

The Chimney Doctor Ltd. | 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, Moab, Utah 84532



INSPECTION DATE

01/06/2026

40-50 Degrees

Sunny, Clear

SUMMARY INFORMATION

Dining Room Stove

Type of Inspection: Level II Inspection (Accessible Areas)



Base appliance: Hearth/Heating, **Base hearth/heating:** Stove, **The base system was** Inspected, Serviced, Internal Camera Inspection Performed

Adjoining areas accessed: Crawlspace

Inaccessible areas? No,

[Photo Album](#) | [Installation/Operation Manual](#)

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:

Screens and Glass Doors/Assemblies: Missing where required

Arrival Test Fire: Carbon monoxide (CO) leak detected

Factory-Built Chimney/Vent in Adjoining Areas: Clearances NOT met

Factory-Built Termination: Aftermarket termination/cap

Factory-Built Flue Interior: Damaged/flared seams, Screws penetrate inner liner

RECOMMENDATIONS

Dining Room Stove

Technician Recommendations: It is recommended that the system NOT be used until proper repairs are completed. This would include: A) a full chimney replacement B) the required screen installed C) a glass enclosure kit if possible

NECESSARY WORK

Were estimates or ballparks on necessary work requested? Yes

Explain customer's interest or desires: Customer is interested in repairs. Refer to recommendations. Glass is optional for aesthetic purposes.

Ballpark Pricing NOT Included: This may be due to a number of factors. Please contact our office to discuss the scope of work required to meet the minimum standards, look over your options, or request an official estimate.

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.

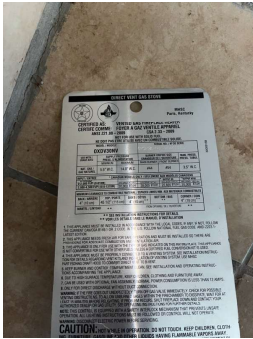
INSPECTION DOCUMENTATION

Dining Room Stove



Base appliance: Hearth/Heating, **Base hearth / heating:** Stove, **Base appliance fuel:** Gas (Natural), **Brand:** Vermont Castings, **Model:** OXDV30NV, **Serial #** OXDV30NVB1204000001, **Mfg Date/Code:** -, **Flue Collar Outlet Diameter:** 4", **BTU Input:** 28,000, **The BASE appliance is connected to the following type of chimney/vent:** Factory-Built, **Height/Length of Flue/Vent in Feet:** 8,

Dining Room Stove - BASE APPLIANCE LISTING INFORMATION



Dining Room Stove - SUPPORTING DOCUMENTATION



[Installation/Operation Manual](#)

Dining Room Stove - APPLIANCE CONDITION/CLEARANCES



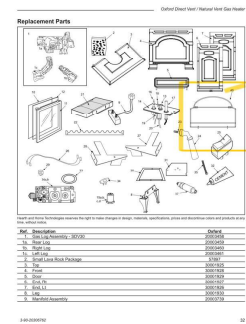
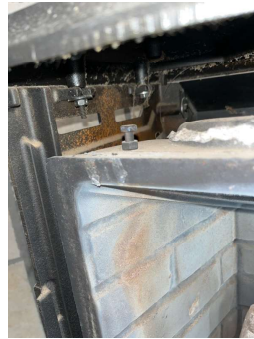
Appliance Condition/Clearances: Nothing to report

Dining Room Stove - APPLIANCE FLOOR OR WALL PROTECTION



Appliance Floor or Wall Protection: Nothing to report

Dining Room Stove - SCREENS AND GLASS DOORS/ASSEMBLIES



Replacement Parts (continued)	
Part	Quantity
1. Glass Door Assembly	1
2. Glass Door Assembly	1
3. Glass Door Assembly	1
4. Glass Door Assembly	1
5. Glass Door Assembly	1
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99. Glass Door Assembly	1
100. Glass Door Assembly	1

Screens and Glass Doors/Assemblies: Missing where required

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.

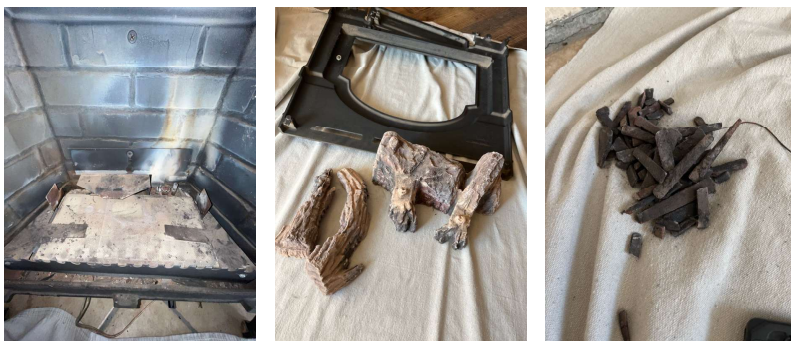
Dining Room Stove - FIREBOX, INTERNAL COMPONENTS, TEST FIRE



Firebox and Internal Components: Nothing to report

Explanation: During the arrival test fire conducted prior to adjustment or service; one or more abnormalities were observed involving ignition; pilot operation; burner activation; control response; gas delivery; ignition timing; obstructions; or the presence of a gas or carbon monoxide condition. These observations indicate that the appliance did not operate as intended under initial test conditions. The noted issue(s) were identified before service activities commenced and were used to guide subsequent adjustment; repair; or troubleshooting efforts.

Dining Room Stove - GRATES, BURNERS, AND MEDIA



Grates, Burners, and Media: Nothing to report

Dining Room Stove - VALVES AND CONTROLS



Valves and Controls: Nothing to report

Dining Room Stove - CONNECTOR PIPING



Connector Piping: Nothing to report

Dining Room Stove - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER



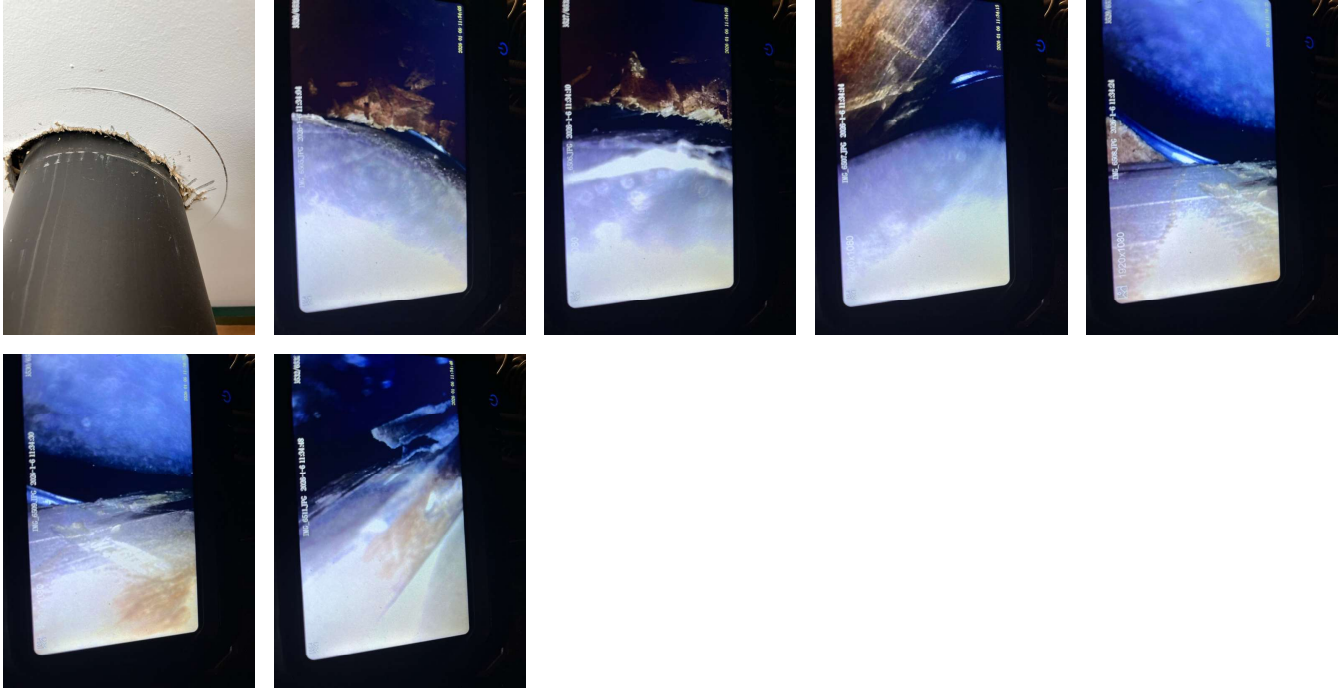
Connection to Factory-Built Chimney/Vent: Nothing to report

Dining Room Stove - ADJOINING AREAS ACCESSED



Adjoining Areas Accessed: Crawlspace

Dining Room Stove - CHIMNEYS/VENTS IN ADJOINING AREAS



Factory-Built Chimney/Vent in Adjoining Areas: Clearances NOT met

Explanation: Deficiencies related to a factory-built chimney/vent in adjoining areas were noted as outlined above. Factory-built chimneys and vents require specific clearances to prevent heat buildup, which can degrade or ignite nearby materials. Improper installation, excessive offsets, damaged or improperly installed components components can compromise safety and performance. Clearances must meet manufacturer requirements to maintain system integrity and prevent fire hazards. Failure to comply may void the chimney/vent listing and create risks that could impact both safety and long-term reliability.

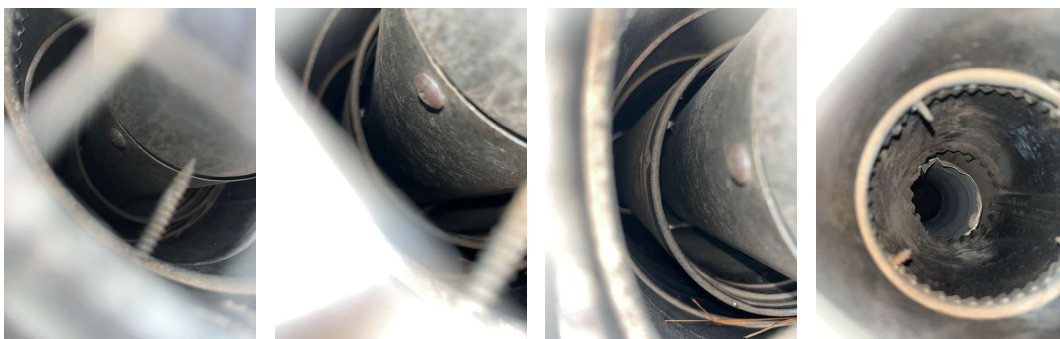
Dining Room Stove - TERMINATION



Factory-Built Termination: Aftermarket termination/cap

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.

Dining Room Stove - CHIMNEY, VENT, OR FLUE INTERIOR



Factory-Built Chimney, Vent, or Flue Interior: Damaged/flared seams, Screws penetrate inner liner

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.

Dining Room Stove - ADJUSTMENT, REPAIR, TROUBLESHOOTING, FINAL TEST FIRE



Carbon monoxide leak in house, not from appliance.

The following occurred on site (select all that apply): Test Fire

Final Test Fire: Carbon monoxide (CO) leak detected

Explain other issue(s): During the final test fire conducted after adjustment; repair; or troubleshooting; one or more abnormal conditions were observed involving ignition; pilot operation; burner activation; control response; gas delivery; ignition timing; obstructions; or the presence of a gas or carbon monoxide condition. Additional troubleshooting or parts may be required. These observations indicate that the appliance did not operate as intended at the conclusion of service activities. The noted issue(s) reflect conditions present during final operation testing and are documented to accurately represent appliance performance at the time of service completion.

INVOICE

Customer Information

Bethany Miller
2060 S Solar Ter Dr, Moab, Utah 84532

Company Information

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

#	Labor Item	Description	Per Unit	Qty	Total
1	LVL2-Wood/Pellet/Gas/Dryer	A Level II inspection was performed as indicated in this report on a chimney system at this property. During a Level II inspection ALL flues and ALL attached appliance are subject to inspection; unless limited by available access or other factors. Please see separate report for further information. Charges for additional flues may apply.			

Payment Type: Check

Payment Comments: 545

Total Labor:

Total Materials:

Sales Tax Rate:

Total Sales Tax:

Total Due:

If a balance is due, please remit payment at your earliest convenience.

Payment Amount:

Thank you for the opportunity to be of service,

The Chimney Doctor Ltd. | 970-234-3330

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Balance Due:

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

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

F.I.R.E. Certified Fireplace & Chimney Inspector FCI-463, CSIA

Certified Chimney Sweep, C-DET Certified Dryer Exhaust

Technician

The Chimney Doctor Ltd.

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