



The Chimney Guy, Inc.

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Date: December 16, 2023

Inspection Report

Client:

██████████
3417 Palos Verdes Dr. N.
Palos Verdes Estates, CA 90274
310.499.8065
██████████

Inspected on December 15, 2023

Living room 1-story Masonry Fireplace

Fireplace:

This fireplace is located on an outside wall of the house. I did not get on the roof due to lack of access. This roof is made of tiles. I would have broken some of the tiles had I walked on them.

There is efflorescence on the walls of the fire box. Efflorescence occurs when water passes through masonry and leaves behind salt deposits on or in the masonry surfaces. When there is efflorescence in the firebox, this is a sign that the chimney is absorbing ground water and that water is not draining from the property properly. It is recommended to speak to a drainage specialist or a landscaper regarding this issue.

The mantel is not to code. The code requires that the mantel is at least 6" above the fire box and may protrude 1/8" out for every inch up. The shelf has to be at least 12" up from the opening. For instance, at 6" up from the fire box, it is allowed to protrude 3/4". The mantel starts at 5 3/4" above the firebox opening and protrudes 2". I do not see it as an issue. Another inspector may call it out.

The inner hearth (the floor inside the fireplace) has gaps in between the bricks. It is recommended to fill the gaps with high-temp mortar. This is a fire safety issue. \$200

There are gaps at the sides of the lintel bar. It is recommended to fill the gaps with high-temp mortar. Hot gasses can escape through these gaps and reach the wood framing of the house. This is a fire safety issue. \$150.

There isn't a damper clamp. The damper clamp is a device that is attached to the damper that prohibits it from closing. It is code to have one of these installed when burning gas as the fuel in a wood burning system. If the fireplace is in use while the damper is closed, carbon monoxide will enter the living area. This is a health and safety hazard. It is recommended to install a damper clamp. \$50.

The gas flex hose is an older aluminum type that tends to get brittle with time. When moved, they have the potential to crack. It is recommended to replace it with a stainless corrugated gas flex line. This is a fire safety issue. \$150.

The ash dump is the small door on the floor to brush the ashes into. The ash dump door is rusted closed. It is recommended to replace the ash dump door. This is an operational issue. \$125.

The ash cleanout is the door located at the bottom of the exterior portion of the chimney. The cleanout door is where you collect the ashes swept down the ash dump door. The ash cleanout door is rusted through and is loose. It is recommended to replace the ash cleanout door. This is a maintenance issue. \$330.

Smoke chamber:

The smoke chamber is the space above the firebox. There are cracks and gaps in the breast plate directly above the opening. The breast plate also has forming wood that was left on it. Some of the insulating coat of mortar fell from the smoke chamber. It is recommended to remove the forming wood and to apply a parge coat to the entire smoke chamber. A parge coat is a layer of

high-temp mortar at least 1” thick that coats and seals the entire smoke chamber. This is a fire safety issue. \$1,500. The damper will have to be removed to perform the work. A top damper will need to be installed. \$480.

Flue and exterior:

There are gaps in the flue tile joints. These gaps are considered hazardous. It is recommended to fill the gaps with high-temp mortar. A video inspection will be performed after the work is done. A copy of the video will be made available to the customer. This is a fire safety issue. \$1,350.

The crown is the sloped cement at the top of a masonry chimney. The crown diverts water away, so it’s not absorbed by the chimney. The crown has cracks. It is recommended to apply a crown coat. This will seal the crown and protect the chimney from water intrusion. This is a maintenance issue. \$650.

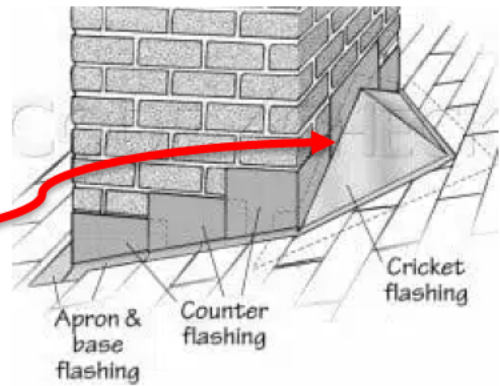
The chimney cap has developed rust. It is recommended to replace the 13” x 20” chimney cap before it rusts through. This is a maintenance issue. \$450.

The flashing behind the chimney is flat and can allow water to pool. For a chimney 30” or wider, there should be a chimney cricket installed behind the chimney. A cricket is a ridge structure designed to divert water on a roof around the high side of a chimney. It is recommended to have a roofer install a cricket behind the chimney. This is a maintenance issue.

There are cracks in the stucco where the chimney meets the house. Water can potentially enter and cause deterioration to the house. It is recommended to have a handyman repair the stucco. This is a maintenance issue.

The cost for the repairs on this system is \$5,435.





Chimney Cricket



Family room 1-story Masonry Fireplace

Fireplace:

This fireplace is located on an outside wall of the house. The inner hearth (the floor inside the fireplace) is covered with a gas log set making it difficult to inspect. When the gas log set is removed, issues such as gaps in the mortar could be uncovered. If issues are found, then there will be a change order with an added cost. From what I could see, the hearth is in good condition.

There are electrical components to operate the gas log set in the fireplace. The client would like to remove them and would like new fake embers. \$350.

There are gaps in the walls of the firebox. It is recommended to fill the gaps with high-temp mortar. This is a fire safety issue. \$200.

There is efflorescence on the walls of the fire box. Efflorescence occurs when water passes through masonry and leaves behind salt deposits on or in the masonry surfaces. When there is efflorescence in the firebox, this is a sign that the chimney is absorbing ground water and that water is not draining from the property properly. It is recommended to speak to a drainage specialist or a landscaper regarding this issue.

The right and left side of the facing seal connection to the fireplace have gaps. There are also gaps at the sides of the lintel bar. It is recommended to fill the gaps with high-temp mortar. Hot gasses can escape through these gaps and reach the wood framing of the house. This is a fire safety issue. \$250.

There is a gap where the gas line enters the fireplace. It is recommended to seal it. This is a fire safety issue. \$75.

There isn't a damper clamp. The damper clamp is a device that is attached to the damper that prohibits it from closing. It is code to have one of these installed when burning gas as the fuel in a wood burning system. If the fireplace is in use while the damper is closed, carbon monoxide will enter the living area. This is a health and safety hazard. It is recommended to install a damper clamp. \$50.

Smoke chamber:

The smoke chamber is the space above the firebox. Not all the bricks in the smoke chamber are covered by an insulating coat of mortar. This exposes areas where heat can escape. It is recommended to apply a parge coat to the entire smoke chamber. A parge coat is a layer of high-temp mortar at least 1" thick that coats and seals the entire smoke chamber. This is a fire safety issue. \$1,500. The damper will have to be removed to perform the work. A top damper will need to be installed. \$480.

Flue and exterior:

There are gaps in the flue tile joints. These gaps are considered hazardous. It is recommended to fill the gaps with high-temp mortar. A video inspection will be performed after the work is done. A copy of the video will be made available to the customer. This is a fire safety issue. \$1,350.

There are a few gaps on the exterior portion of the chimney. Water could potentially enter and cause deterioration. It is recommended to have a handyman seal the gaps. This is a maintenance issue.

The crown is the sloped cement at the top of a masonry chimney. The crown diverts water away, so it's not absorbed by the chimney. The crown has cracks. It is recommended to apply a crown coat. This will seal the crown and protect the chimney from water intrusion. This is a maintenance issue. \$350.

The chimney cap has developed rust. It is recommended to replace the 13" x 20" chimney cap before it rusts through. This is a maintenance issue. \$450.

The sealant on the flashing around the chimney at the roof line is showing signs of deterioration. The flashing on the side of the chimney where it meets the house is not sealed. Water could potentially enter and cause damage. It is recommended to consult with a roofer. This is a maintenance issue.

There is a plant on the chimney. Moisture can seep into the masonry and cause deterioration. There should also be a clearance of 2" from combustible materials. It is recommended to remove the plant from the chimney and to maintain at least a clearance of 2" from the chimney to plants. This is maintenance issue

The cost for the repairs on this system is \$5,055.
The total cost of repair for both fireplaces is \$10,490.

This price is valid for a limited time.

Sincerely,
Lance Lawson
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