



## Chimney Inspection Report

For:  
426 Camino Real,  
Redondo Beach, CA 90277  
[@gmail.com](mailto:agentabbyw@gmail.com)

Agent: Abby Waddell  
()  
[agentabbyw@gmail.com](mailto:agentabbyw@gmail.com)

Date: 2/18/2026

The 2 reinforced masonry fireplaces at the property were inspected today.



**LIVING ROOM FIREPLACE**

From the top down:



At the top of the chimney, the crown is shared by both fireplaces/chimneys. It has some cracks. This will allow moisture intrusion into the chimney structure and masonry and deteriorate it over time. The crown should be sealed and painted with waterproof sealant.



The chimney structure is shared by both fireplaces/chimneys. It seems structurally sound. When I exerted pressure on the chimney from the roof, there was no movement at all. There are no horizontal cracks on the exterior stone facing walls of the chimney. The video inspection shows that there are no horizontal cracks in the interior walls of the flue. Vertical cracks are not an indicator of structural compromise.



There is an approved spark arrester chimney cap on top of the chimney.

Additionally, the two flues exit the chimney right next to each other and at the same height as each other. This could result in back drafting between them and cause smoke to come into the living space. A baffle should be installed between them to prevent back drafting.

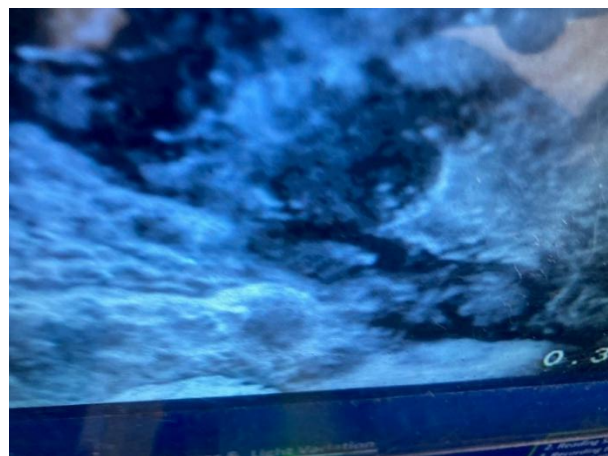


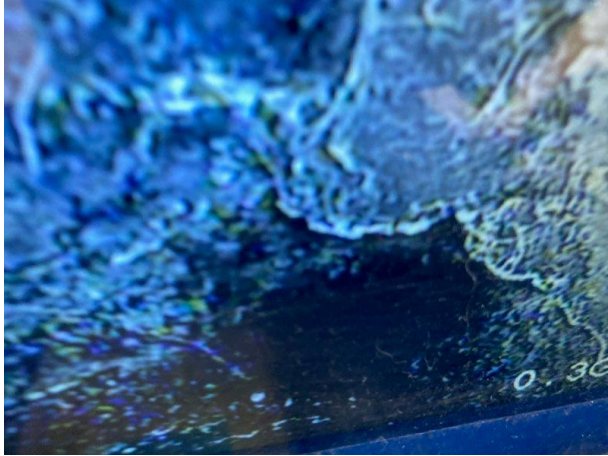
The chimney is 30 inches or more in width. It has a cricket. (a cricket is a metal saddle that diverts rainwater away from the base of the chimney). This is a positive feature of this chimney.





The video inspection of the interior of the flue shows that there are gaps and offsets between the clay liners which are potential fire hazards as hot gases can travel between them. Usually, there is wood framing or roofing near the chimney. They should be sealed with high temperature mortar.





The smoke chamber space has gaps in the masonry surfaces and creosote buildup. The masonry is old and with time loses its heat insulating properties.

The smoke chamber needs to be coated with a layer of high temperature mortar that insulates the heat and smoothly channels the combustion gas up the flue. To get to the smoke chamber, the damper and a couple of rows of bricks from the back wall need to be removed.





There are some gaps and cracks in the floor and walls of the firebox. These are potential hazards and should be sealed with high temperature mortar.



There is a gas line into the firebox which is capped. The gas valve turned and gas flow was verified. Gas valves sometimes go bad. At the time of the inspection, this one functioned normally. We do not check for gas leaks. The gas company offers that service for free.



There are gaps at the face seal which should be filled with high temperature mortar.



If the intention is to install a gas log kit and gas log burner, it is recommended that a clamp is installed onto the damper to keep it fully open as a precaution against combustion gas emission as per CA code.



There are some smoke stains above the firebox opening. This is indicative of poor drafting. Because the two flue opening at the roof are right next to each other and they are at the same height as each other, this can result in back drafting and cause smoke to go into the living space. A baffle should be installed between them.

Fire screens were present at the time of the inspection. Fire screens are required when burning wood.

#### **Living Room Fireplace Recommendations:**

1. Thoroughly sweep and wash the chimney's interior surfaces.
2. Seal and paint the chimney crown with waterproof sealant.
3. Remove the damper and a couple of courses of bricks from the top of the back wall to access the smoke chamber to patch and seal any gaps.
4. Re-tuck the gaps in the 1-story flue. May want to use a bell tool. Flue dimension is about 8 by 15 (clay liners).
5. Apply some high temperature mortar to create a 3D shell in the smoke chamber to insulate the masonry and help funnel the combustion gas upwards.
6. Seal the cracks/gaps in the firebox walls.
7. Re-tuck the firebox and face seal.
8. Re-set the couple of courses of bricks on the back wall.
9. Install a baffle between the two flue openings on the roof.
10. Install a top damper.
11. If a gas log set and gas log burner is installed, then install a clamp on the top damper to keep it FULLY open at all times per CA code.
12. After the chimney repairs are completed, have a Quality Check done with a video camera to confirm the quality of the repairs and to ensure all work has been done satisfactorily as per the recommendations.

These are the recommendations based on my access to different parts of the chimney.

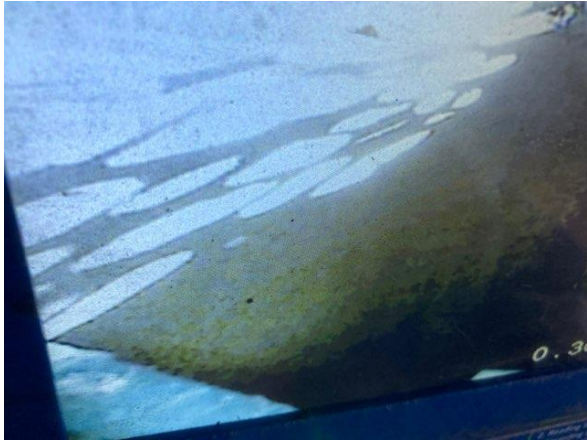


## **DOWNSTAIRS FIREPLACE**

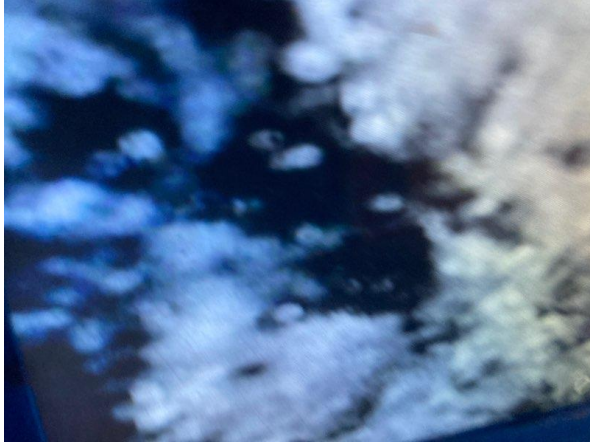
From the top down.



There is an approved spark arrester chimney cap on top of the chimney.



The video inspection of the interior of the flue shows that there are gaps and offsets between the clay liners which are potential fire hazards as hot gases can travel between them. Usually, there is wood framing or roofing near the chimney. They should be sealed with high temperature mortar.



The smoke chamber space has gaps in the masonry surfaces, gaps in the transition to the flue and creosote. The masonry is old and with time loses its heat insulating properties.

The smoke chamber needs to be coated with a layer of high temperature mortar that insulates the heat and smoothly channels the combustion gas up the flue. To get to the smoke chamber, the damper and a couple of rows of bricks from the back wall need to be removed.



There are some gaps/cracks in the floor and walls of the firebox. These are potential hazards and should be sealed with high temperature mortar.



There is a gas line into the firebox which is capped. The gas valve turned and gas flow was verified. Gas valves sometimes go bad. At the time of the inspection, this one functioned normally. We do not check for gas leaks. The gas company offers that service for free.

The damper is frozen in a partially open/closed position. It should be repaired/replaced.

If the intention is to install a gas log kit and gas log burner, it is recommended that a clamp is installed onto the damper to keep it fully open as a precaution against combustion gas emission as per CA code.



Fire screens were present at the time of the inspection. Fire screens are required when burning wood. However, the fire screen is not flush with the fireplace wall and should be reinstalled so that there is no gap between the metal frame of the fire screen and the chimney wall.

#### **Downstairs Fireplace Recommendations:**

1. Thoroughly sweep and wash the chimney's interior surfaces.
2. Remove the damper and a couple of courses of bricks from the top of the back wall to access the smoke chamber to patch and seal any gaps.
3. Re-tuck the gaps in the 2-story flue. May want to use a bell tool. Flue dimension is about 8 by 15 (clay liners).
4. Apply some high temperature mortar to create a 3D shell in the smoke chamber to insulate the masonry and help funnel the combustion gas upwards.
5. Seal the cracks/gaps in the floor and walls.
6. Re-tuck the firebox and face seal.
7. Re-set the couple of courses of bricks on the back wall.
8. Reinstall the fire screen so that it is flush with the chimney wall and does not have any gaps between it and the chimney wall.
9. If a gas log set and gas log burner is installed, then install a clamp on the damper to keep it FULLY open at all times per CA code.
10. After the chimney repairs are completed, have a Quality Check done with a video camera to confirm the quality of the repairs and to ensure all work has been done satisfactorily as per the recommendations.

These are the recommendations based on my access to different parts of the chimney.

The repairs for both chimneys come to \$6,900-\$7,200.

The Chimney Technician will give a more accurate quote on the repairs.

The estimate is valid for 6 months from the date of this inspection.

Sincerely,

Boris Levitsky

Cell: (714) 773-2695

LA Chimney Inspectors LLC

[boris.lachimneyinspectors@gmail.com](mailto:boris.lachimneyinspectors@gmail.com)