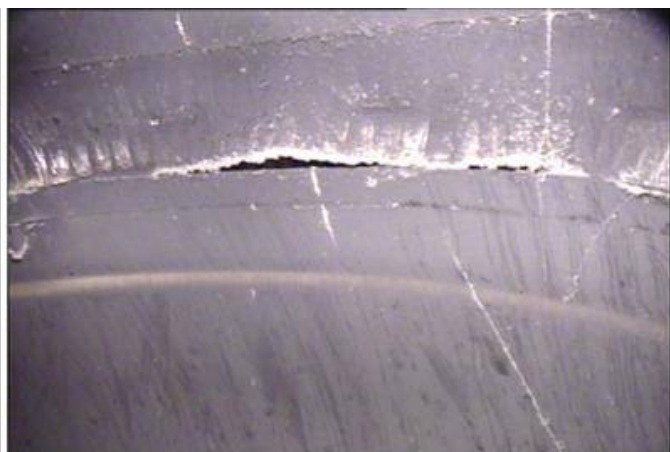
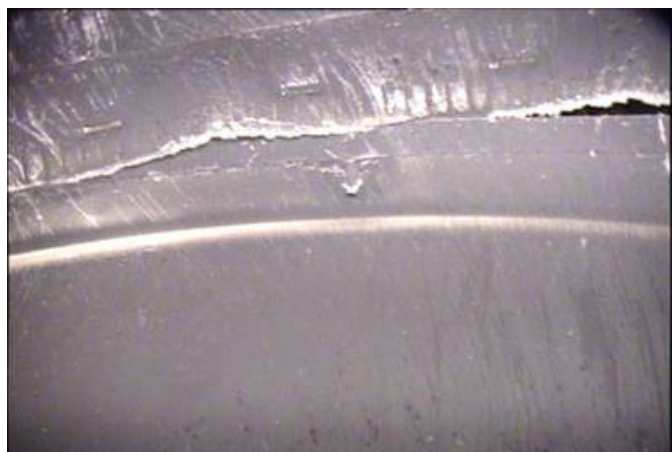
Present.



### METAL CHIMNEY CONDITION:

Not Acceptable, the inner wall of the metal flue is bent, damaged and disconnected above the firebox area.

The outer wall of the chimney could not be seen due to lack of access to the chase.





**ATTIC/CHIMNEY CHASE:**

Needs Attention, the chase cover is fairly flat and can allow for standing water during rains or wet conditions. Ideally, the chase cover would be sloped to allow for water to drain off of it.

The inside of the chase was not inspected at this time due to there not being access (in this case access would require destructive testing which is beyond this inspection). This is not uncommon and prevents observation of firestops, clearances to combustibles, proper strapping, pipe connections and etc. THE OUTER WALL OF THE CHIMNEY AND CHASE WERE NOT VISIBLE AT THIS TIME AND IS THEREFORE BEYOND OUR INSPECTION.

**FLASHINGS:**

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

**FIREPLACE:**

**FIREPLACE TYPE:**

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

**BRAND:**

TBF 42 I.



**FIREBOX:**

Operational Concern, there are smoke stains at the side walls of the firebox and just outside the firebox area which indicates improper drawing of the chimney flue (and smoke entry) during operation.



**DAMPER:**

Present.



**GAS LINE IN FIREBOX:**

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

**GRATE**

Present.

**SCREENS:**

Present.

**OUTER HEARTH:**

There is a hearth extension present. NOTE: It is beyond this inspection to determine the type of construction that supports the hearth extension finish material nor to determine if the heat rating for the current materials is sufficient.

It cannot be determined during a non-intrusive inspection whether or not the required spark strip has been installed below the firebox.

Additionally, there should not be combustible materials along the facing around the firebox, including below the hearth extension.



# 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.