

The Chimney Doctor Ltd
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Grand Junction, CO, 81504
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<https://chimney.doctor>

SERVICE / INSPECTION REPORT

PREPARED FOR:
(Customer Name)

REGARDING:
(Property Address)



INSPECTION DATE

2022-09-13

70-80 degrees, Sunny, Breezy

SUMMARY INFORMATION

Level of Inspection Performed: New Installation

Were deficiencies noted? No

Other individuals present on site? YES, Scott, other contractors/workers

Do ALL systems inspected, based on the level of inspection performed, MEET OR EXCEED minimum requirements for safe operation?
Yes

CAUTION DEFICIENCIES WERE NOT NOTED

Within the level of inspection performed while on site, and to the extent areas surrounding this system were accessible, deficiencies were not noted by the technician on site. If any deficiencies become apparent at a later date it is recommended that these deficiencies be remedied as soon as possible.

CAUTION MINIMUM STANDARDS WERE MET

Within the level of inspection performed while on site, and to the extent areas surrounding the systems inspected were accessible, minimum standards referenced were noted as being met by the technician on site. If at any time any portion of this installation is noted to not meet the minimum installation standards required it is recommended that these deficiencies be remedied as soon as possible.

SUMMARY OF WORK COMPLETED

Fireplace installation was slightly adjusted to account for tile finishing materials. Mantel and surround were dry fit and measured and will meet clearance requirements for the unit. Refractory panels, logs, and media were installed, appliance body was cleaned, and cast iron front installed. The unit was tested for spark and functioned with the remote as designed however we could not test fire the appliance as when we went to turn on the main gas line there was a leak outside the home. We documented this and sent it to Scott. He received the image and video sent and said he would get it taken care of. We also discussed with Scott the need for a proper chase cover and reiterated that a shroud cannot be installed at the termination of this fireplace. He would like an updated quote on the chase cover in stainless, powder coated copper, and one for an actual copper chase cover. Dimensions were taken for this to be created.

When we return to install the chase cover we can return to test fire the appliance.

Dan and Joaquin on site from 10:45am - 2:05pm

RECOMMENDATIONS

It is recommended the gas leak be adjusted and remedied, and that the chase cover be ordered and installed prior to snow falling.

WAS AN ESTIMATE REQUESTED?

Were estimates requested? Yes

Please explain the customers preference, interest, or desire: Scott would like the estimate for the chase cover updated as explained above.

NOTE ADDITIONAL RECOMMENDATIONS, BALLPARK PRICING OR ESTIMATES

Please contact our office regarding repairs or requested estimates. If an estimate was requested more detailed recommendations to repair this system and any associated ballpark numbers or estimates may come separate from this report. Prior to issuing final recommendations, ballpark numbers, or estimates we may require a conversation regarding your preferred method of repair, appliance or finishing desires, and noted deficiencies and repair methods that can address those issues.

*****NOTE*** TIME FRAME ON ESTIMATES**

Please note that while we strive to get estimates out in a timely manner during some seasons of the year (September-March), and for certain types of estimates, additional time may be required. The time required to generate your estimate will depend upon our workload, the complexity of your system, noted deficiencies, the scope of work to be estimated, or the required methods of repair. We apologize for any delay. To expedite the process we invite you to give us a call at your convenience to nudge that process along and let us know if repairs are of a time-sensitive nature.

*****NOTE*** PARTIAL REPAIRS**

As a company we have made the decision that we will not perform partial repairs unless they are to weatherproof or animal-proof a system. Partial repairs can otherwise give the impression that a system is 'safe' to use when issues still exist. Making a system 'safer' than it was, but still not repairing it to meet minimum code requirements or manufacturer instructions, can still leave you with a fire hazard in your home. We will not jeopardize your safety and well being just to make a few bucks on partial repairs. Your life, and our livelihood, is not worth the compromise. Additionally we do not recommend partial repairs are made on any system with the intent to use it.

*****NOTE*** BALLPARK PRICING FOR RECOMMEND REPAIRS NOT INCLUDED**

Ballpark pricing has not been included in this report. This may be due to the number of options available, the type or work requested, or even that no work was requested at this time. Please contact our office to discuss the scope of work required to meet the minimum standards for safe operation, discuss other options, or get a ballpark on repair, replacement, or new installation options.

DOCUMENTATION

Listed Appliance Information

Hearth Appliance #1, Location: Living Room, System Type: Fireplace (Gas), Brand: Valor, Model: Horizon 534JN, Serial Number: 534N26614, Mfg Date: 2022

Photo Documentation Group #1



Unit upon arrival, following adjustment for tile finishing, measurements and clearances.

Photo Documentation Group #2



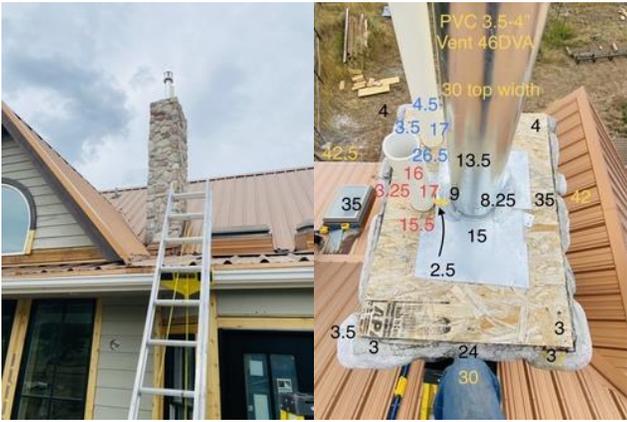
Chase interior, listing information and lighting info.

Photo Documentation Group #3



Unit set and leveled, location of gas leak outside.

Photo Documentation Group #4



Exterior and chasetop dimensions for chase cover.

DISCLAIMERS

Ownership: This report is the exclusive property of the inspection client as indicated in this document or the inspection company. If this inspection takes place during the resale or any transaction of property, we recommend that all repair suggestions we make within this report be completed well before the close of escrow, by licensed specialists, who may identify additional defects or recommend upgrades that could affect the evaluation of this property.

Inspection Standards: You have received a professional chimney inspection report. No Inspector opinion is involved in system deficiencies observed. Photos or videos taken at the time of inspection may be logged and kept on permanent digital file. Inspections performed are based on the requirements set forth by the National Fire Protection Association in the NFPA211 Inspection Standard. These Inspection Standards are recognized throughout the United States by the Fireplace and Venting Industry as "The Industry Standards." Based on this fact, the inspector is professionally and legally obligated to abide by these standards. The Client has a right to negate or dismiss any portion, or all of these standards. Please be notified, however, that this action may release the inspector from any liability and relinquish your rights to seek reimbursement for damages. These standards are recommended in the best interest of all parties.

Recommendations: Given for the service of our clients recommendations in no way indicate a contract, proposal, or offer to perform work. Ballparks for recommendations may be included in this report, come separate as an addendum to this report, or be given verbally over the phone. Any ballpark pricing is considered a best guess estimate only. Variation in pricing may occur based on materials used, unknown deficiencies in currently inaccessible areas, or the scope of work to be performed.

General Disclaimers: A Level II inspection is required for all new clients, for the sale or purchase of any property, and for the conditions requiring a Level II inspection as outlined in the NFPA 211, the standard of care for our industry. Any findings may not apply beyond the date of inspection and are only indicative of conditions present during the inspection. Client understands that any inspection was limited to those areas within the scope of the level of inspection performed at the time of inspection but may be limited due to inaccessible areas, weather, chimney height, roof pitch, snow load, or a number of other safety factors. At no point is it implied that every possible deficiency has been noted. The inspector reserves the right to amend their findings, as applicable, and in conformance with the standard of care in our industry.

Rooftop Access: Client 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. It is understood that the inspector will not be held responsible for any damage or repair whatsoever to the roof as a result of this inspection.

Inaccessible Areas: Client understands that the Inspector likely cannot obtain access to certain portions of the fireplace and certain enclosed or concealed 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 or system at the time of this inspection and may be limited due to access granted or the type of inspection requested.

Late Fees: All invoices are due upon receipt. An invoice is considered past due 30 days from the date of service. A finance charge of 1.5% per month (18% per annum) will be charged on all past due invoices.

CUSTOMER ACKNOWLEDGMENT

The Contractor has explained to me the current visual condition of the systems or appliances inspected at this location, within the scope of the level of inspection performed or the access permitted and possible, as noted at the time of inspection. I understand this inspection was a visual inspection only and does not apply beyond the time of inspection. The Contractor cannot be held responsible for faults and defects that are out of the Contractors control or located in inaccessible areas. I acknowledge that I have been informed whether or not this system is suitable for continued use or if further research is required, and understand that recommendations will be made in this report. Further recommendations and options may accompany estimates separate from this report. I also understand that the Contractor may update the findings of this report at any time if new information is presented or available for review.

(Customer Name)
(Property Address)

TECHNICIAN VERIFICATION

I attest that this report accurately reflects the conditions present and observed at the time of inspection, installation, repair, rebuild, or replacement based on the level of inspection performed and the access that was permitted and possible surrounding this system. I certify that I have completed the attached report and either discussed findings on site with the client or made an attempt to contact them if they were not on site at the conclusion of the inspection.



Daniel Freeman
The Chimney Doctor Ltd
F.I.R.E. Certified Chimney & Fireplace Inspector 338, CSIA Certified Chimney Sweep 9430, CSIA Certified Chimney Specialist 41, CSIA Certified Dryer Exhaust Technician 1137, NFI Certified Master Technician Specialist 176537 (Wood, Pellet, Gas), NFI Certified Instructor, NCSG Certified Chimney Professional 583, NCSG Certified Chimney Reliner 104, NCSG Certified Master Chimney Professional 225, Heatshield Factory Trained Installer, ICC Certified Residential Mechanical Inspector 9688396