

The Chimney Doctor Ltd  
2944 I-70 Business Loop #210  
Grand Junction, CO, 81504  
970-234-3330  
info@chimney.doctor  
<https://chimney.doctor>

## SERVICE / INSPECTION REPORT

**PREPARED FOR:**  
(Customer Name)

**REGARDING:**  
(Property Address)



### INSPECTION DATE

2022-09-16  
70-80 degrees, Sunny

## SUMMARY INFORMATION

**Level of Inspection Performed:** Repair of Existing System

**Were deficiencies noted?** No

**Other individuals present on site?** Yes, Ellen

**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

Hidden thimble was located and sealed. Sheetrock was closed back in. Adjustment and rebuild of the chimney was completed. Chimney was waterproofed and roof swept and rinsed. Furnace was test fired.

## RECOMMENDATIONS

Continue service of the furnace itself on a regular basis and inspection of the flue on an annual basis as well to maintain the integrity of the liner warranty.

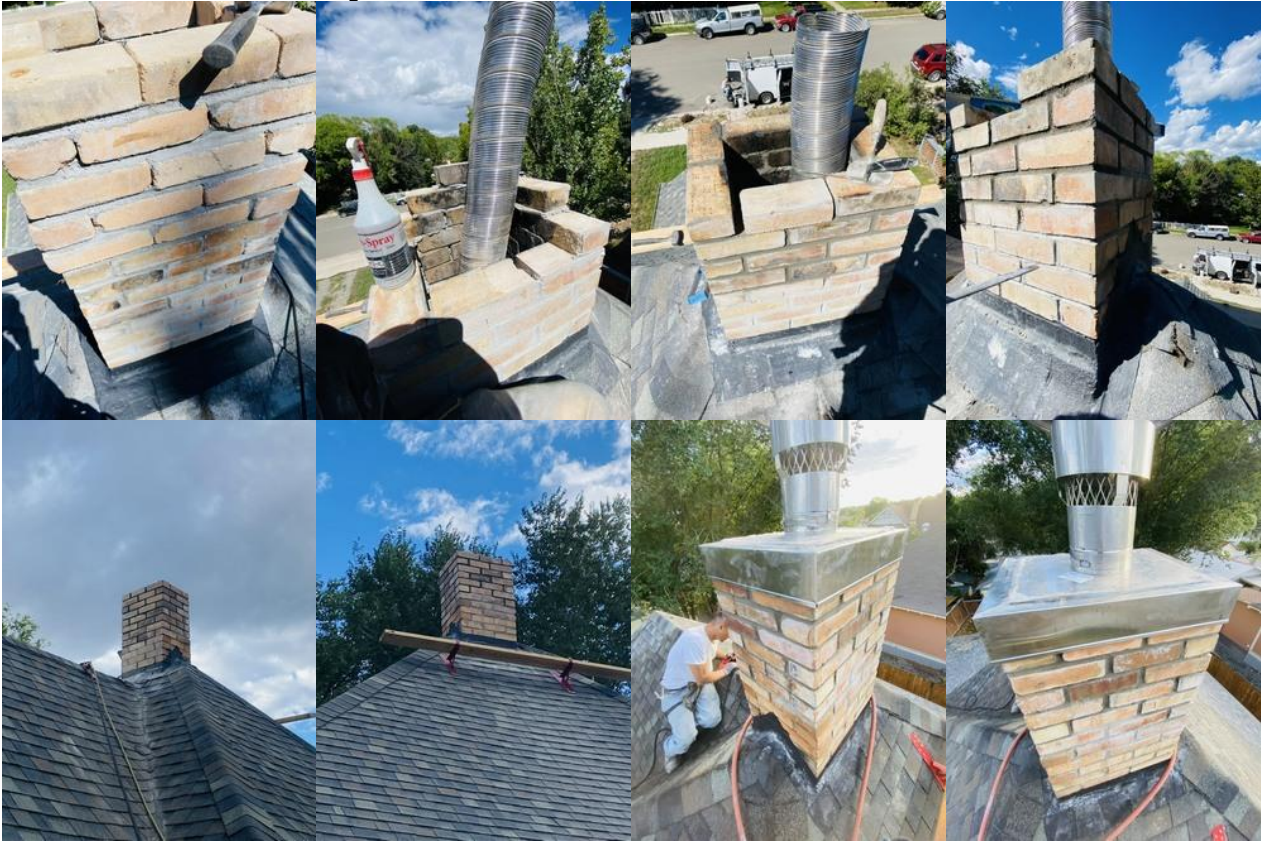
# DOCUMENTATION

## Photo Documentation Group #1



Location of the unsealed thimble. Sealing of the thimble. Replacement of the sheetrock, mudding... customer said they are planning on doing a smear texture down the road. For now the picture will hang back up and cover the spot on the wall. The base of it pulled out a little from the wall as it dried (not visible in the photo).

**Photo Documentation Group #2**



Chimney taken down and rebuilt where it was not square. Cap and chase cover reinstalled.

**Photo Documentation Group #3**



Completed chimney rebuild as visible from the ground up.

**Photo Documentation Group #5**



Furnace test fire and venting upon completion. CO test showed 000ppm.

# 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