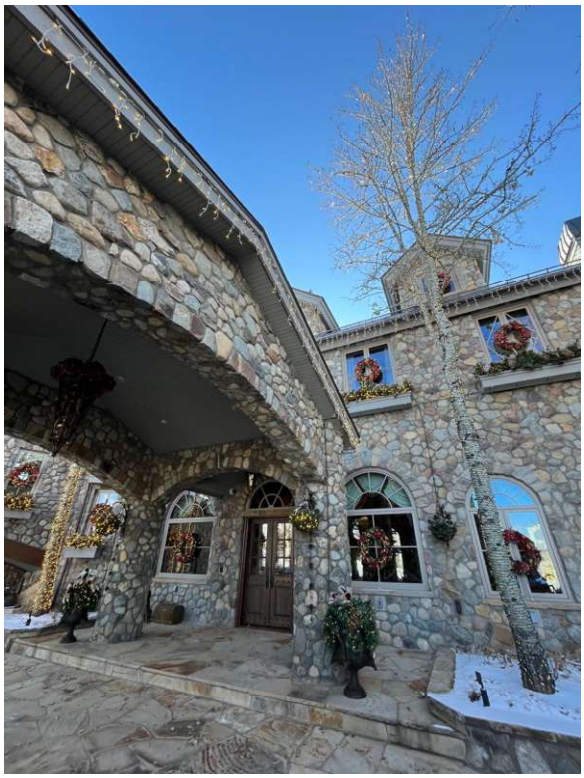
The Chimney Doctor | 970-234-3330
2944 I-70 Business Loop #210, Grand Junction, CO 81501
info@chimney.doctor | https://chimney.doctor/

SERVICE / INSPECTION REPORT

PREPARED FOR:
Customer Name

REGARDING:
Address, Edwards, Colorado 81632



INSPECTION DATE
12/05/2025
20-30 Degrees
Clear, Ice

SUMMARY INFORMATION

Fireplace in the Main Level Bedroom

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/uSsLn7CMXfPeXsn69

Document Link1: https://downloads.hearthnhome.com/installManuals/700_900.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: Opening clearances NOT met, Other Issue

Screens and Glass Doors/Assemblies: Inoperable/difficult to operate

Grates, Burners, and Media: Damaged/deteriorated

Factory-Built Termination: Height requirements NOT met

Fireplace in the Upstairs Bedroom

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

Comments: The burner gas line was tightened, as it was noted to be leaking, but this did not correct the issue. Replacement would be necessary to correct this.

Photo Album: https://photos.app.goo.gl/uSsLn7CMXfPeXsn69

Document Link1: https://www.appliancefactoryparts.com/content/pdfs/290120-1.pdf?srsltid=AfmBOoqSfkMJ89RNFpKdgWLo3zJ2gar8z1ToaACTc_1iMTknQjaOOeX2

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:

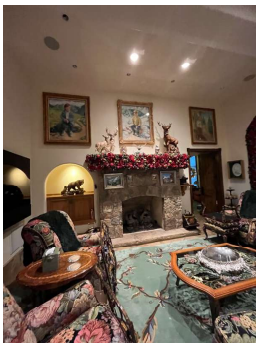
Grates, Burners, and Media: Other Issue

Factory-Built System Concealed in Construction: Unable to determine clearanes

Shrouds: Appliance/chimney manufacturer does NOT provide shroud specifications

Fireplace in the Main Living Area

Type of Inspection: Level II Inspection (Accessible Areas)



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

Adjoining areas accessed: Basement

Inaccessible areas? No,

Photo Album: https://photos.app.goo.gl/uSsLn7CMXfPeXsn69

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: Insufficient support, Combustibles beneath masonry hearth extension

Firebox and Internal Components: Gas line entry sealed improperly

Combustion Air: Damaged/disconnected

Masonry Fireplace/SFU Concealed in Construction: Clearances NOT met

Shrouds: Other Issue

Fireplace in the Kitchen

Type of Inspection: Level II Inspection (Accessible Areas)

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

Photo Album: https://photos.app.goo.gl/uSsLn7CMXfPeXsn69

Document Link1: http://contempofireplaces.com/manuals/Contempo%20PFM%20Series%20Installation%20Manual%20RV060909.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:

Firebox and Internal Components: Damaged/deteriorated

Combustion Air: Component missing

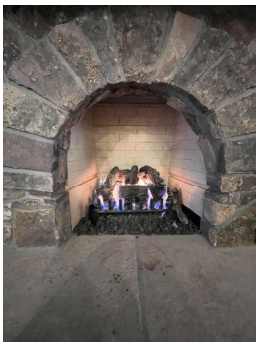
Factory-Built System Concealed in Construction: Other Issue

Shrouds: Other Issue

Factory-Built Flue Interior: Damaged/flared seams

Fireplace in the Dining 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/uSsLn7CMXfPeXsn69

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: Opening clearances NOT met

Combustion Air: Damaged/disconnected, Other Issue

Masonry Fireplace/SFU Concealed in Construction: Clearances NOT met, Combustibles under hearth (firebox), Exposed/hollow block cores

RECOMMENDATIONS

Fireplace in the Main Level Bedroom

Technician Recommendations: It is recommended that the system NOT be used until proper repairs are made. This would include:

A) removal or adjustment of the facing material to meet clearances and allow for access to the unit inside of the bedroom

B) replacement of the damaged logs

C) extending the chimney to meet height requirements

Fireplace in the Upstairs Bedroom

Technician Recommendations: It is recommended that the system NOT be used until proper repairs are made. This would include:

A) the removal or securement of the insulation in the chase
B) gas line to burner replaced
C) removal of shroud or chimney extension to terminate above the shroud

Fireplace in the Main Living Area

Technician Recommendations: It is recommended that the system NOT be used. In order to address the clearance issues, a retro fit fireplace may be installed. Shroud measurement should also be taken to verify it's suitable for use. Other options would require an invasive full system replacement.

Fireplace in the Kitchen

Technician Recommendations: It is recommended that the system NOT be used. Given the support issues, it should ultimately be replaced. Another modular masonry system with a gas log set may replace the existing system to remain as similar as possible. Other options are available as well, but may vary in invasiveness.

Fireplace in the Dining Room

Technician Recommendations: It is recommended that the system NOT be used. Inserts and gas log sets are not viable repair options due to the clearance issues. A retro fit fireplace with a liner system would negate the surrounding clearance issues, so long as 4" of masonry can be verified to be present. A factory built fireplace would both negate the clearance issues, as well as the concerns regarding hollow block cores, as they have their own testings according to their listing requirements.

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 will chat with homeowner about the report and see what they would like to do from there.

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.

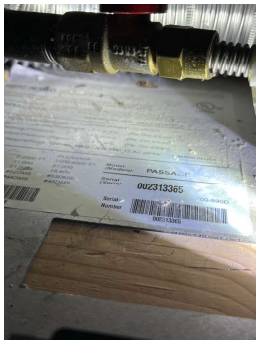
PARTIAL REPAIRS: As a company we have made the decision that we will not perform partial repairs unless they are to weatherproof or animal-proof a system. Partial repairs can otherwise give the impression that a system is safe to use when issues still exist. Making a system safer than it was, but still 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

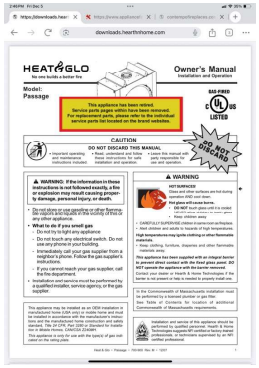
Fireplace in the Main Level Bedroom

Base appliance: Fireplace, **Base fireplace:** Factory-Built Fireplace, **Base appliance fuel:** Gas (Natural), **Brand:** Heat & Glo, **Model:** Passage, **Serial #** 002313365, **Mfg Date/Code: -**, **BTU Input:** 31,000, **The BASE appliance is connected to the following type of chimney/vent:** Factory-Built, **Height/Length of Flue/Vent in Feet:** 30-40, **Explain offsets, their angles, and location within the system?** One offset off the base of the unit.

Fireplace in the Main Level Bedroom - BASE APPLIANCE LISTING INFORMATION



Fireplace in the Main Level Bedroom - SUPPORTING DOCUMENTATION



Document Link1: https://downloads.hearthnhome.com/installManuals/700_900.pdf

Fireplace in the Main Level Bedroom - SURROUND, FACING MATERIALS, AND DIMENSIONS

Surround, Facing Materials, and Dimensions: Opening clearances NOT met, Other Issue

Explain other issue(s): The unit was able to be accessed inside of the bathroom, but the facing material/decoration obstructed the glass in the bedroom.

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 Main Level Bedroom - HEARTH EXTENSION

Hearth Extension: Nothing to report

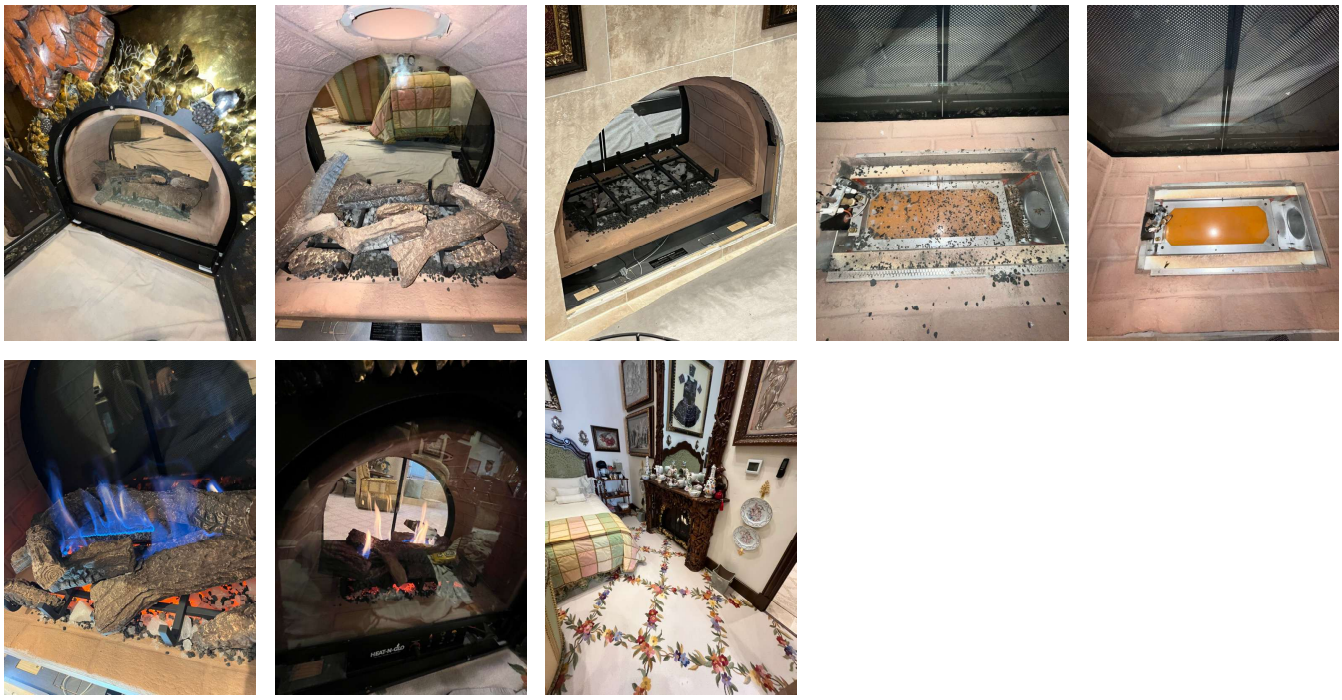
Fireplace in the Main Level Bedroom - SCREENS AND GLASS DOORS/ASSEMBLIES

The unit was able to be accessed inside of the bathroom, but the facing material/decoration obstructed the glass in the bedroom.

Screens and Glass Doors/Assemblies: Inoperable/difficult to operate

Explanation: Deficiencies related to glass doors or assemblies were noted as outlined above. Glass doors are commonly used on fireplaces, stoves, inserts, and other heating appliances, but their installation must comply with manufacturer specifications and applicable standards. Masonry fireplaces generally allow glass doors, but they should be fully open during use for proper combustion. Steel fireplace units typically do not permit glass doors unless explicitly approved by the manufacturer. Factory-built fireplaces, listed modular masonry fireplaces, and listed hearth/ heating appliances often have specific restrictions, requiring only manufacturer-approved glass assemblies. Improper or aftermarket doors may impact airflow, efficiency, and safe operation.

Fireplace in the Main Level Bedroom - FIREBOX AND INTERNAL COMPONENTS



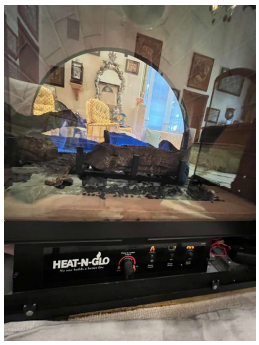
Firebox and Internal Components: Nothing to report

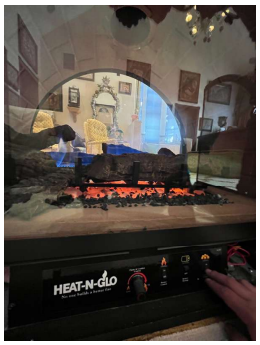
Fireplace in the Main Level Bedroom - GRATES, BURNERS, AND MEDIA

Grates, Burners, and Media: Damaged/deteriorated

Explanation: Deficiencies related to the grate, burner, or media were noted as outlined above. These components support combustion and ensure proper airflow, flame presentation, and media placement in gas or propane appliances. In masonry fireplaces and unlisted modular masonry fireplaces, grates can generally be used unless they contribute to firebox damage. However, listed factory-built fireplaces, modular masonry fireplaces, and hearth/heating appliances must use only grates, burners, or media tested and approved by the manufacturer. Using unapproved components may alter the heat signature of the appliance, create fire hazards, and affect efficiency. Any noted deficiencies may compromise appliance performance and safety, requiring further evaluation.

Fireplace in the Main Level Bedroom - VALVES AND CONTROLS

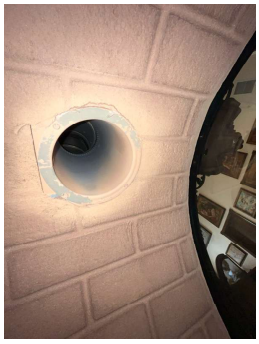






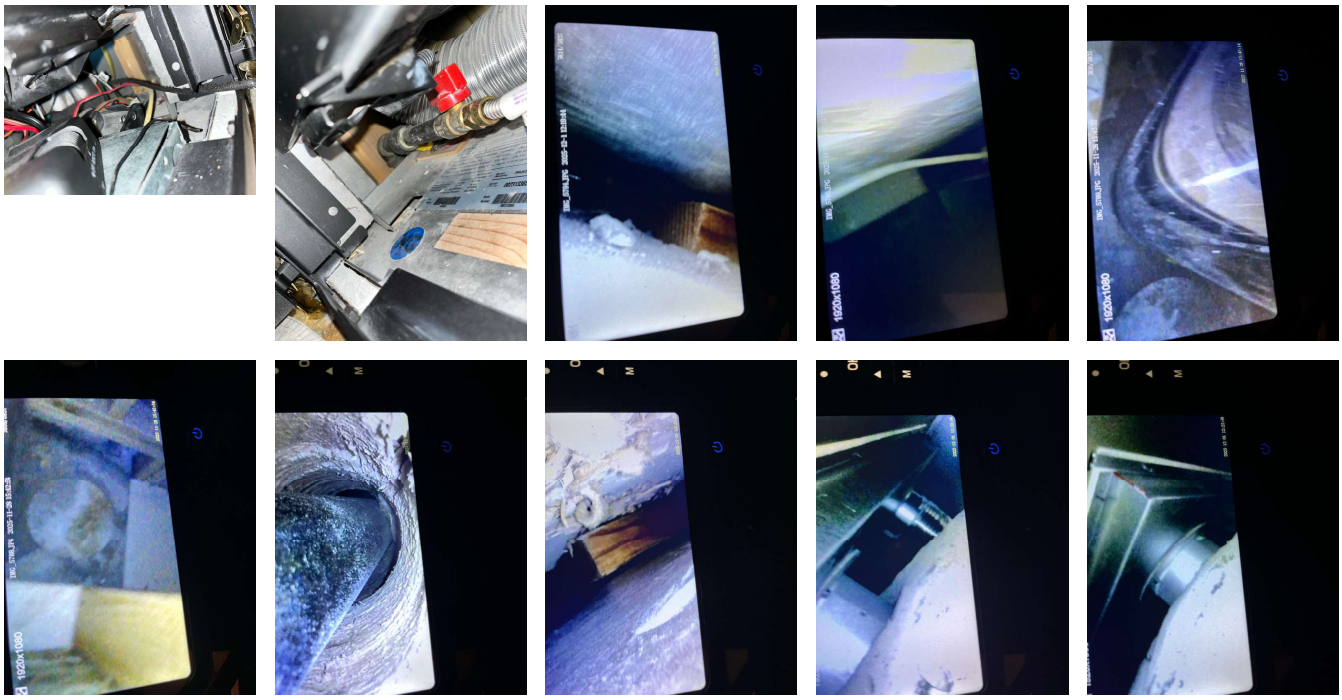

Valves and Controls: Nothing to report

Fireplace in the Main Level Bedroom - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER



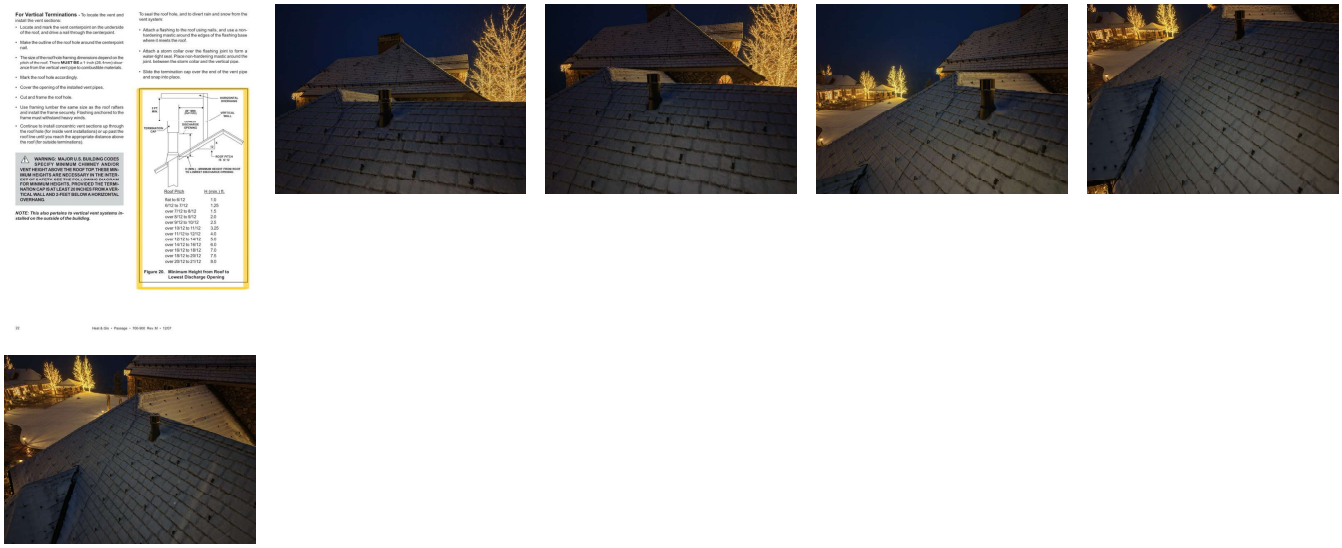
Connection to Factory-Built Chimney/Vent: Nothing to report

Fireplace in the Main Level Bedroom - FIREPLACE/APPLIANCE CONCEALED IN CONSTRUCTION



Factory-Built System Concealed in Construction: Nothing to report

Fireplace in the Main Level Bedroom - TERMINATION

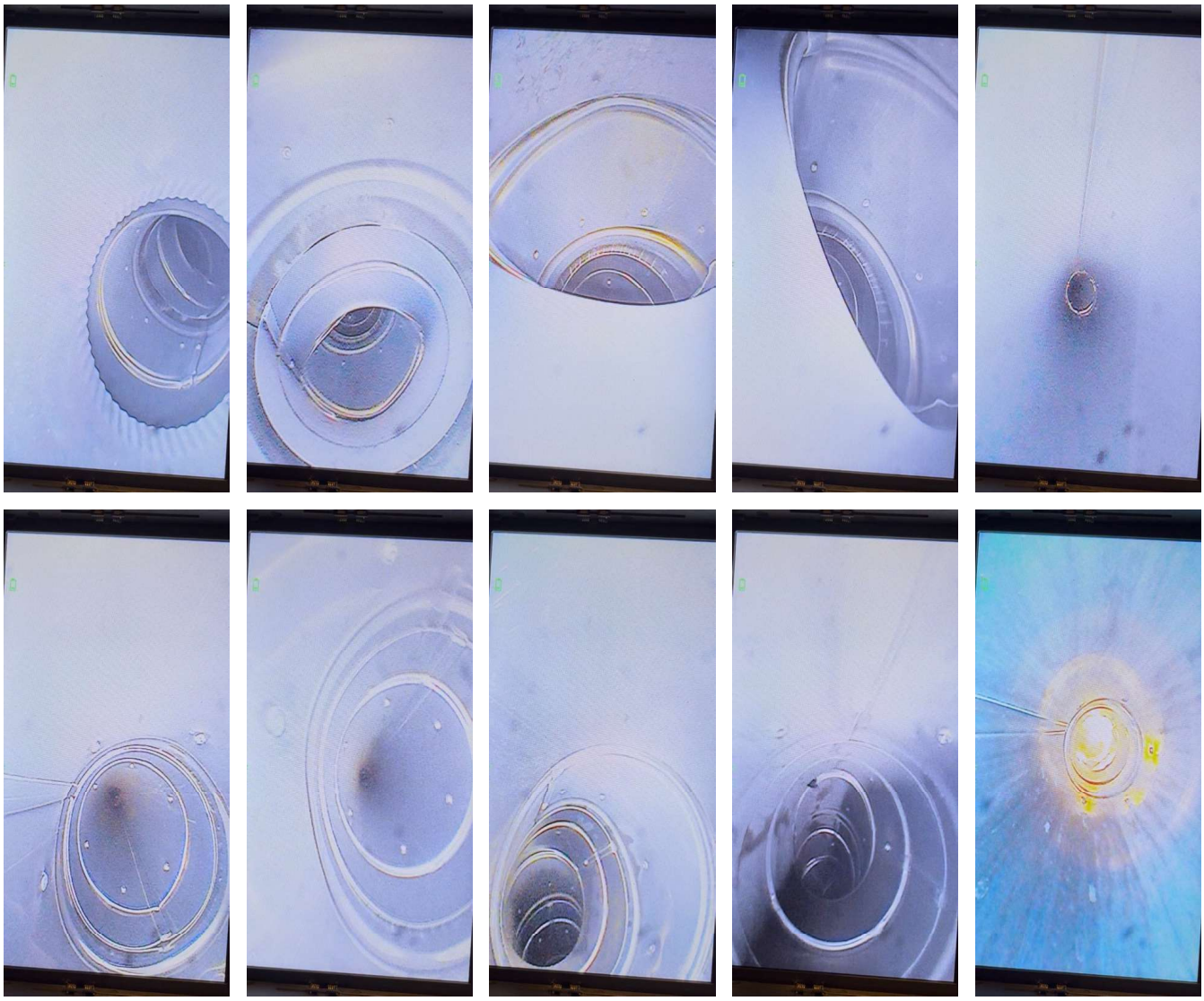


Due to the hazardous conditions, the roof was pictured via drone. The vent is suspected to not be tall enough.

Factory-Built Termination: Height requirements NOT met

Explanation: Deficiencies related to the factory-built chimney/vent termination were noted as outlined above. A proper chimney, vent, or flue termination prevents moisture intrusion, ensures adequate draft, and keeps debris or animals from obstructing the system. Factory-built chimneys/vents may terminate vertically or horizontally depending on the appliance installed and the venting used. Aftermarket, incorrect or missing terminations, rusted or damaged caps, or improper flue sizing can lead to draft failure, moisture damage, and increased fire risks. Air cooled systems that have been compromised can overheat construction elsewhere in the building envelope. A properly installed and maintained termination is critical to the longevity and safety of the venting system.

Fireplace in the Main Level Bedroom - CHIMNEY, VENT, OR FLUE INTERIOR



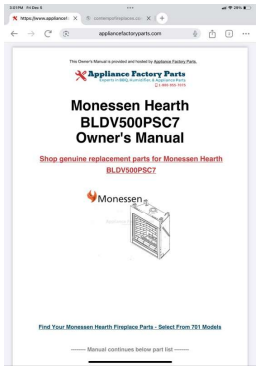
Factory-Built Chimney, Vent, or Flue Interior: Nothing to Report

Fireplace in the Upstairs Bedroom

Base appliance: Fireplace, **Base fireplace:** Factory-Built Fireplace, **Base appliance fuel:** Gas (Natural), **Brand:** Monessen, **Model:** BLDV500PSC7, **Serial #** 13-P-047778, **Mfg Date/ Code: -**, **BTU Input:** 27000, **The BASE appliance is connected to the following type of chimney/vent:** Factory-Built, **Height/Length of Flue/Vent in Feet:** 18,

Fireplace in the Upstairs Bedroom - BASE APPLIANCE LISTING INFORMATION

Fireplace in the Upstairs Bedroom - SUPPORTING DOCUMENTATION



Document Link1: https://www.appliancefactoryparts.com/content/pdfs/290120-1.pdf?srsltid=AfmBOoqSfkMJ89RNFpKdgWLo3zJ2gar8z1ToaACTc_1iMTknQjaOOeX2

Fireplace in the Upstairs Bedroom - SURROUND, FACING MATERIALS, AND DIMENSIONS

Surround, Facing Materials, and Dimensions: Nothing to report

Fireplace in the Upstairs Bedroom - HEARTH EXTENSION

Hearth Extension: Nothing to report

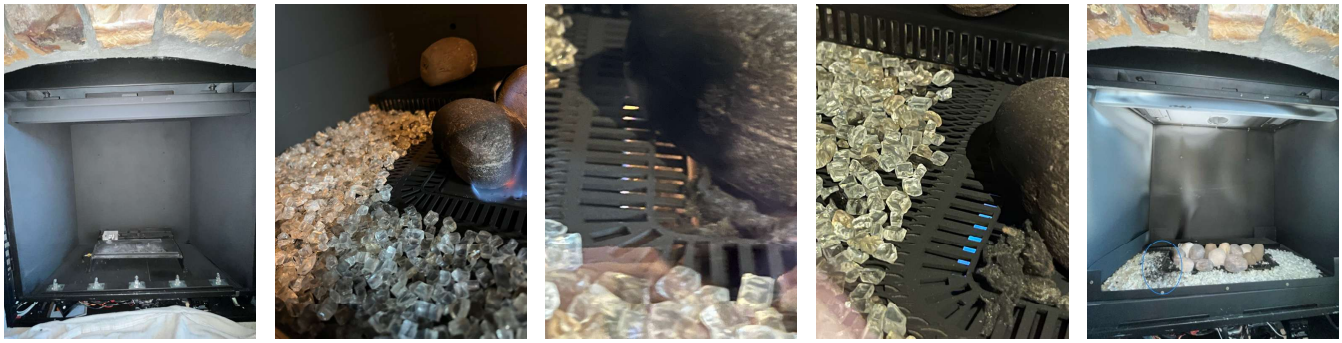
Fireplace in the Upstairs Bedroom - SCREENS AND GLASS DOORS/ASSEMBLIES

Screens and Glass Doors/Assemblies: Nothing to report

Fireplace in the Upstairs Bedroom - FIREBOX AND INTERNAL COMPONENTS

Firebox and Internal Components: Nothing to report

Fireplace in the Upstairs Bedroom - GRATES, BURNERS, AND MEDIA



Grates, Burners, and Media: Other Issue

Explain other issue(s): Burner was leaking gas inside of the unit, causing soot to accumulate on media during operation.

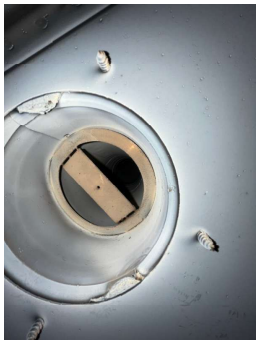
Explanation: Deficiencies related to the grate, burner, or media were noted as outlined above. These components support combustion and ensure proper airflow, flame presentation, and media placement in gas or propane appliances. In masonry fireplaces and unlisted modular masonry fireplaces, grates can generally be used unless they contribute to firebox damage. However, listed factory-built fireplaces, modular masonry fireplaces, and hearth/heating appliances must use only grates, burners, or media tested and approved by the manufacturer. Using unapproved components may alter the heat signature of the appliance, create fire hazards, and affect efficiency. Any noted deficiencies may compromise appliance performance and safety, requiring further evaluation.

Fireplace in the Upstairs Bedroom - VALVES AND CONTROLS



Valves and Controls: Nothing to report

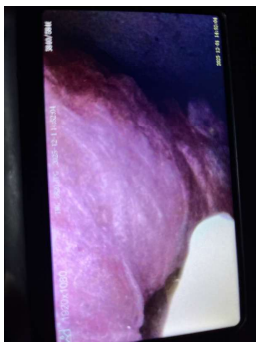
Fireplace in the Upstairs Bedroom - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER




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

Fireplace in the Upstairs Bedroom - FIREPLACE/APPLIANCE CONCEALED IN CONSTRUCTION






Insulation inside of chase cavity is suspected to be against the unit, but could not verify.

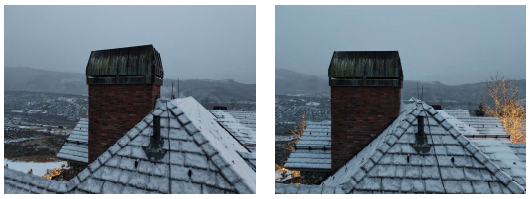
Factory-Built System Concealed in Construction: Unable to determine clearanes

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 Upstairs Bedroom - CHASE OR MASONRY STRUCTURE EXTERIOR

Chase or Masonry Structure Exterior: Nothing to report

Fireplace in the Upstairs Bedroom - FLASHINGS AND CRICKETS



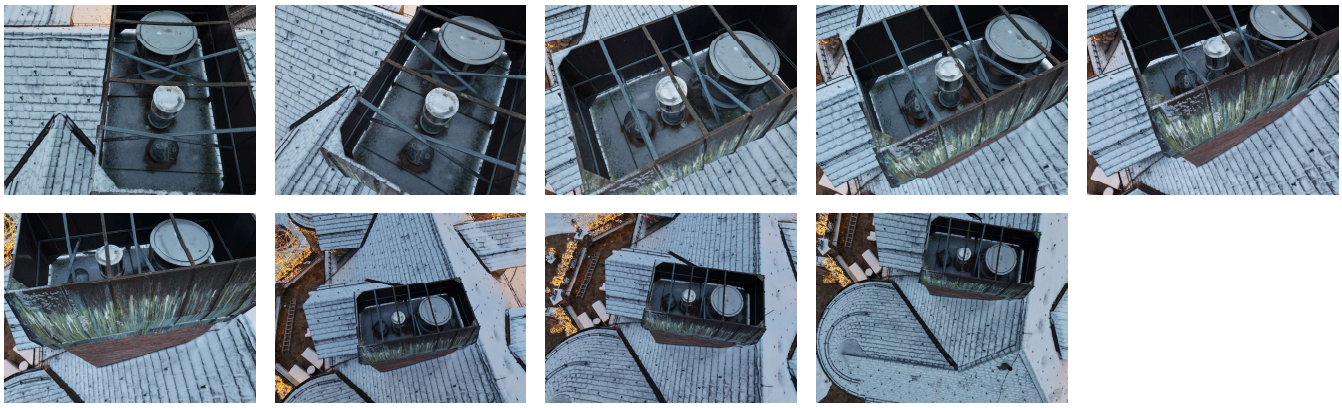
Flashings and Crickets: Nothing to report

Fireplace in the Upstairs Bedroom - SHROUDS

Shrouds: Appliance/chimney manufacturer does NOT provide shroud specifications

Explanation: Deficiencies related to a shroud were noted as outlined above. Shrouds are sometimes installed at the termination of factory-built chimneys for aesthetic purposes or weather protection. However, they must be listed and approved for use with the specific chimney or fireplace system or constructed per the chimney or fireplace manufacturer instructions. Improperly designed, installed, or constructed shrouds can restrict airflow, trap excessive heat at the termination, and increase the risk of overheating or fire. Manufacturer specifications must be strictly followed to ensure safe operation and to prevent modifications that could negatively affect draft and system performance.

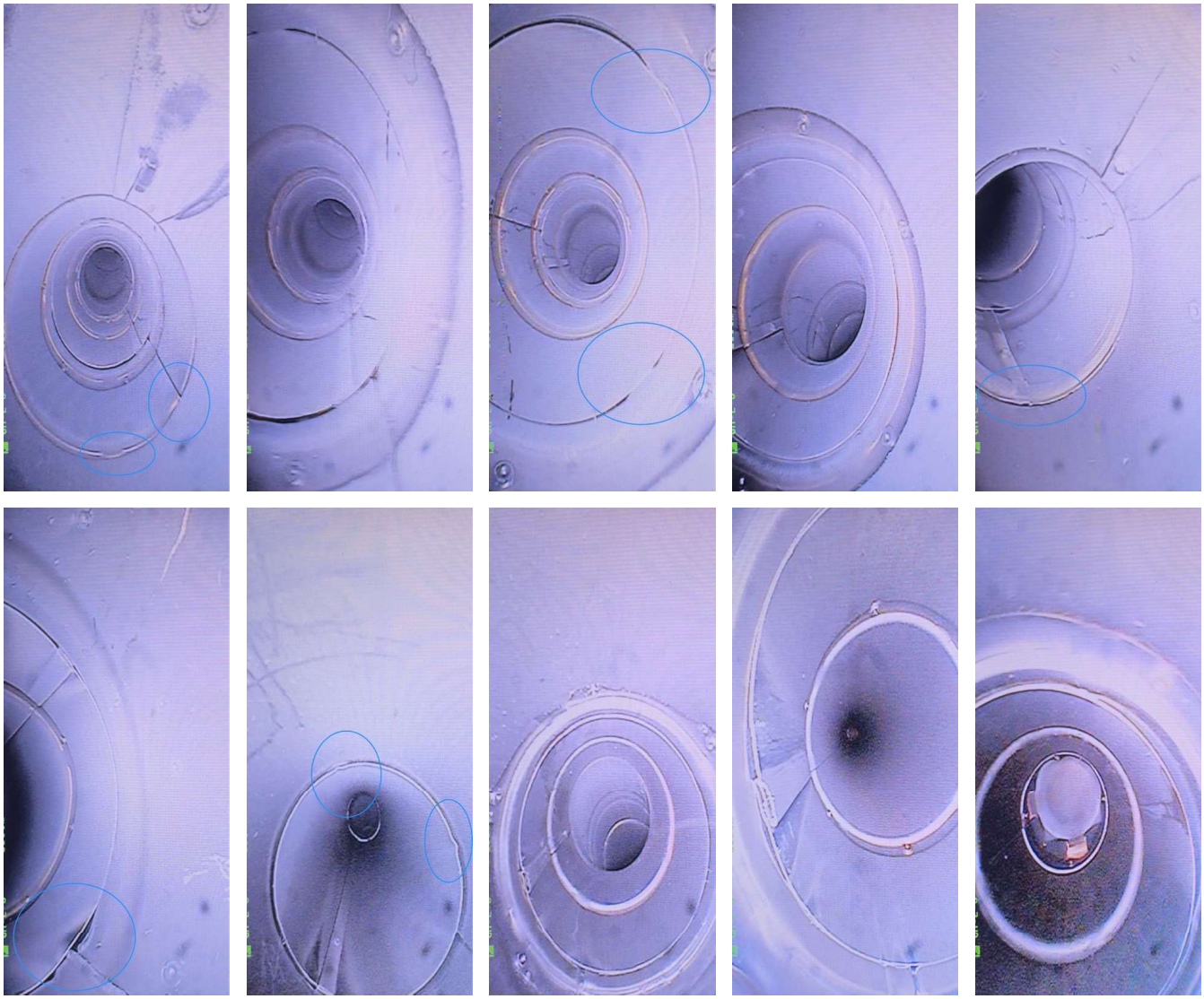
Fireplace in the Upstairs Bedroom - TERMINATION



Roof was unable to be to accessed to the hazardous conditions. A drone inspection was conducted.

Factory-Built Termination: Nothing to Report

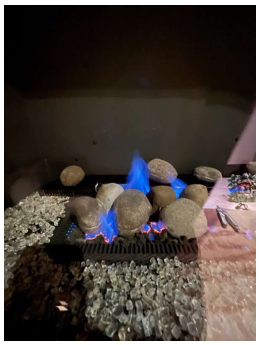
Fireplace in the Upstairs Bedroom - CHIMNEY, VENT, OR FLUE INTERIOR



Factory-Built Chimney, Vent, or Flue Interior: Nothing to Report

Fireplace in the Upstairs Bedroom - ON-SITE ADJUSTMENT, REPAIR, OR TROUBLESHOOTING






The burner gas line was tightened, as it was noted to be leaking, but this did not correct the issue. Replacement would be necessary to correct this.

The following occurred on site (select all that apply): Repair, Troubleshooting

Fireplace in the Main Living Area

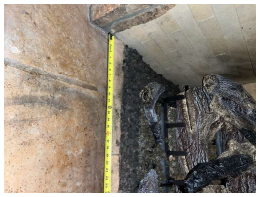
Base appliance: Fireplace, **Base fireplace:** Masonry Firebox (Site-Built), **The BASE appliance is connected to the following type of chimney/vent:** Factory-Built, **Height/Length of Flue/Vent in Feet:** 45,

Fireplace in the Main Living Area - SURROUND, FACING MATERIALS, AND DIMENSIONS





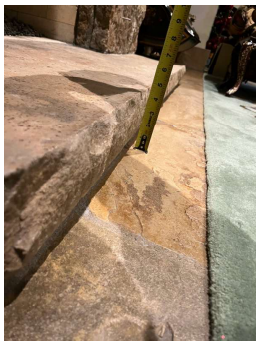


Surround, Facing Materials, and Dimensions: Nothing to report

Fireplace in the Main Living Area - HEARTH EXTENSION

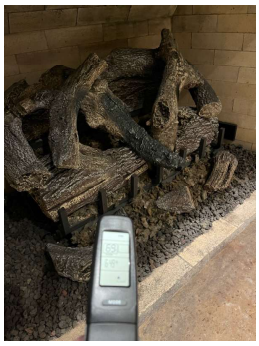




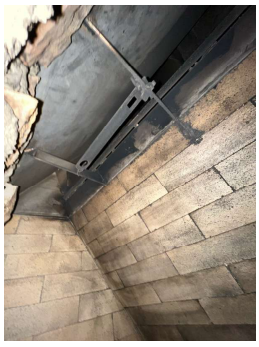
Hearth Extension: Insufficient support, Combustibles beneath masonry hearth extension

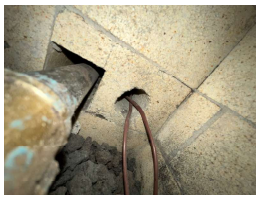
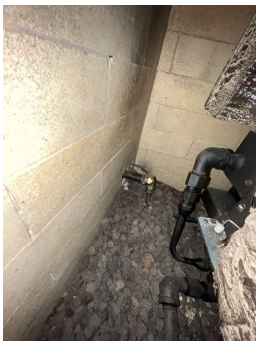
Explanation: Deficiencies related to the surround, facing materials, and fireplace dimensions were noted as outlined above. The front of a fireplace can reach extremely high temperatures during operation, requiring specific clearances to prevent overheating of combustible materials. Codes, NFPA 211, 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 Main Living Area - FIREBOX AND INTERNAL COMPONENTS





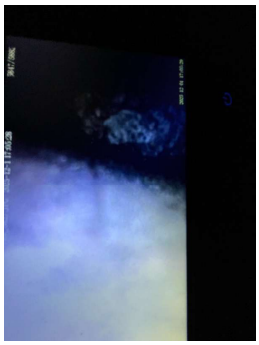



Firebox and Internal Components: Gas line entry sealed improperly

Explanation: Deficiencies related to the firebox and internal components were noted as outlined above. Factory-built appliances—including dryers, fireplaces, and hearth/heating appliances—are designed and tested as complete systems, with internal components working together for safe operation. These components must be inspected relative to their original condition to determine if they can still perform their intended function. Internal components may include baffles, catalysts, heat tubes, burn bars, insulation blankets, insulation boards, and other critical elements designed to control airflow, heat retention, and combustion efficiency. Factory-built units rely on specific refractory panels, firebrick, or metal components, and aftermarket replacements not tested with the unit may alter heat distribution and pose fire hazards. Masonry and modular masonry fireboxes must be structurally sound, free of cracks, spalling, or missing mortar joints that could allow heat transfer. Steel fireplace units must be checked for warping, rust, and deterioration, ensuring unobstructed air-cooled spaces. Improper gas line entry, concealed connectors, or modifications to the firebox may create safety risks and require further evaluation.

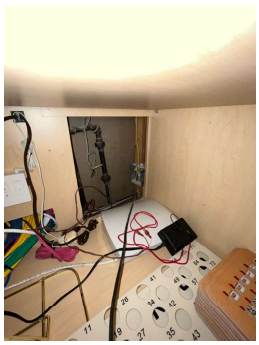
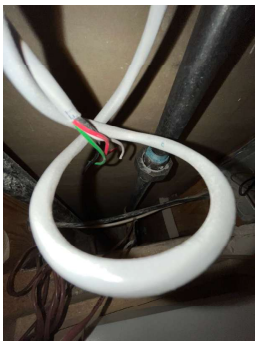
Fireplace in the Main Living Area - COMBUSTION AIR

Combustion Air: Damaged/disconnected

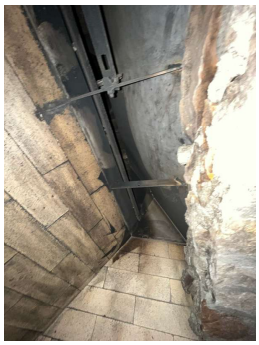
Explanation: Deficiencies related to the combustion air system were noted as outlined above. These systems supply outside air to fireplaces, hearth appliances, furnaces, boilers, or water heaters, reducing indoor air depletion and improving efficiency. The system should be properly connected, constructed of suitable materials, and free of damage, blockages, or disconnections. Terminations must be correctly located to prevent drawing air from prohibited spaces such as crawlspaces, attics, or garages, where contaminants or insufficient airflow could create safety hazards. Signs of heat, soot, or creosote inside the system may indicate improper sealing, air leakage, or backdrafting issues that require further evaluation.

Fireplace in the Main Living Area - VALVES AND CONTROLS

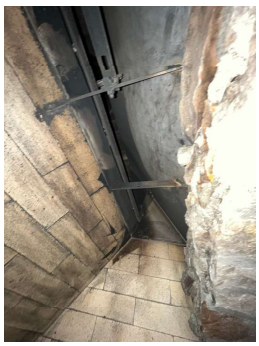

Valves and Controls: Nothing to report

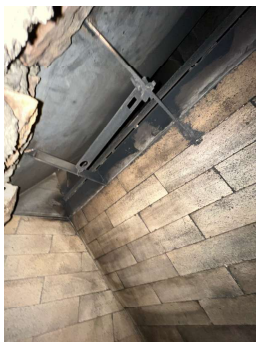
Fireplace in the Main Living Area - FIREPLACE THROAT



Fireplace Throat: Nothing to report

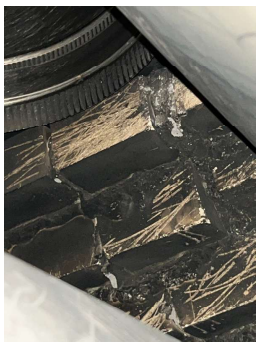
Fireplace in the Main Living Area - DAMPERS AND CONTROLS





Dampers and Controls: Nothing to report

Fireplace in the Main Living Area - FIREPLACE SMOKE CHAMBER

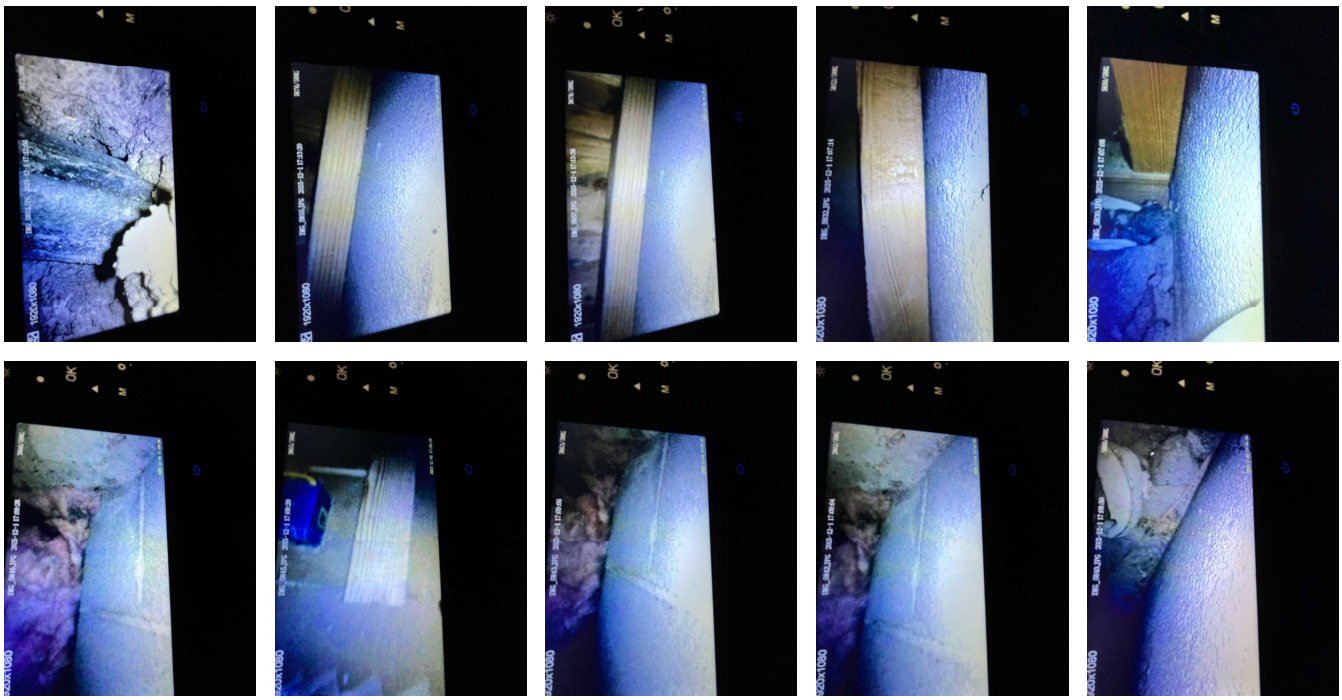


Fireplace Smoke Chamber: Nothing to report

Fireplace in the Main Living Area - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER

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

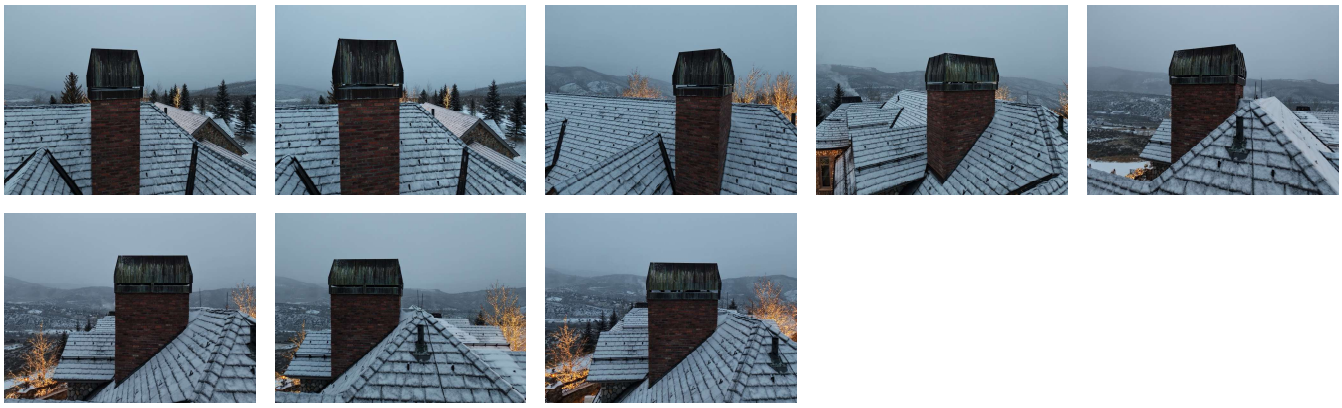
Fireplace in the Main Living Area - FIREPLACE/APPLIANCE CONCEALED IN CONSTRUCTION



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 Main Living Area - CHASE OR MASONRY STRUCTURE EXTERIOR

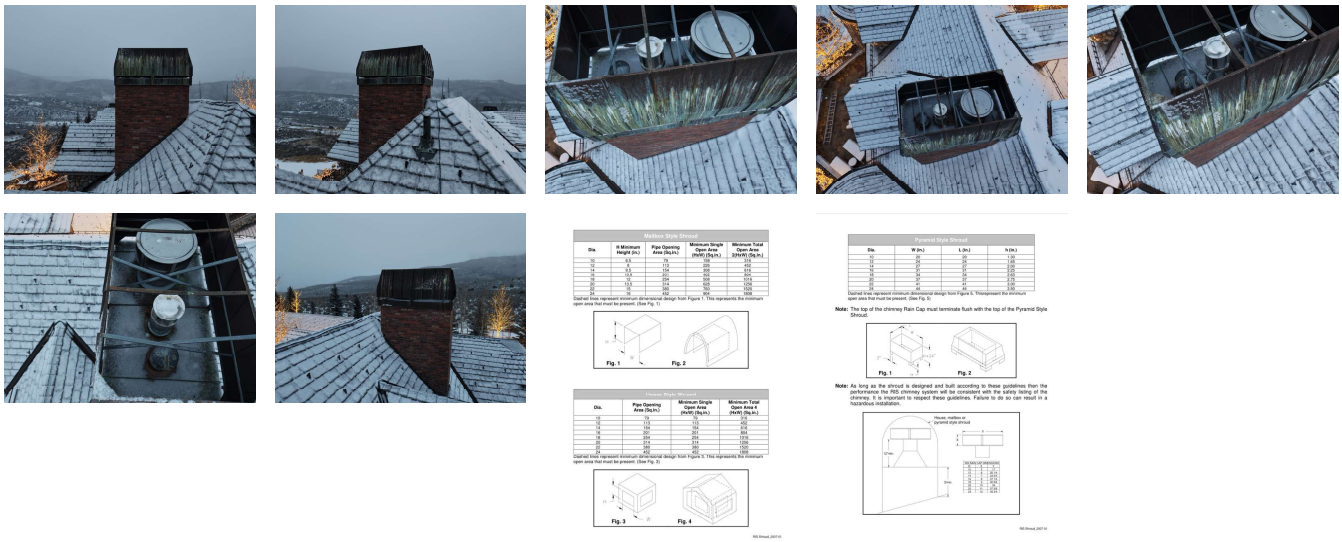


Chase or Masonry Structure Exterior: Nothing to report

Fireplace in the Main Living Area - FLASHINGS AND CRICKETS

Flashings and Crickets: Nothing to report

Fireplace in the Main Living Area - SHROUDS



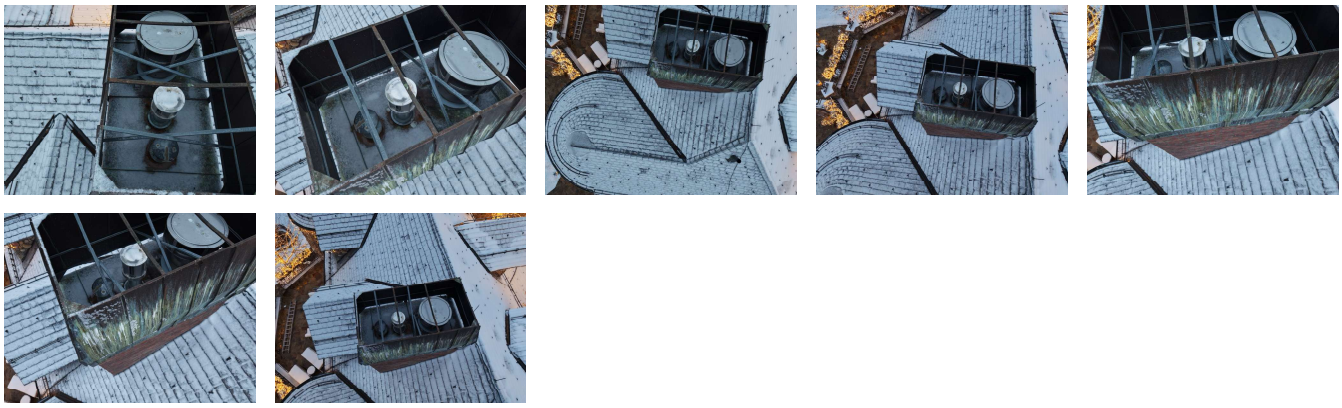
Rooftop was unable to be accessed due to the hazardous conditions. Measurements were not taken to verify shroud and requirements.

Shrouds: Other Issue

Explain other issue(s): Sizing dimensions were unable to be obtained due to the conditions on site.

Explanation: Deficiencies related to a shroud were noted as outlined above. Shrouds are sometimes installed at the termination of factory-built chimneys for aesthetic purposes or weather protection. However, they must be listed and approved for use with the specific chimney or fireplace system or constructed per the chimney or fireplace manufacturer instructions. Improperly designed, installed, or constructed shrouds can restrict airflow, trap excessive heat at the termination, and increase the risk of overheating or fire. Manufacturer specifications must be strictly followed to ensure safe operation and to prevent modifications that could negatively affect draft and system performance.

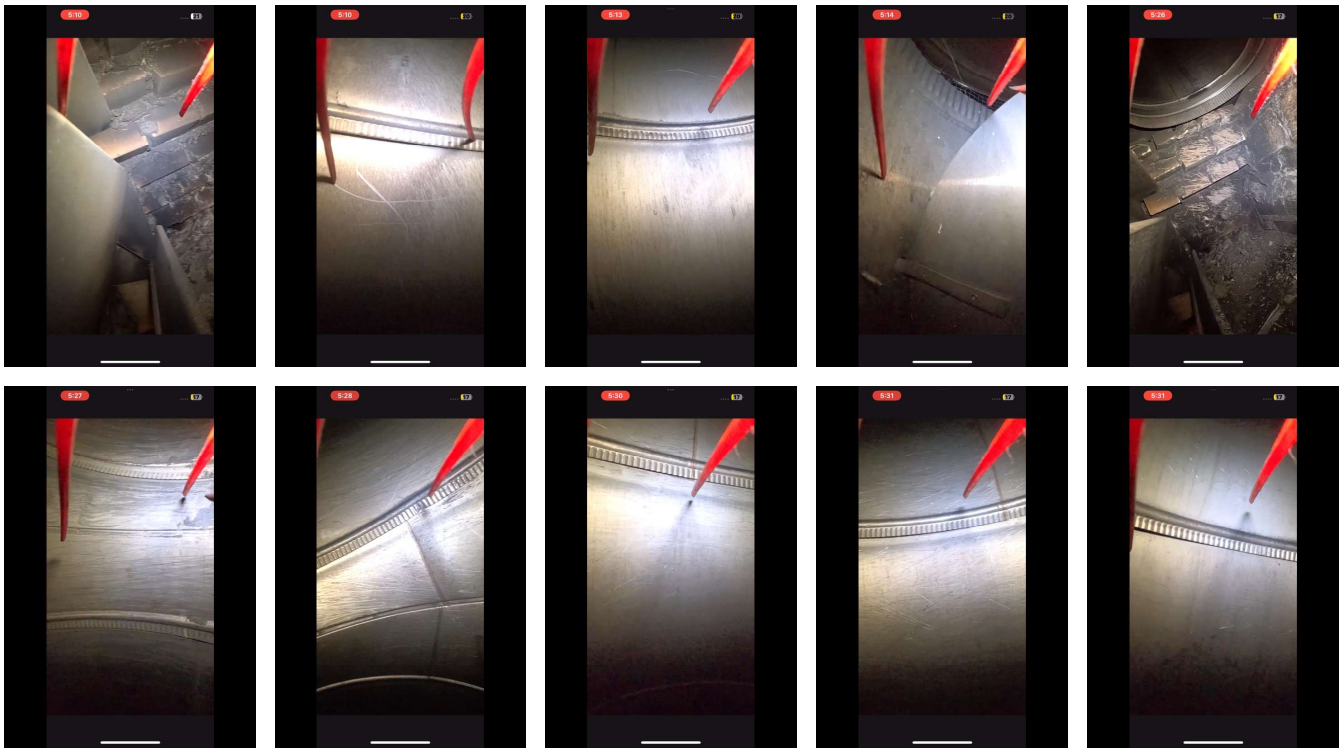
Fireplace in the Main Living Area - TERMINATION



Rooftop was unable to be accessed due to the hazardous conditions. Measurements were not taken to verify shroud and requirements.

Factory-Built Termination: Nothing to Report

Fireplace in the Main Living Area - CHIMNEY, VENT, OR FLUE INTERIOR



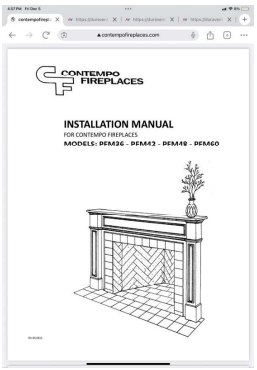
Factory-Built Chimney, Vent, or Flue Interior: Nothing to Report

Fireplace in the Kitchen

Base appliance: Fireplace, **Base fireplace:** Masonry Firebox (Modular), **Modular fireplace is:** Listed, **Base appliance fuel:** Gas (Natural), **Brand:** Contempo, **Model:** PFM48, **Serial #** 003376, **Mfg Date/Code: -**, **BTU Input: -**, **The BASE appliance is connected to the following type of chimney/vent:** Factory-Built, **Height/Length of Flue/Vent in Feet:** 24,

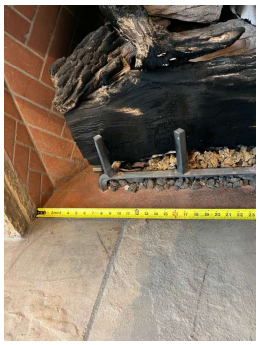
Fireplace in the Kitchen - BASE APPLIANCE LISTING INFORMATION

Fireplace in the Kitchen - SUPPORTING DOCUMENTATION



Document Link1: http://contempofireplaces.com/manuals/Contempo%20PFM%20Series%20Installation%20Manual%20RV060909.pdf

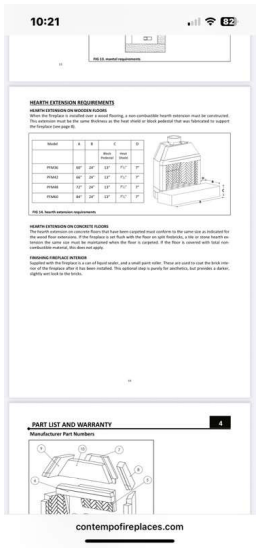
Fireplace in the Kitchen - SURROUND, FACING MATERIALS, AND DIMENSIONS






Surround, Facing Materials, and Dimensions: Nothing to report

Fireplace in the Kitchen - HEARTH EXTENSION



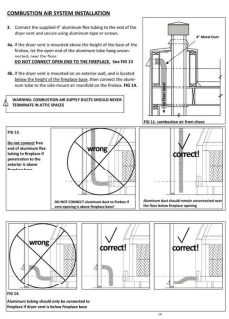

Hearth Extension: Nothing to report

Fireplace in the Kitchen - FIREBOX AND INTERNAL COMPONENTS

Firebox and Internal Components: Damaged/deteriorated

Explanation: Deficiencies related to the firebox and internal components were noted as outlined above. Factory-built appliances—including dryers, fireplaces, and hearth/heating appliances—are designed and tested as complete systems, with internal components working together for safe operation. These components must be inspected relative to their original condition to determine if they can still perform their intended function. Internal components may include baffles, catalysts, heat tubes, burn bars, insulation blankets, insulation boards, and other critical elements designed to control airflow, heat retention, and combustion efficiency. Factory-built units rely on specific refractory panels, firebrick, or metal components, and aftermarket replacements not tested with the unit may alter heat distribution and pose fire hazards. Masonry and modular masonry fireboxes must be structurally sound, free of cracks, spalling, or missing mortar joints that could allow heat transfer. Steel fireplace units must be checked for warping, rust, and deterioration, ensuring unobstructed air-cooled spaces. Improper gas line entry, concealed connectors, or modifications to the firebox may create safety risks and require further evaluation.

Fireplace in the Kitchen - COMBUSTION AIR



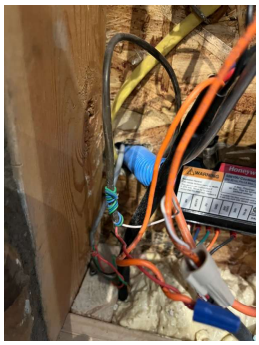
Combustion Air: Component missing

Explanation: Deficiencies related to the combustion air system were noted as outlined above. These systems supply outside air to fireplaces, hearth appliances, furnaces, boilers, or water heaters, reducing indoor air depletion and improving efficiency. The system should be properly connected, constructed of suitable materials, and free of damage, blockages, or disconnections. Terminations must be correctly located to prevent drawing air from prohibited spaces such as crawlspaces, attics, or garages, where contaminants or insufficient airflow could create safety hazards. Signs of heat, soot, or creosote inside the system may indicate improper sealing, air leakage, or backdrafting issues that require further evaluation.

Fireplace in the Kitchen - GRATES, BURNERS, AND MEDIA


Grates, Burners, and Media: Nothing to report

Fireplace in the Kitchen - VALVES AND CONTROLS

Valves and Controls: Nothing to report

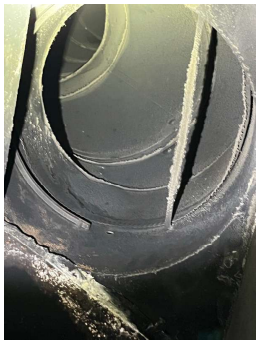
Fireplace in the Kitchen - FIREPLACE THROAT


Fireplace Throat: Nothing to report

Fireplace in the Kitchen - DAMPERS AND CONTROLS

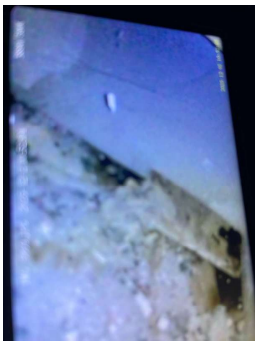
Dampers and Controls: Nothing to report

Fireplace in the Kitchen - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER

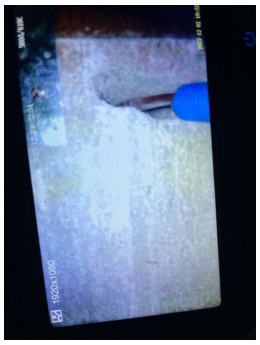


Connection to Factory-Built Chimney/Vent: Nothing to report

Fireplace in the Kitchen - FIREPLACE/APPLIANCE CONCEALED IN CONSTRUCTION







Factory-Built System Concealed in Construction: Other Issue

Explain other issue(s): Fireplace support is insufficient, as evident based on the control penetration. Masonry support is missing and the unit was installed directly on top of combustion materials.

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 Kitchen - CHASE OR MASONRY STRUCTURE EXTERIOR





Chase or Masonry Structure Exterior: Nothing to report

Fireplace in the Kitchen - FLASHINGS AND CRICKETS

Flashings and Crickets: Nothing to report

Fireplace in the Kitchen - SHROUDS




Shrouds: Other Issue

Explain other issue(s): The chimney system was unable to be positively identified and a shroud cannot be verified to be suitable for use.

Explanation: Deficiencies related to a shroud were noted as outlined above. Shrouds are sometimes installed at the termination of factory-built chimneys for aesthetic purposes or weather protection. However, they must be listed and approved for use with the specific chimney or fireplace system or constructed per the chimney or fireplace manufacturer instructions. Improperly designed, installed, or constructed shrouds can restrict airflow, trap excessive heat at the termination, and increase the risk of overheating or fire. Manufacturer specifications must be strictly followed to ensure safe operation and to prevent modifications that could negatively affect draft and system performance.

Fireplace in the Kitchen - TERMINATION





Rooftop was not accessible due to the hazardous conditions.

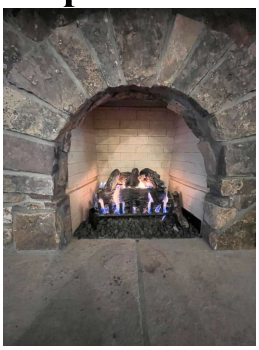
Factory-Built Termination: Nothing to Report

Fireplace in the Kitchen - CHIMNEY, VENT, OR FLUE INTERIOR

Factory-Built Chimney, Vent, or Flue Interior: Damaged/flared seams

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 Dining 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 Dining Room - SURROUND, FACING MATERIALS, AND DIMENSIONS

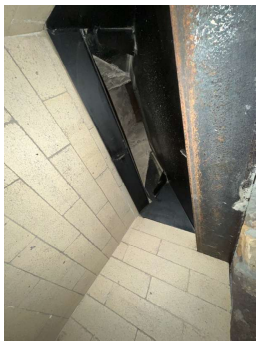
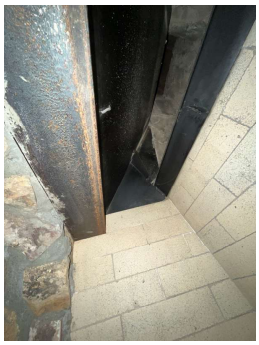
Surround, Facing Materials, and Dimensions: Opening clearances NOT met

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 Dining Room - HEARTH EXTENSION

Hearth Extension: Nothing to report

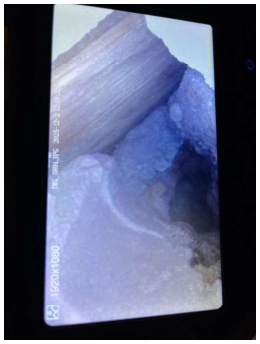
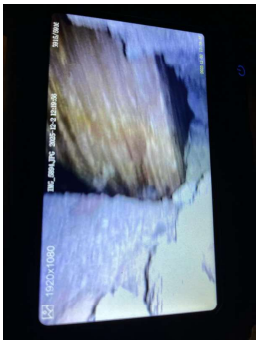
Fireplace in the Dining Room - FIREBOX AND INTERNAL COMPONENTS

Firebox and Internal Components: Nothing to report

Fireplace in the Dining Room - COMBUSTION AIR



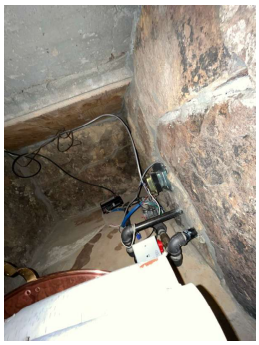



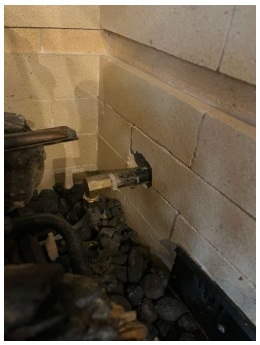

Combustion Air: Damaged/disconnected, Other Issue

Explain other issue(s): Clearances not met as combustible materials were directly against the firebox, as seen through the air channel. Hollow block cores were also noted.

Explanation: Deficiencies related to the combustion air system were noted as outlined above. These systems supply outside air to fireplaces, hearth appliances, furnaces, boilers, or water heaters, reducing indoor air depletion and improving efficiency. The system should be properly connected, constructed of suitable materials, and free of damage, blockages, or disconnections. Terminations must be correctly located to prevent drawing air from prohibited spaces such as crawlspaces, attics, or garages, where contaminants or insufficient airflow could create safety hazards. Signs of heat, soot, or creosote inside the system may indicate improper sealing, air leakage, or backdrafting issues that require further evaluation.

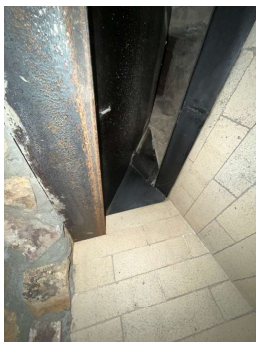
Fireplace in the Dining Room - VALVES AND CONTROLS





Valves and Controls: Nothing to report

Fireplace in the Dining Room - FIREPLACE THROAT



Fireplace Throat: Nothing to report

Fireplace in the Dining Room - DAMPERS AND CONTROLS

Dampers and Controls: Nothing to report

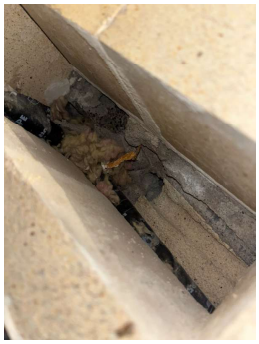
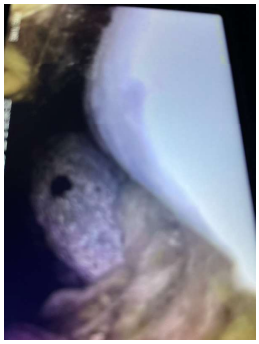
Fireplace in the Dining Room - FIREPLACE SMOKE CHAMBER

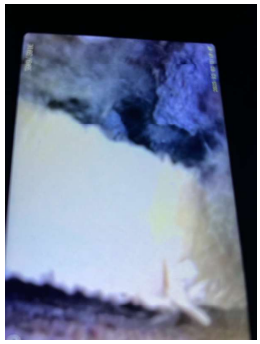
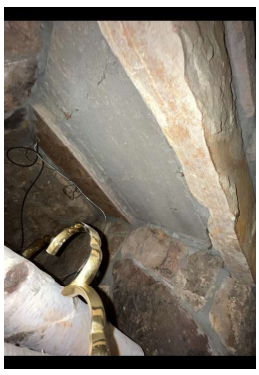
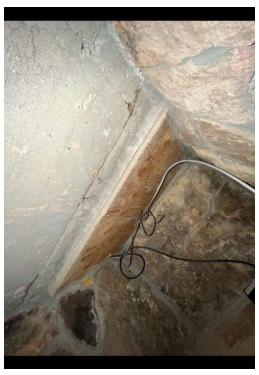

Fireplace Smoke Chamber: Nothing to report

Fireplace in the Dining Room - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER

Fireplace Connection to Masonry Chimney/Flue: Nothing to report

Fireplace in the Dining Room - FIREPLACE/APPLIANCE CONCEALED IN CONSTRUCTION

Masonry Fireplace/SFU Concealed in Construction: Clearances NOT met, Combustibles under hearth (firebox), Exposed/hollow block cores

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.

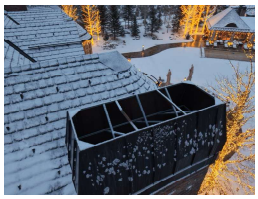
Fireplace in the Dining Room - CHASE OR MASONRY STRUCTURE EXTERIOR

Chase or Masonry Structure Exterior: Nothing to report

Fireplace in the Dining Room - FLASHINGS AND CRICKETS

Flashings and Crickets: Nothing to report

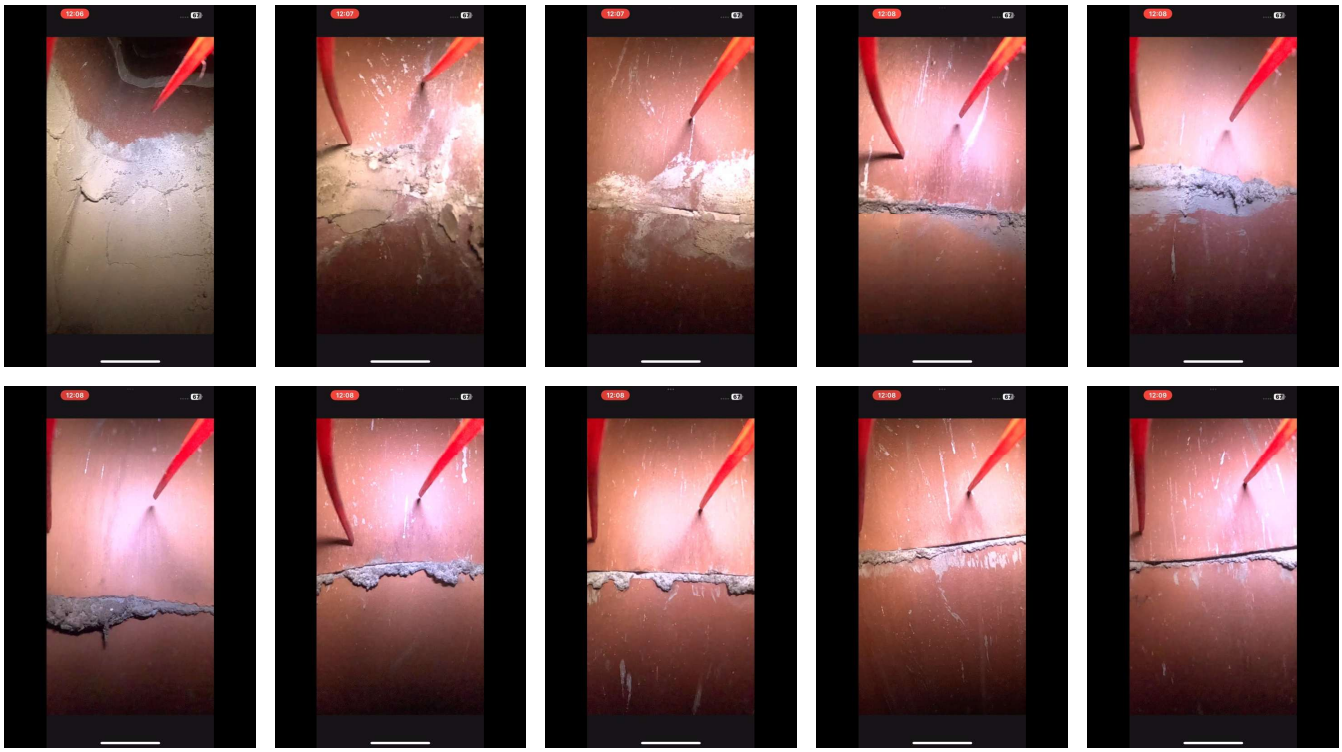
Fireplace in the Dining Room - TERMINATION

Rooftop was not able to be accessed due to the hazardous conditions.

Masonry Termination: Nothing to report

Fireplace in the Dining Room - CHIMNEY, VENT, OR FLUE INTERIOR



Masonry Chimney/Flue Interior: Nothing to report

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 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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