

The Chimney Doctor | 970-234-3330
2944 I-70 Business Loop #210, Grand Junction, CO 81501
info@chimney.doctor | <https://chimney.doctor/>



SERVICE / INSPECTION REPORT

PREPARED FOR:

Customer Name

REGARDING:

Address, Edwards, Colorado 81632



INSPECTION DATE

12/05/2025

10-20 Degrees, 20-30 Degrees

Cloudy, Ice, Snowing

SUMMARY INFORMATION

Fireplace in the Pool House Living Room

Type of Inspection: Level II Inspection (Accessible Areas)



Base appliance: Fireplace, **Base fireplace:** Masonry Firebox (Site-Built), **The base system was** Inspected, Serviced, Internal Camera Inspection Performed

Photo Album: <https://photos.app.goo.gl/BUEpbNfz33ZLJE479>

Were deficiencies noted: Yes

Were minimum standards met: No

Is the system suitable for continued use: No

Potential outcomes if issues are not addressed in an approved manner: If used combustibles too near one or more appliances, fireboxes, chimneys, or systems may overheat and potentially ignite, leading to a structure fire.

DEFICIENCIES NOTED, IF ANY:

Hearth Extension: Improper construction, Combustibles beneath masonry hearth extension

Masonry Fireplace/SFU Concealed in Construction: Clearances NOT met

Chase or Masonry Structure Exterior: Other Issue

Masonry Chimney/Flue Interior: Excess mortar at liner joints, Other Issue

Fireplace in the Pool House Grey Room

Type of Inspection: Level II Inspection (Accessible Areas)



Base appliance: Fireplace, **Base fireplace:** Factory-Built Fireplace, **The base system was** Inspected, Serviced, Internal Camera Inspection Performed

Photo Album: <https://photos.app.goo.gl/BUEpbNfz33ZLJE479>

Document Link1: <https://urbanfp.ca/wp-content/uploads/2015/11/TC36-TC36-ARCH-D-Series-Manual.pdf>

Document Link2: https://townandcountryfireplaces.com/wp-content/uploads/2023/06/100005216-Manual-Horizontal-Power-Vent-D_120324-20.pdf

Were deficiencies noted: Yes

Were minimum standards met: No

Is the system suitable for continued use: No

Potential outcomes if issues are not addressed in an approved manner: If used combustibles too near one or more appliances, fireboxes, chimneys, or systems may overheat and potentially ignite, leading to a structure fire.

DEFICIENCIES NOTED, IF ANY:

Surround, Facing Materials, and Fireplace Dimensions: Other Issue

Factory-Built System Concealed in Construction: Clearances NOT met

Factory-Built Flue Interior: Other Issue

Fireplace in the Pool House Pink Room

Type of Inspection: Level II Inspection (Accessible Areas)



Base appliance: Fireplace, **Base fireplace:** Factory-Built Fireplace, **The base system was** Inspected, Serviced, Internal Camera Inspection Performed

Photo Album: <https://photos.app.goo.gl/BUEpbNfz33ZLJE479>

Document Link1: <https://urbanfp.ca/wp-content/uploads/2015/11/TC36-TC36-ARCH-D-Series-Manual.pdf>

Document Link2: https://townandcountryfireplaces.com/wp-content/uploads/2023/06/100005216-Manual-Horizontal-Power-Vent-D_120324-20.pdf

Were deficiencies noted: Yes

Were minimum standards met: No

Is the system suitable for continued use: No

Potential outcomes if issues are not addressed in an approved manner: If used combustibles too near one or more appliances, fireboxes, chimneys, or systems may overheat and potentially ignite, leading to a structure fire.

DEFICIENCIES NOTED, IF ANY:

Surround, Facing Materials, and Fireplace Dimensions: Other Issue

Factory-Built Flue Interior: Other Issue

RECOMMENDATIONS

Fireplace in the Pool House Living Room

Technician Recommendations: It is recommended that the system NOT be used and is either repaired or replaced. Inserts and gas logs sets both rely on the original masonry system to meet minimum safety standards, which are not met, and should not be used.

A viable repair option may include a Retro-Fit Masonry Fireplace with a stainless steel liner, which would negate clearance requirements.

Replacement options include a Modular Masonry System and a Factory-Built Fireplace. Each of these systems have their own testing and listing requirements which would negate the present clearance issues within the existing system. Depending on the desired replacement option, invasiveness will vary.

Fireplace in the Pool House Grey Room

Technician Recommendations: It is recommended that the system NOT be used until proper repairs are made. This would include reconstructing the facing material to meet the manufacturer's recessed depth requirement, securing/removing the insulation from the chase cavity and replacing the damaged section of venting as well as any venting damaged in accessing it.

Fireplace in the Pool House Pink Room

Technician Recommendations: It is recommended that the system NOT be used until proper repairs are made. This would include reconstructing the facing material to meet the manufacturer's recessed depth requirement and replacing the damaged venting as well as any venting damaged in accessing it.

NECESSARY WORK

Were estimates or ballparks on necessary work requested? No

Estimates NOT requested but deficiencies were noted and/or minimum standards not met: We highly recommend pursuing repairs with a certified, professional, and reputable chimney repair company, to bring your system up to meet or exceed the minimum standards required for safe operation. Please note that differing companies have differing opinions on repair methods in many instances. Our company stands by manufacturer requirements and applicable codes and standards in repair work in which we engage.

Explain why an estimate was not requested: Client stated he would chat with the homeowner about safety issues within the report and see what they would want to do.

Estimate Disclaimers:

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. Before 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.

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 time-sensitive.

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.

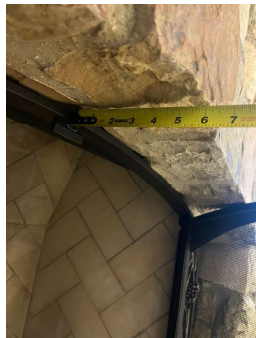
INSPECTION DOCUMENTATION

Fireplace in the Pool House Living Room



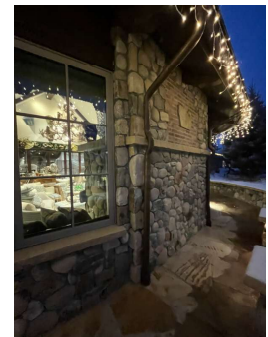
Base appliance: Fireplace, **Base fireplace:** Masonry Firebox (Site-Built), **The BASE appliance is connected to the following type of chimney/vent:** Masonry, **Height/Length of Flue/Vent in Feet:** 24,

Fireplace in the Pool House Living Room - SURROUND, FACING MATERIALS, AND DIMENSIONS



Surround, Facing Materials, and Dimensions: Nothing to report

Fireplace in the Pool House Living Room - HEARTH EXTENSION

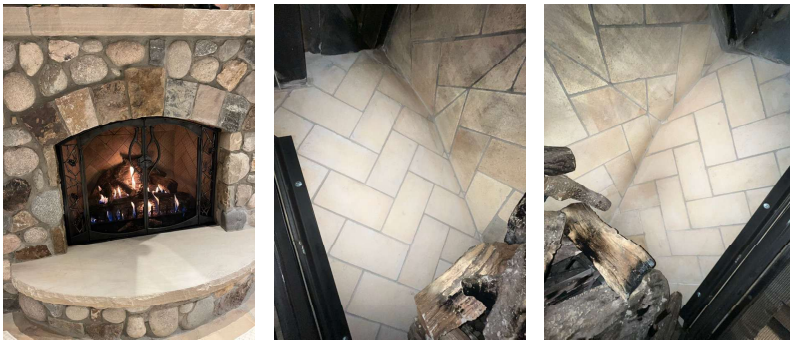


As this is a mostly exterior structure with a basement below, the hearth extension is not fully supported by masonry and must have combustible flooring materials beneath.

Hearth Extension: Improper construction, Combustibles beneath masonry hearth extension

Explanation: Deficiencies related to the surround, facing materials, and fireplace dimensions were noted as outlined above. The front of a fireplace can reach extremely high temperatures during operation, requiring specific clearances to prevent overheating of combustible materials. Codes, NFPA 211, and manufacturer specifications for listed fireplaces dictate required distances between the fireplace opening and nearby materials. Some factory-built fireplaces also restrict the projection of non-combustible materials or require non-combustible framing behind them. Improper clearances, gaps, cracks, or insufficient support can lead to heat transfer issues, structural instability, and potential fire hazards. Dimensions not explicitly stated in manufacturer manuals cannot be assumed.

Fireplace in the Pool House Living Room - SCREENS AND GLASS DOORS/ASSEMBLIES



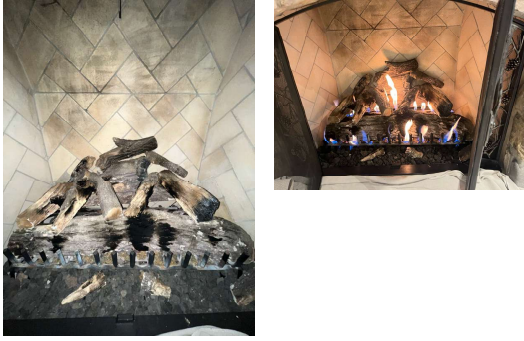
Screens and Glass Doors/Assemblies: Nothing to report

Fireplace in the Pool House Living Room - FIREBOX AND INTERNAL COMPONENTS



Firebox and Internal Components: Nothing to report

Fireplace in the Pool House Living Room - GRATES, BURNERS, AND MEDIA



Grates, Burners, and Media: Nothing to report

Fireplace in the Pool House Living Room - VALVES AND CONTROLS



Valves and Controls: Nothing to report

Fireplace in the Pool House Living Room - FIREPLACE THROAT



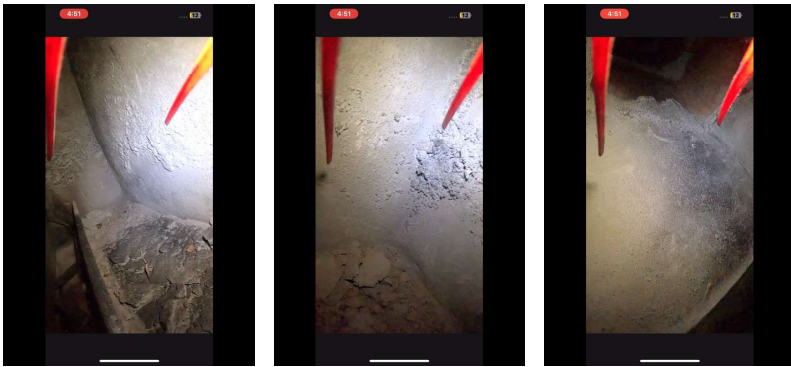
Fireplace Throat: Nothing to report

Fireplace in the Pool House Living Room - DAMPERS AND CONTROLS



Dampers and Controls: Nothing to report

Fireplace in the Pool House Living Room - FIREPLACE SMOKE CHAMBER



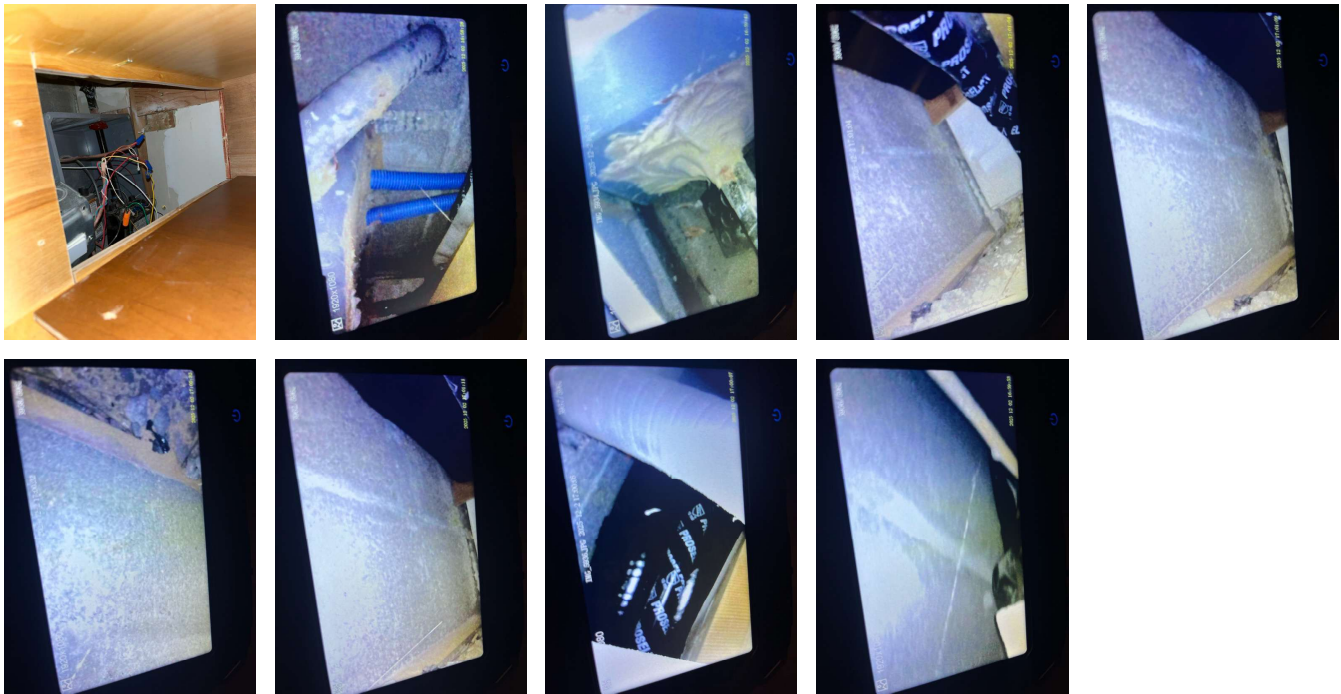
Fireplace Smoke Chamber: Nothing to report

Fireplace in the Pool House Living Room - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER



Fireplace Connection to Masonry Chimney/Flue: Nothing to report

Fireplace in the Pool House Living Room - FIREPLACE/APPLIANCE CONCEALED IN CONSTRUCTION

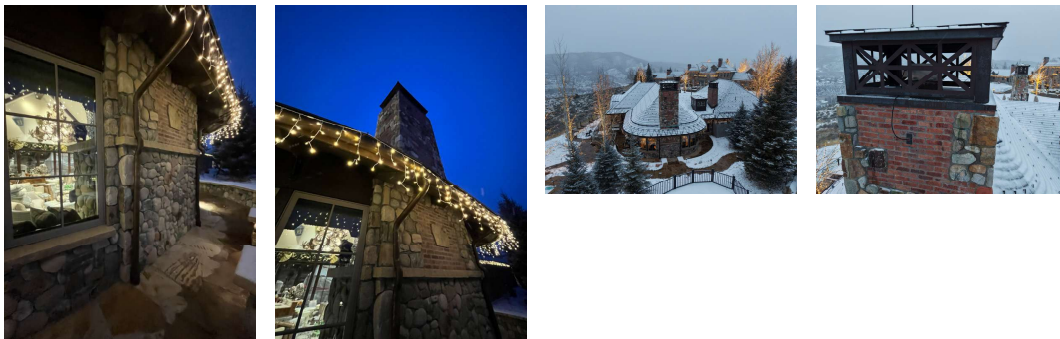


Masonry Fireplace/SFU Concealed in Construction: Clearances NOT met

Explanation:

Deficiencies related to a masonry fireplace or steel fireplace unit concealed in construction were noted as outlined above. Proper masonry construction and clearances prevent excessive heat transfer, which could weaken materials or ignite hidden combustibles. Exposed hollow block cores, insufficient masonry thickness, or combustibles beneath the hearth pose serious fire risks. Over time, prolonged heat exposure can deteriorate surrounding materials, leading to structural or safety concerns. Hidden combustible materials may char or ignite under extreme conditions. These fireplaces must be inspected to verify compliance with code and construction standards to ensure safe operation and long-term durability.

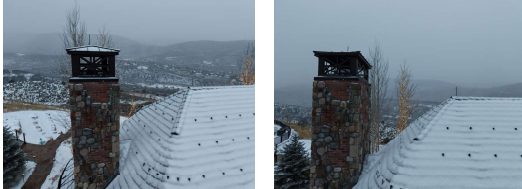
Fireplace in the Pool House Living Room - CHASE OR MASONRY STRUCTURE EXTERIOR



Chase or Masonry Structure Exterior: Other Issue

Explanation: Deficiencies related to the exterior of the masonry chimney or framed chase were noted as outlined above. The exterior serves as the first line of defense against structural damage and moisture intrusion. MASONRY chimneys must be inspected for cracked, spalling, or missing bricks or stones, deteriorated mortar joints, efflorescence, organic growth, or visible moisture penetration. FRAMED CHASES should be checked for water damage, siding deterioration, and improper construction that could allow moisture infiltration. Left unaddressed, these issues can lead to internal damage, reduced structural integrity, and costly repairs over time.

Fireplace in the Pool House Living Room - FLASHINGS AND CRICKETS



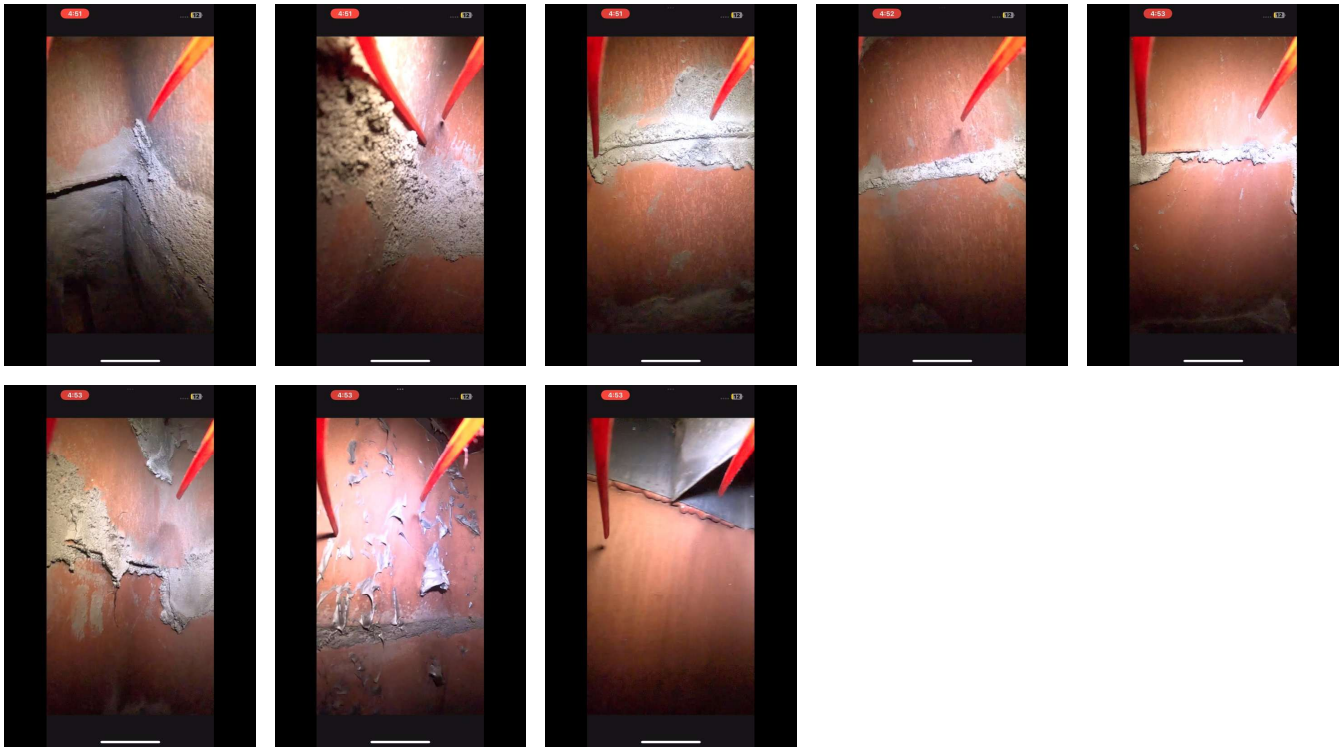
Flashings and Crickets: Nothing to report

Fireplace in the Pool House Living Room - TERMINATION



Masonry Termination: Nothing to report

Fireplace in the Pool House Living Room - CHIMNEY, VENT, OR FLUE INTERIOR



Masonry Chimney/Flue Interior: Excess mortar at liner joints, Other Issue

Explanation: Deficiencies related to the masonry flue interior were noted as outlined above. Internal inspections are essential to assess flue integrity and identify hazards such as excessive creosote buildup, deterioration, gaps, or obstructions. Masonry flues should be inspected for broken tiles, mortar gaps, or soot migration outside the liner. A compromised flue interior can lead to drafting issues, increased fire risk, or carbon monoxide exposure, making regular inspections critical.

Fireplace in the Pool House Grey Room

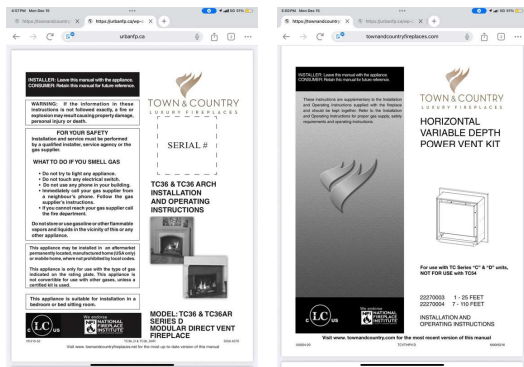


Base appliance: Fireplace, **Base fireplace:** Factory-Built Fireplace, **Base appliance fuel:** Gas (Natural), **Brand:** Town & Country, **Model:** TC36AR, **Serial #** 706 1198, **Mfg Date/Code:** Jan 2015, **BTU Input:** 47,000, **The BASE appliance is connected to the following type of chimney/vent:** Factory-Built, **Height/Length of Flue/Vent in Feet:** 12-15, **Explain offsets, their angles, and location within the system?** Multiple offsets to achieve the horizontal venting were unable to be positively identified. Multiple 45s and 90s.

Fireplace in the Pool House Grey Room - BASE APPLIANCE LISTING INFORMATION



Fireplace in the Pool House Grey Room - SUPPORTING DOCUMENTATION



Document Link1: <https://urbanfp.ca/wp-content/uploads/2015/11/TC36-TC36-ARCH-D-Series-Manual.pdf>

Document Link2: https://townandcountryfireplaces.com/wp-content/uploads/2023/06/100005216-Manual-Horizontal-Power-Vent-D_120324-20.pdf

Fireplace in the Pool House Grey Room - SURROUND, FACING MATERIALS, AND DIMENSIONS

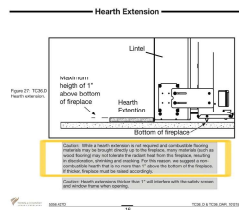
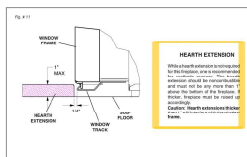


Surround, Facing Materials, and Dimensions: Other Issue

Explain other issue(s): Unit is recessed inside of noncombustible material further than allowed by the manufacturer.

Explanation: Deficiencies related to the surround, facing materials, and fireplace dimensions were noted as outlined above. The front of a fireplace can reach extremely high temperatures during operation, requiring specific clearances to prevent overheating of combustible materials. Codes, NFPA 211, and manufacturer specifications for listed fireplaces dictate required distances between the fireplace opening and nearby materials. Some factory-built fireplaces also restrict the projection of non-combustible materials or require non-combustible framing behind them. Improper clearances, gaps, cracks, or insufficient support can lead to heat transfer issues, structural instability, and potential fire hazards. Dimensions not explicitly stated in manufacturer manuals cannot be assumed.

Fireplace in the Pool House Grey Room - HEARTH EXTENSION



Hearth Extension: Nothing to report

Fireplace in the Pool House Grey Room - SCREENS AND GLASS DOORS/ASSEMBLIES



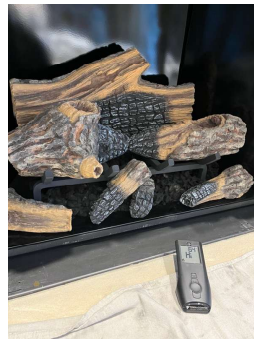
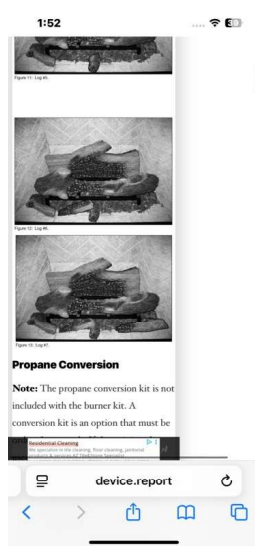
Screens and Glass Doors/Assemblies: Nothing to report

Fireplace in the Pool House Grey Room - FIREBOX AND INTERNAL COMPONENTS



Firebox and Internal Components: Nothing to report

Fireplace in the Pool House Grey Room - GRATES, BURNERS, AND MEDIA



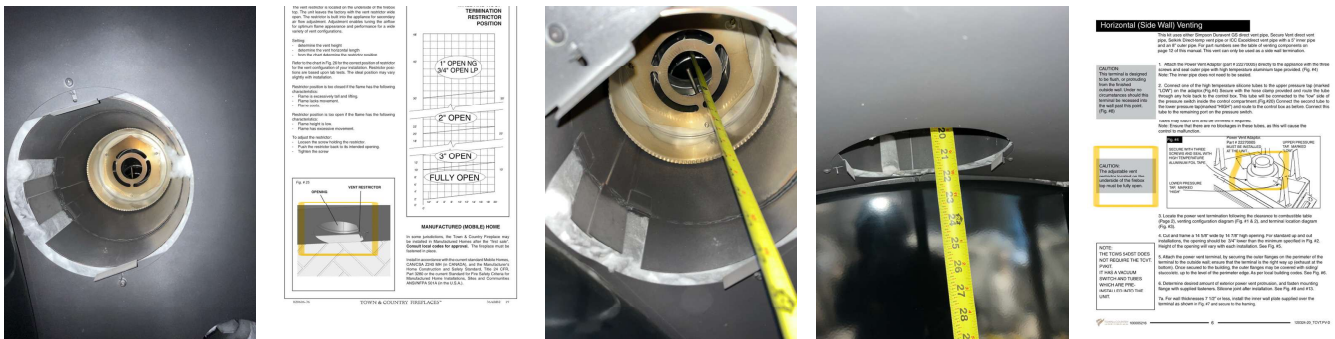
Grates, Burners, and Media: Nothing to report

Fireplace in the Pool House Grey Room - VALVES AND CONTROLS



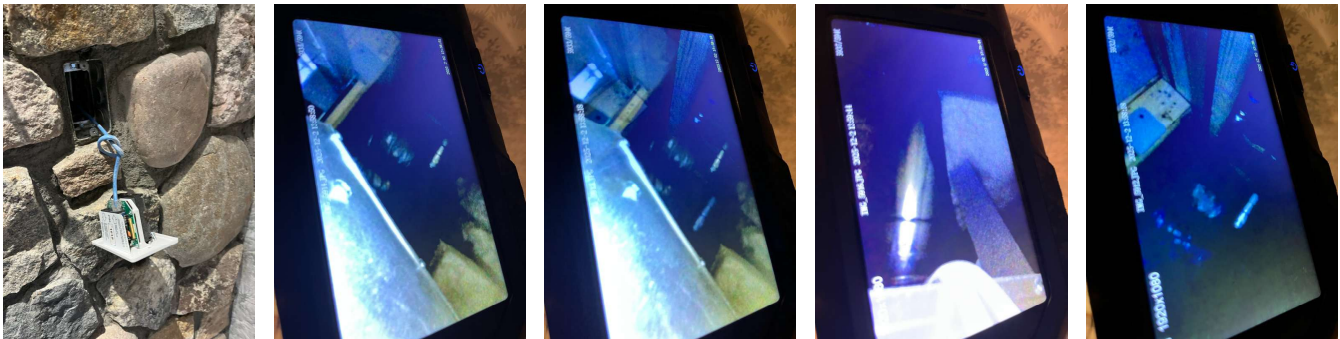
Valves and Controls: Nothing to report

Fireplace in the Pool House Grey Room - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER



Connection to Factory-Built Chimney/Vent: Nothing to report

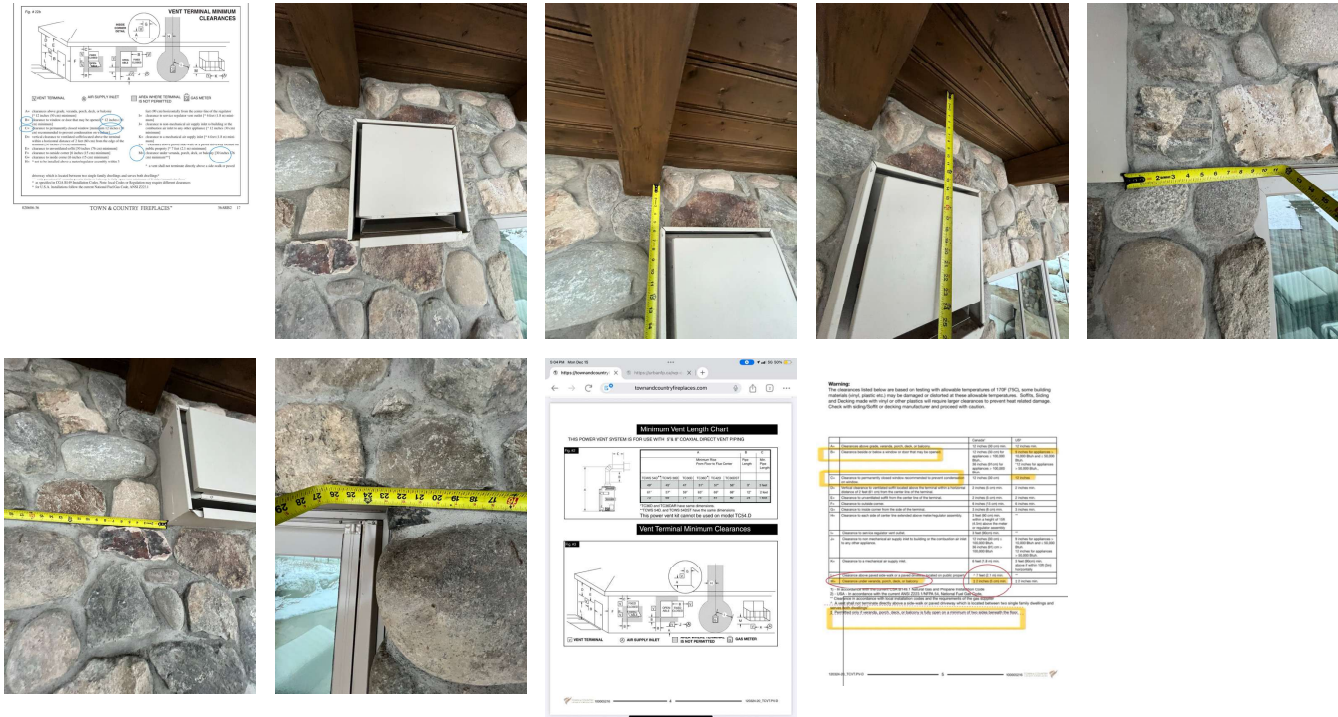
Fireplace in the Pool House Grey Room - FIREPLACE/APPLIANCE CONCEALED IN CONSTRUCTION



Factory-Built System Concealed in Construction: Clearances NOT met

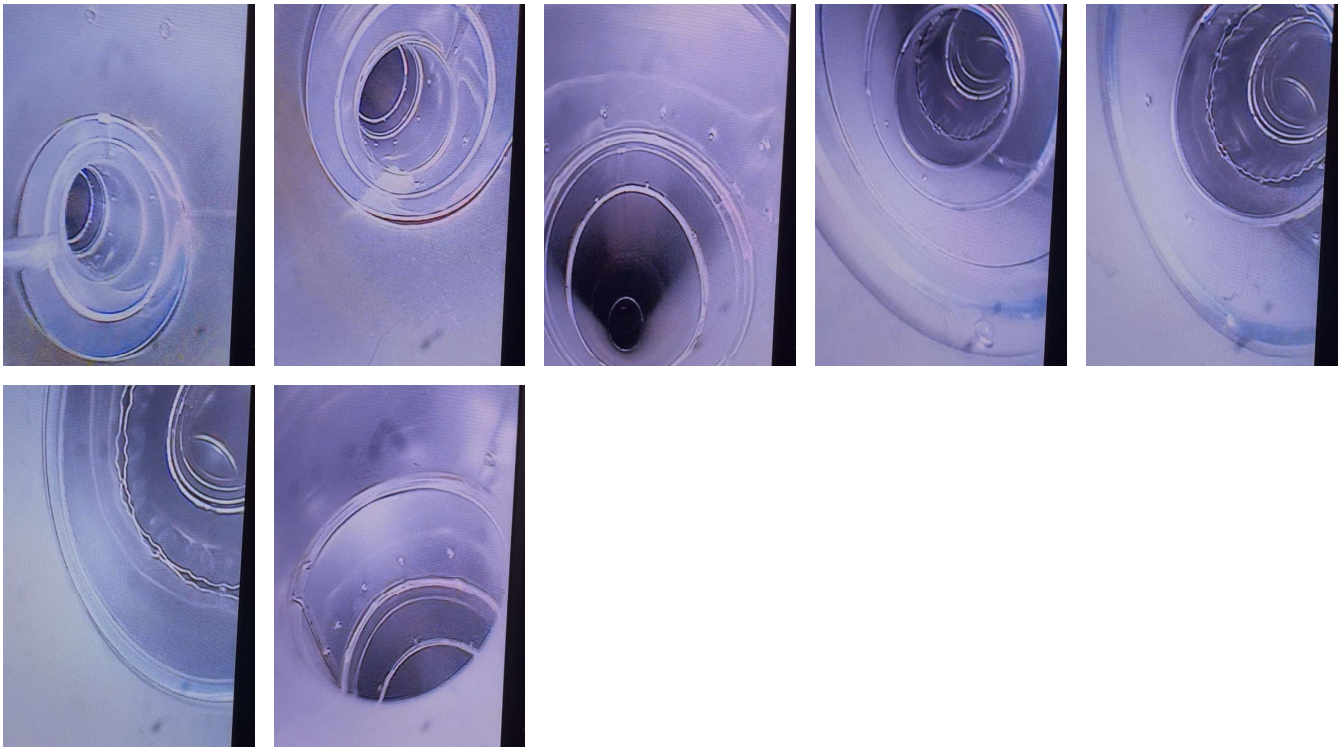
Explanation: Deficiencies related to a factory-built system concealed in construction were noted as outlined above. Factory-built fireplaces and certain hearth/heating appliances are designed to be installed behind finished walls or inside chases with specific clearance requirements. Manufacturer instructions dictate the necessary air space between the appliance and surrounding combustible materials, including framing, insulation, and sheathing. Failure to meet required clearances can result in excessive heat transfer, degradation of surrounding materials, or ignition of combustibles. Additional concerns include improper gas line or air intake clearances, moisture or animal entry, and missing protective components such as ember strips or Z-strips, all of which can compromise safety and performance.

Fireplace in the Pool House Grey Room - TERMINATION



Factory-Built Termination: Nothing to Report

Fireplace in the Pool House Grey Room - CHIMNEY, VENT, OR FLUE INTERIOR



Factory-Built Chimney, Vent, or Flue Interior: Other Issue

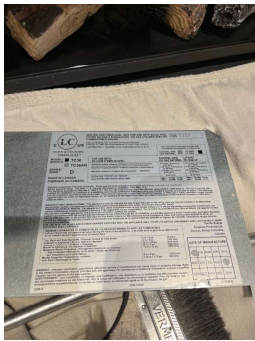
Explanation: Deficiencies related to the factory-built flue interior were noted as outlined above. Internal inspections are essential to assess flue integrity and identify hazards such as excessive creosote buildup, deterioration, gaps, or obstructions. Factory-built chimneys and relined systems must be checked for rust, buckling, and seam failures. A compromised flue interior can lead to drafting issues, increased fire risk, or carbon monoxide exposure, making regular inspections critical.

Fireplace in the Pool House Pink Room

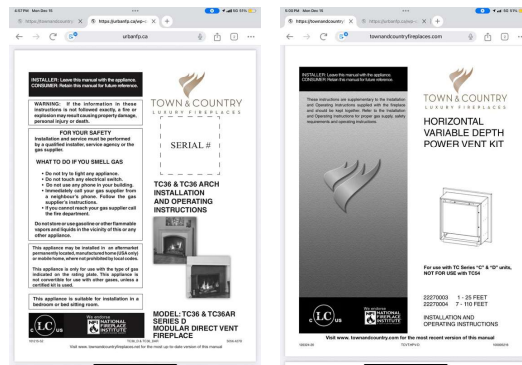


Base appliance: Fireplace, **Base fireplace:** Factory-Built Fireplace, **Base appliance fuel:** Gas (Natural), **Brand:** Town & Country, **Model:** TC36AR, **Serial #** 706 1207, **Mfg Date/Code:** Jan 2015, **BTU Input:** 47,000, **The BASE appliance is connected to the following type of chimney/vent:** Factory-Built, **Height/Length of Flue/Vent in Feet:** 12-15, **Explain offsets, their angles, and location within the system?** Multiples offsets to achieve the horizontal termination were not able to be positively identified. Multiple 45s and 90s were used.

Fireplace in the Pool House Pink Room - BASE APPLIANCE LISTING INFORMATION



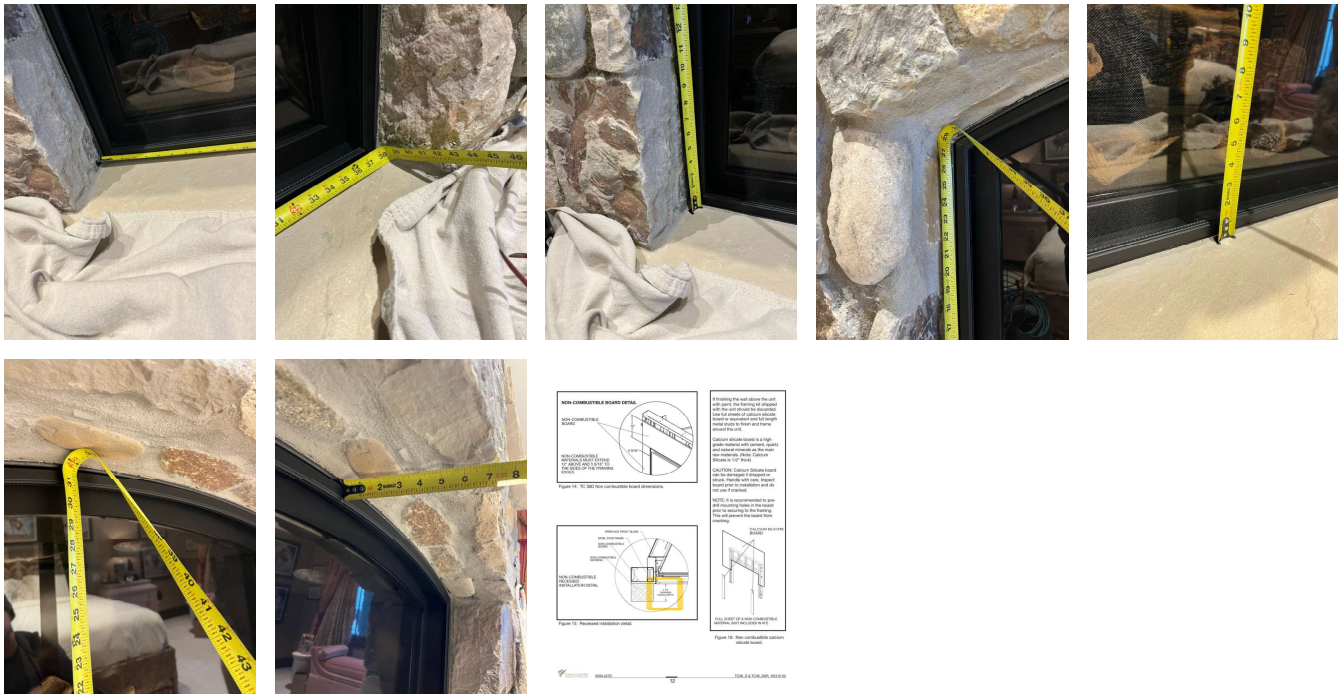
Fireplace in the Pool House Pink Room - SUPPORTING DOCUMENTATION



Document Link1: <https://urbanfp.ca/wp-content/uploads/2015/11/TC36-TC36-ARCH-D-Series-Manual.pdf>

Document Link2: https://townandcountryfireplaces.com/wp-content/uploads/2023/06/100005216-Manual-Horizontal-Power-Vent-D_120324-20.pdf

Fireplace in the Pool House Pink Room - SURROUND, FACING MATERIALS, AND DIMENSIONS

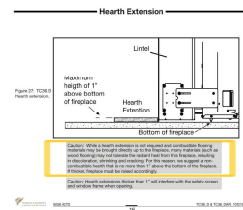
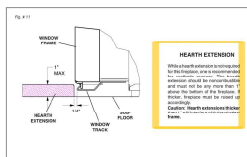


Surround, Facing Materials, and Dimensions: Other Issue

Explain other issue(s): Appliance is recessed further than allowed but the manufacturer.

Explanation: Deficiencies related to the surround, facing materials, and fireplace dimensions were noted as outlined above. The front of a fireplace can reach extremely high temperatures during operation, requiring specific clearances to prevent overheating of combustible materials. Codes, NFPA 211, and manufacturer specifications for listed fireplaces dictate required distances between the fireplace opening and nearby materials. Some factory-built fireplaces also restrict the projection of non-combustible materials or require non-combustible framing behind them. Improper clearances, gaps, cracks, or insufficient support can lead to heat transfer issues, structural instability, and potential fire hazards. Dimensions not explicitly stated in manufacturer manuals cannot be assumed.

Fireplace in the Pool House Pink Room - HEARTH EXTENSION



Hearth Extension: Nothing to report

Fireplace in the Pool House Pink Room - SCREENS AND GLASS DOORS/ASSEMBLIES

Screens and Glass Doors/Assemblies: Nothing to report

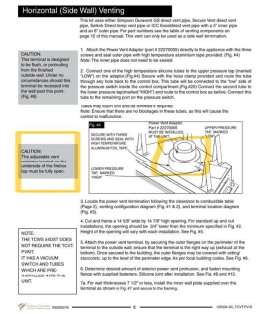
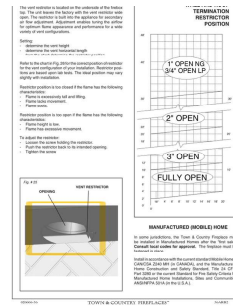
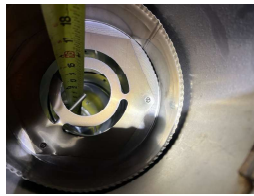
Fireplace in the Pool House Pink Room - FIREBOX AND INTERNAL COMPONENTS

Firebox and Internal Components: Nothing to report

Fireplace in the Pool House Pink Room - GRATES, BURNERS, AND MEDIA

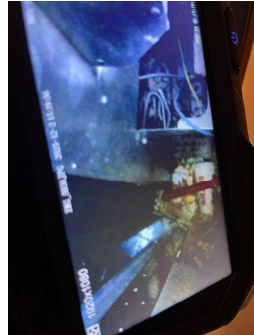
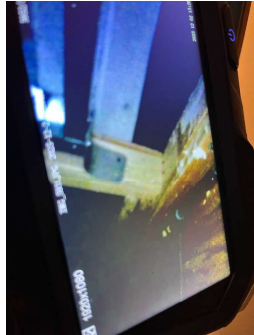
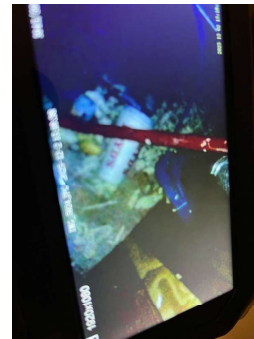
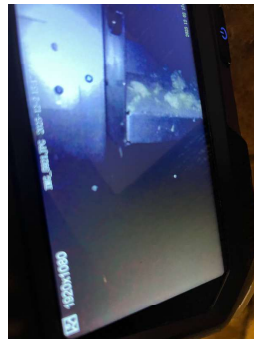
Grates, Burners, and Media: Nothing to report

Fireplace in the Pool House Pink Room - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER



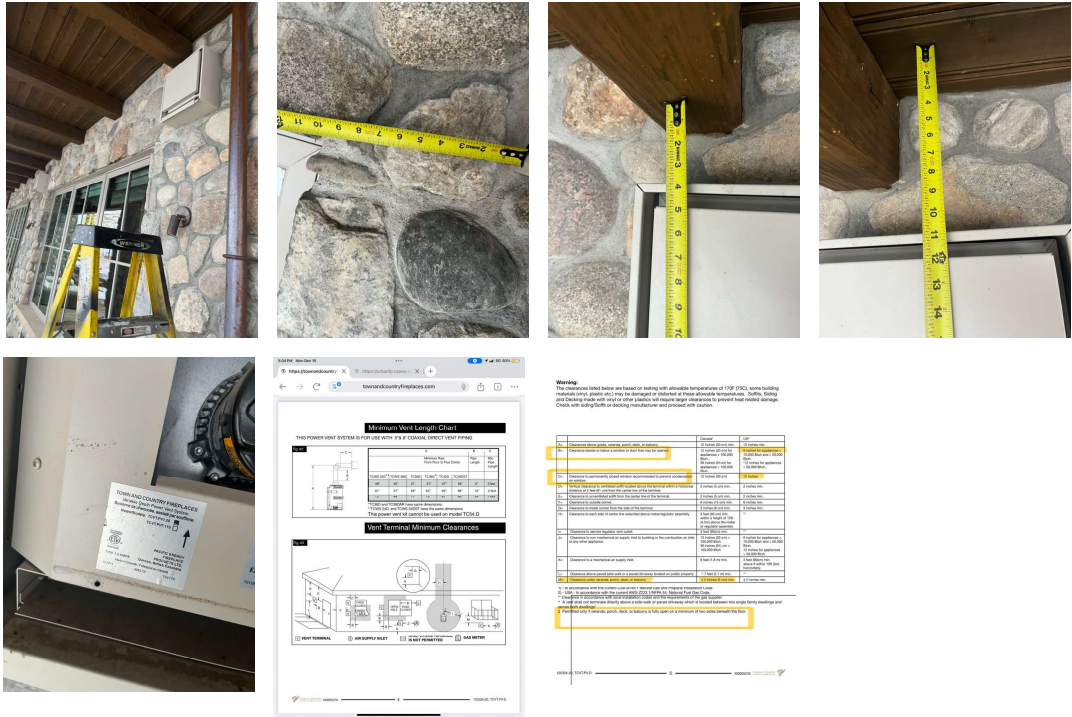
Connection to Factory-Built Chimney/Vent: Nothing to report

Fireplace in the Pool House Pink Room - FIREPLACE/APPLIANCE CONCEALED IN CONSTRUCTION



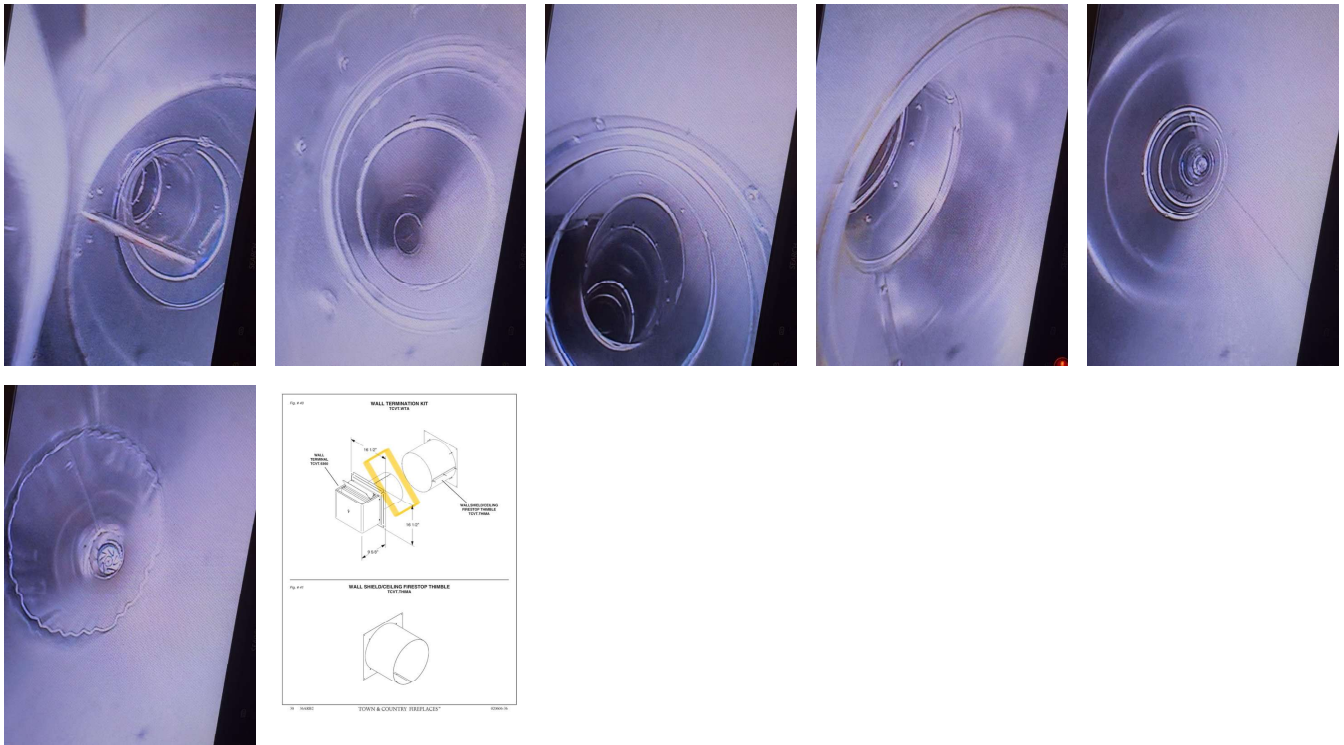
Factory-Built System Concealed in Construction: Nothing to report

Fireplace in the Pool House Pink Room - TERMINATION



Factory-Built Termination: Nothing to Report

Fireplace in the Pool House Pink Room - CHIMNEY, VENT, OR FLUE INTERIOR



Factory-Built Chimney, Vent, or Flue Interior: Other Issue

Explanation: Deficiencies related to the factory-built flue interior were noted as outlined above. Internal inspections are essential to assess flue integrity and identify hazards such as excessive creosote buildup, deterioration, gaps, or obstructions. Factory-built chimneys and relined systems must be checked for rust, buckling, and seam failures. A compromised flue interior can lead to drafting issues, increased fire risk, or carbon monoxide exposure, making regular inspections critical.

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 report that may or may not include NFPA 211 style inspections as indicated in this document. No Inspector opinion is involved in system deficiencies observed. Photos or videos taken at the time of inspection or site visit may be logged and kept on permanent digital file. Where inspections are performed they are based on the requirements set forth by the National Fire Protection Association in the NFPA 211 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.

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 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. If the client listed in this report chooses to ignore or decline recommendations supplied within this report, the client willfully releases the inspection company and their employees of all liability for any property damage, personal injury, or loss of life.

Rooftop Access: The 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: The client understands that the Inspector likely cannot obtain access to certain portions of the fireplace and certain enclosed or concealed adjacent areas due to lack of access or safety hazards to the inspector. The Inspector will make this determination based on the accessibility, material condition or type, site conditions, safe practices, and weather conditions as found at the time of inspection. 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 or those masked by paint or other materials. 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.

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 separately as an addendum to this report, or be given verbally over the phone. Any ballpark pricing is considered a best-guess estimate only. Variations in pricing may occur based on materials used, unknown deficiencies in currently inaccessible areas, or the scope of work to be performed.

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

Address

Please explain why no customer signature was obtained: Report completed off-site

Report completed off-site: The report for this service/inspection was completed off-site, meaning that the documentation was finalized after leaving the service location. As a result, a customer signature was not obtained at the time of completion.

TECHNICIAN VERIFICATION

I attest that this report accurately reflects the conditions present and observed at the time of site visit, inspection, installation, repair, rebuild, or replacement and as applicable is based on the level of inspection performed and the access that was permitted and possible surrounding the applicable system(s). I certify that I have completed this 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.



Stephen Rivera

CSIA Certified Dryer Exhaust Technician #2124

CSIA Certified Chimney Sweep #12440

F.I.R.E. Certified Fireplace and Chimney Inspector #FCI-463

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