

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, Aspen, CO 81611



INSPECTION DATE

11/16/2025

50-60 Degrees

Sunny, Clear, Breezy

SUMMARY INFORMATION

Kitchen Wood Stove

Type of Inspection: Level II Inspection (Accessible Areas)



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

Adjoining areas accessed: Attic, Chase/Wall Cavity, Adjacent Living Spaces, Basement

Inaccessible areas? No,

Were deficiencies noted: Yes

Is the system suitable for continued use: No

Potential outcomes if issues are not addressed in an approved manner: Overall the masonry structure is not thick enough to qualify as a masonry chimney and the materials used to exhaust the wood stove are improper. Holes exist in the chimney structure in the attic. Use may lead to overheating of adjacent combustibles throughout the structure and poses a fire hazard.

DEFICIENCIES NOTED, IF ANY:

Appliance Condition/Clearances: Alcove improperly sized/constructed

Appliance Floor or Wall Protection: Insufficient R-value, Other Issue

Connection to Factory-Built Chimney/Vent: Other Issue

Connection to Masonry Chimney/Flue: Other Issue

Factory-Built Chimney/Vent in Adjoining Areas: Evidence of water entry, Rusted/corroded, Improperly installed/sized, Piping exposed in living/storage space not enclosed, Other Issue

Masonry Chimney/Structure in Adjoining Areas: Clearances NOT met, Gaps/cracks, Exposed/hollow block cores

Masonry Termination: Cap rusted/deteriorated/damaged

RECOMMENDATIONS

Kitchen Wood Stove

Technician Recommendations: It is recommended the system not be used and that if use is desired repairs be undertaken.

- 1) To repair the system for use with a wood stove (IF approved by the city of Aspen) would require reconstruction and resizing of the alcove to prevent heat transfer and meet minimum requirements, the replacement of the stove, and reventing of the system using a Class A chimney system through the existing masonry structure.
- 2) If the city of Aspen will not allow this to be repaired as a wood burning system it may be necessary to switch this to a gas stove or a gas fireplace, which could potentially fit inside the existing alcove without modification, depending on the unit selected. If the selected stove or fireplace requires modification then the stones would have to be modified. This would still require reventing using hard pipe through the existing structure.

NECESSARY WORK

Were estimates or ballparks on necessary work requested? Yes

Explain customer's interest or desires: Property manager said the homeowner's family built it and they would like to keep it as original as possible in appearance. Wood burning or gas, original and as realistic as possible is the key.

Ballpark Pricing Included: Installation, repair, rebuild, or replacement as outlined in the recommendations section of this report is anticipated to be completed as outlined in the recommendation section of this report and may vary depending on the scope of work required to meet minimum safety standards. Cost of repair, replacement, or installation of this system using approved, certified, and insured contractors is outlined below and may vary depending on the scope and extent of necessary work, weatherproofing, appliances or options selected, and any other adjustments necessary to meet or exceed the applicable minimum required standards. Any ballparks given here are only estimates and may vary when discussed in the office or prior to issuing a final estimate as there may be many factors to consider. These ballpark prices, while generally accurate are not considered a binding agreement or a final range. Only once the scope has been fully determined, anticipated labor totaled, appliances and parts selected, and all items put into the final estimate can a more specific hard total or range be given.

KITCHEN WOOD STOVE

Necessary work is anticipated to cost up 85,000, or more, depending on options selected, final fuel choice, and refinishing required. Repair costs could vary dramatically depending on what matters most to the customer. Please contact our office to discuss specific options in further detail.

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.

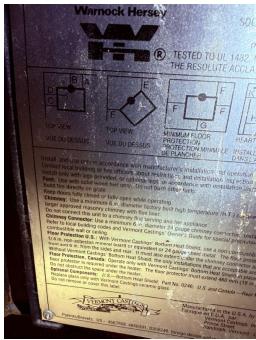
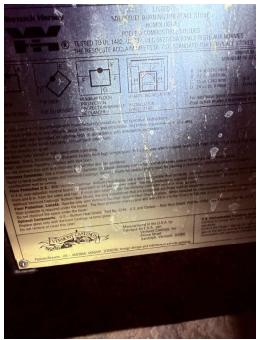
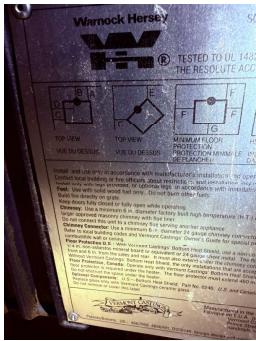
INSPECTION DOCUMENTATION

Kitchen Wood Stove



Base appliance: Hearth/Heating, **Base hearth / heating:** Stove, **Base appliance fuel:** Wood, **Brand:** Vermont Castings, **Model:** Resolute Acclaim 0041, **Serial #** WH 009086, **Mfg Date/Code:** 2092, **Flue Collar Outlet Diameter:** 6", **The BASE appliance is connected to the following type of chimney/vent:** Factory-Built, Masonry, Other, **Explain other chimney/vent:** While it passes into a masonry chase, the venting used is actually galvanized venting from the wall penetration on through the rest of the structure., **Height/Length of Flue/Vent in Feet:** 36', **Explain offsets, their angles, and location within the system?** 6' offset to the right and back after going through the wall prior to turning vertical. No offsets were noted after the 6' horizontal.

Kitchen Wood Stove - BASE APPLIANCE LISTING INFORMATION



Kitchen Wood Stove - SUPPORTING DOCUMENTATION

Kitchen Wood Stove - APPLIANCE CONDITION/CLEARANCES



Clearances to wood on the sides are met however Alcove construction and sizing requirements per the manual were not met.

Appliance Condition/Clearances: Alcove improperly sized/constructed

Explanation: Deficiencies related to the appliance condition and clearances were noted as outlined above. Appliances must be installed in accordance with manufacturer specifications and code requirements, ensuring proper clearances to combustibles. Warping, rust, corrosion, or evidence of water entry can compromise the appliance's structural integrity and safe operation. Modifications, alterations, or improper installations may lead to overheating, venting malfunctions, or fire hazards. If located in an unapproved area or within an improperly sized alcove poses a potential fire hazard and safety risk. Any failure to meet minimum clearance requirements increases the risk of fire and appliance failure.

Kitchen Wood Stove - APPLIANCE FLOOR OR WALL PROTECTION

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DO NOT CONNECT A RESOLUTE ACCLAIM TO ANY AIR DISTRIBUTION DUCT OR SYSTEM.

Floor Protection

A tremendous amount of heat radiates from the bottom plane of your Resolute Acclaim, and the floor beneath requires special protection. A Resolute Bottom Heat Shield, part #0246, provides heat protection. A floor protector provides spark arrest.

Most installations in the United States will require that the bottom heat shield be installed. Only when the stove is placed on a non-combustible non-flammable surface, ungauged concrete over earth may be used without the bottom heat shield.

In Canada, you may not use the Resolute Acclaim at all unless the bottom heat shield is installed.

Even when the bottom heat shield is installed, you must provide special protection to the floor beneath. Protection must be provided in accordance with the United States and Canada as follows:

For the United States, see the following:

Castng' Bottom heat shield #0246 scratch, use a 1/2" mineral board or equivalent, or 24 gauge sheet metal.

The floor protection must extend at least 16 inches from the front of the stove (labeled "C" in accompanying illustration), and at least 6 inches (150 mm) from the side of the stove (labeled "B" in accompanying illustration). It must also extend under the chimney connector and 12 inches (300 mm) from the rear of the stove.

In Canada, a non-combustible floor protector is required under the hearth area. The floor protector must extend at least 16 inches from the front of the stove (labeled "C" in accompanying illustration), and 6 inches (150 mm) from the side of the stove (labeled "B" in accompanying illustration).

For installations in both the United States and Canada, the floor protector may be covered with a non-combustible material if desired. Do not obstruct the space under the hearth.

Download complete Model+Resolute...D41_manual.pdf OPEN IN...

A B C D



Appliance Floor or Wall Protection: Insufficient R-value, Other Issue

Explain other issue(s): Required bottom heat shield is missing. Combustible wood framing was noted during inspection of the flooring area beneath the stove through the cabinet for the TV below.

Explanation: Deficiencies related to appliance floor or wall protection were noted as outlined above. Floor protection is required beneath certain hearth and heating appliances and must meet either the manufacturer's listed requirements or applicable codes and standards for unlisted appliances. It serves to prevent heat transfer to combustible materials and protect against stray embers or sparks. Insufficient size, improper materials, or inadequate thermal resistance (R-value) may compromise safety, increasing the risk of fire. If wall protection or clearance reduction systems are used, they must be properly constructed and installed. Any noted deficiencies may indicate that the floor or wall protection is inadequate for safe operation.

Kitchen Wood Stove - SCREENS AND GLASS DOORS/ASSEMBLIES



Screens and Glass Doors/Assemblies: Nothing to report

Kitchen Wood Stove - FIREBOX AND INTERNAL COMPONENTS



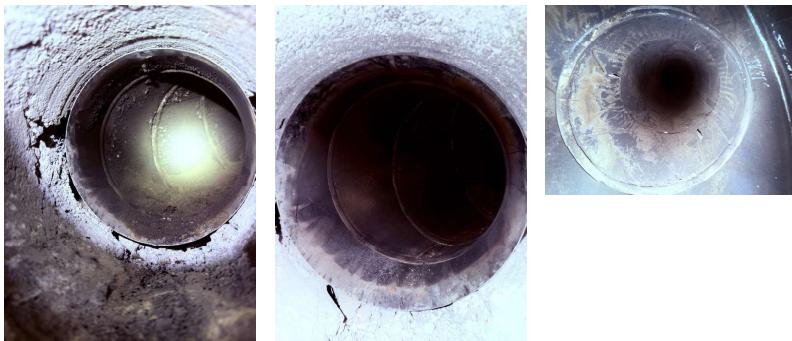
Firebox and Internal Components: Nothing to report

Kitchen Wood Stove - CONNECTOR PIPING



Connector Piping: Nothing to report

Kitchen Wood Stove - CONNECTION TO CHIMNEY, VENT, FLUE, OR LINER



Connection to Factory-Built Chimney/Vent: Other Issue

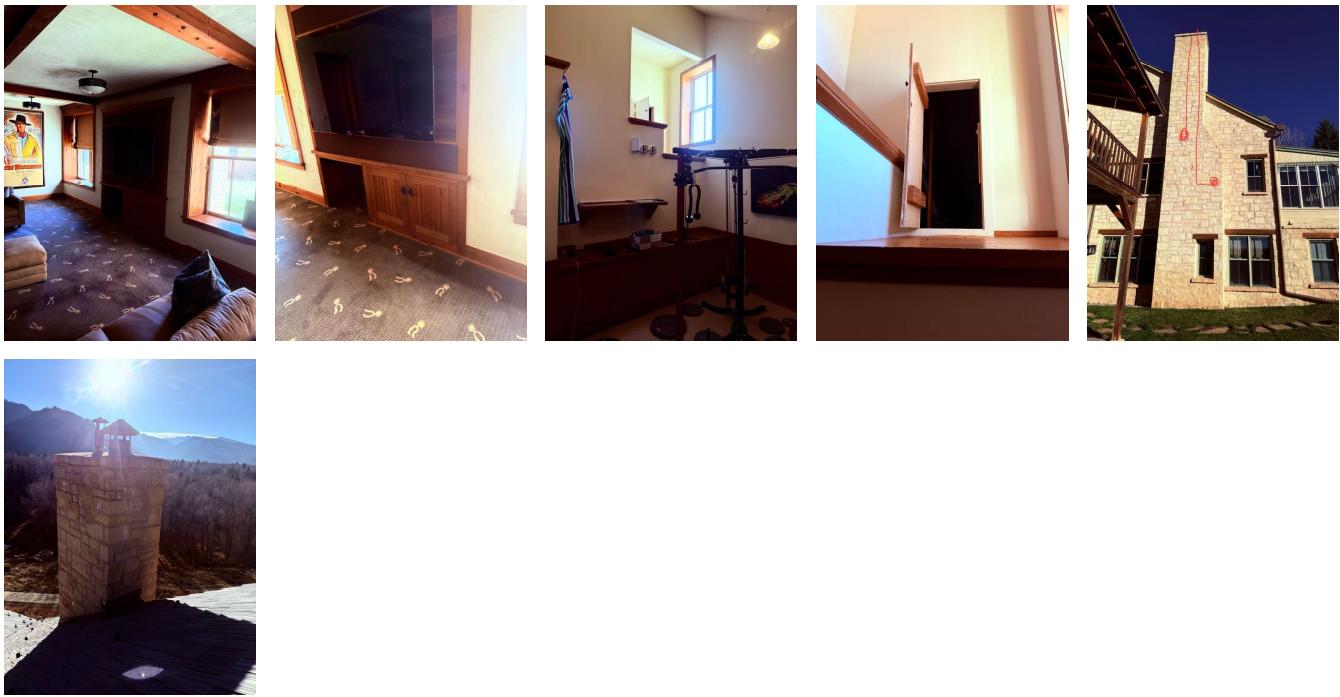
Connection to Masonry Chimney/Flue: Other Issue

Explain other issue(s): Piping is galvanized on the other side of the penetration into the masonry chase structure. The masonry structure does not meet minimum thickness requirements as a masonry chimney and galvanized piping was used in an inaccessible location.

Explanation: Deficiencies related to the connection to a factory-built chimney/vent were noted as outlined above. The connection between an appliance and a factory-built chimney or vent is critical to safe operation. Factory-built venting systems use listed components designed to fit together precisely, ensuring proper drafting and heat containment. Any damaged, missing, or improperly installed connection components, such as anchor plates, ceiling support boxes, or wall pass-throughs, can compromise the venting system's performance, leading to overheating, restricted airflow, or exhaust leaks. Clearances to combustibles must be maintained, and venting sections should be properly supported. Inspections should verify that all components are installed per the manufacturer's requirements and applicable codes to prevent fire hazards and structural damage.

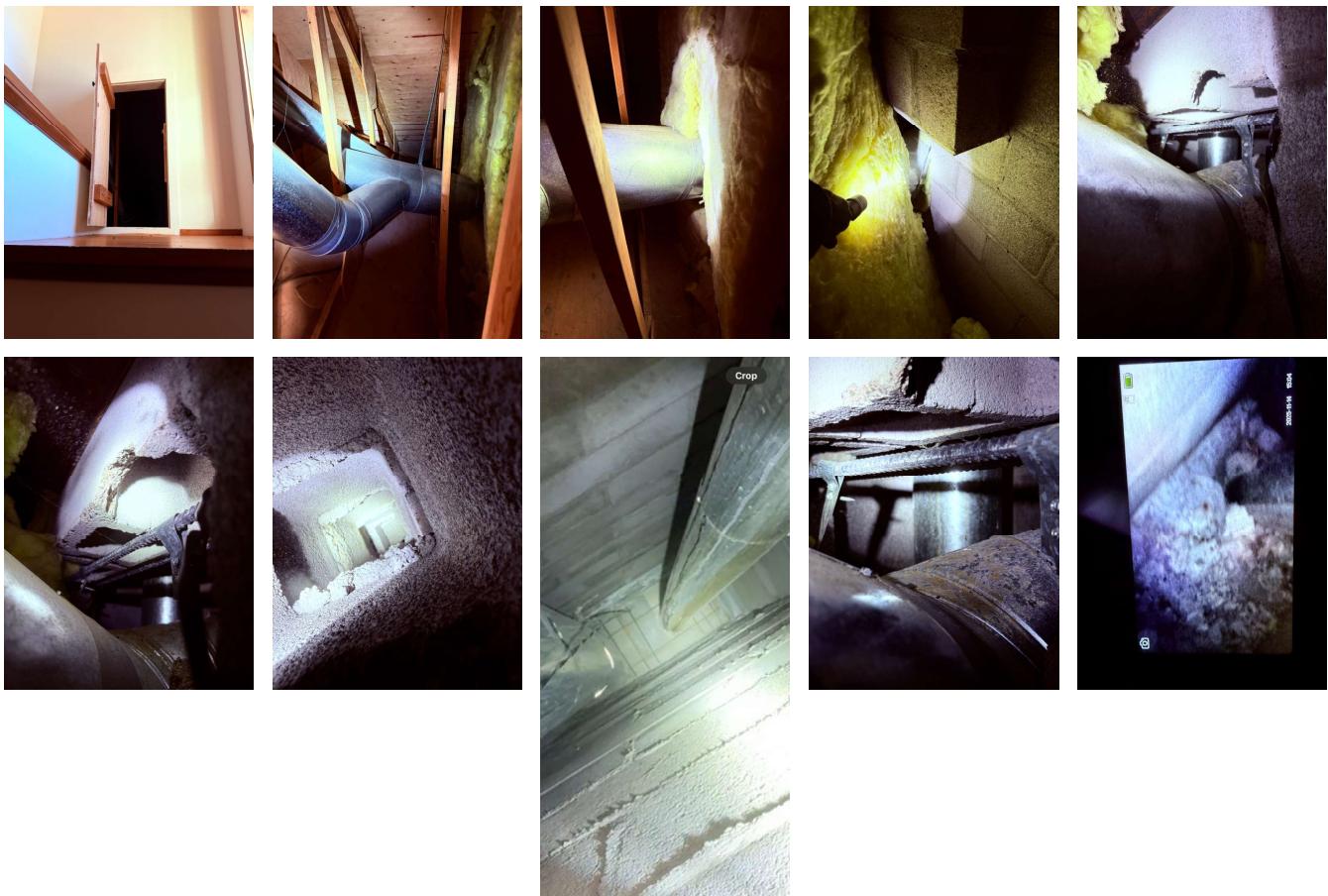
Deficiencies related to the connection to a masonry chimney/flue were noted as outlined above. When connecting an appliance to a masonry chimney, the transition point must be properly constructed to ensure the safe passage of combustion gases. Masonry thimbles, wall pass-throughs, or other connectors must be made from approved materials and maintain required clearances from combustibles. Improperly installed or unsealed connections can lead to heat transfer to surrounding materials, causing fire risks or allowing exhaust gases to escape into the structure. The appliance connector must not extend past the inner face of the flue liner, as this can obstruct airflow and contribute to excessive creosote buildup. Inspections should confirm that all connections are secure, properly sized, and free of damage or deterioration.

Kitchen Wood Stove - ADJOINING AREAS ACCESSED



Adjoining Areas Accessed: Attic, Chase/Wall Cavity, Adjacent Living Spaces, Basement

Kitchen Wood Stove - CHIMNEYS/VENTS IN ADJOINING AREAS



Factory-Built Chimney/Vent in Adjoining Areas: Evidence of water entry, Rusted/corroded, Improperly installed/sized, Piping exposed in living/storage space not enclosed, Other Issue

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.

Masonry Chimney/Structure in Adjoining Areas: Clearances NOT met, Gaps/cracks, Exposed/hollow block cores

Explanation: Deficiencies related to a masonry chimney/structure in adjoining areas 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 penetrating the chimney or structure can pose serious 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. Masonry chimneys/structures must be inspected to verify compliance with code and construction standards to ensure safe operation and long-term durability.

Explain other issue(s): Piping is galvanized inside a masonry hollow block chase that was not completed nor filled solid to meet minimum thickness requirements. Were the block all solid clearances are not met at the ceiling/roof/floor penetrations.

Kitchen Wood Stove - CHASE OR MASONRY STRUCTURE EXTERIOR



Chase or Masonry Structure Exterior: Nothing to report

Chase/Masonry Shoulders: Nothing to report

Kitchen Wood Stove - FLASHINGS AND CRICKETS



Flashings and Crickets: Nothing to report

Kitchen Wood Stove - TERMINATION



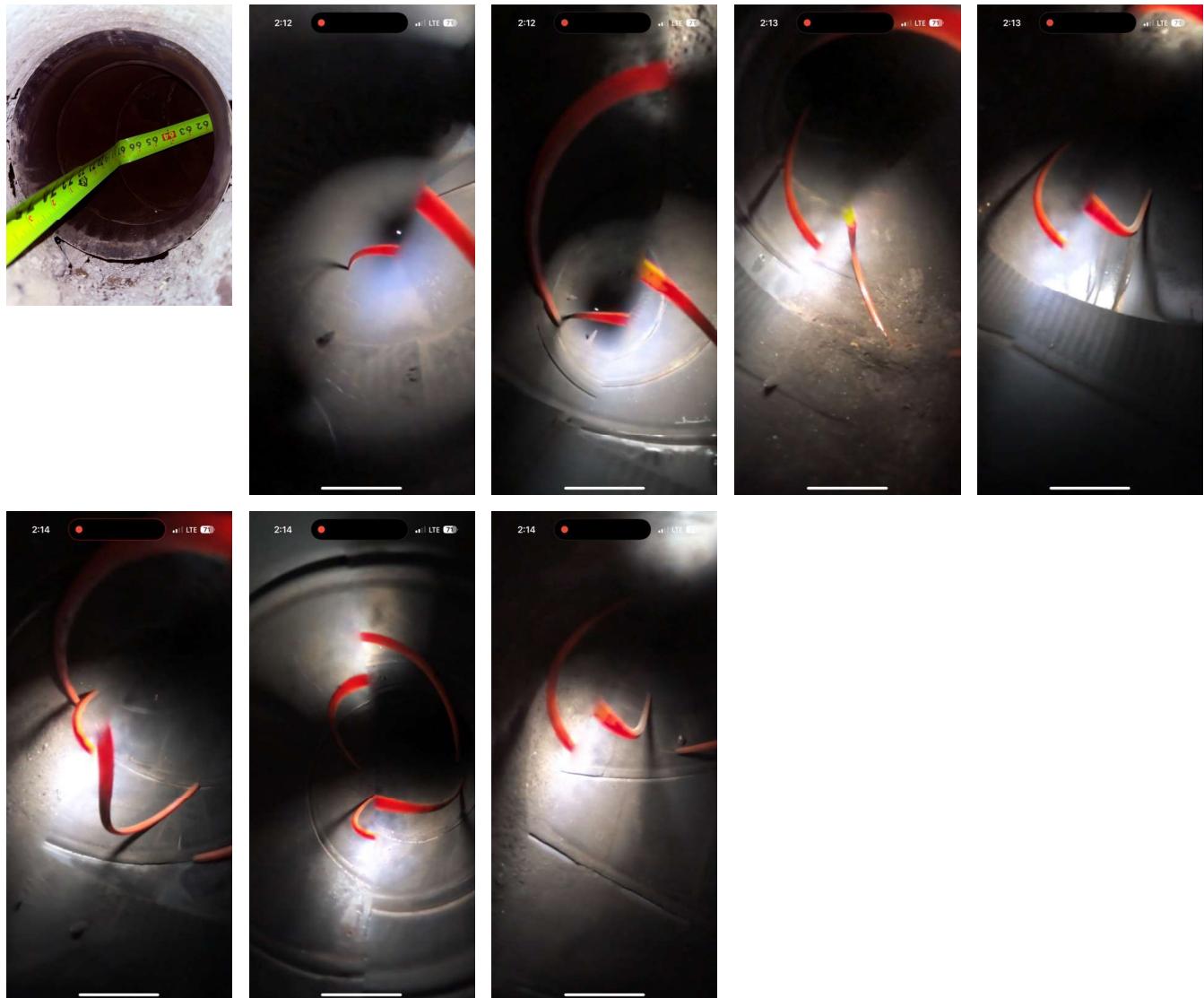
Factory-Built Termination: Nothing to Report

Masonry Termination: Cap rusted/deteriorated/damaged

Explanation: Deficiencies related to the masonry chimney/flue 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. Masonry chimneys must extend above the roofline, meet minimum height requirements specified in code, and be protected against moisture intrusion. Incorrect or missing terminations or crowns, rusted or damaged caps, or improper flue sizing can lead to draft failure, moisture damage, and increased fire risks. A properly installed and maintained termination is critical to the longevity and safety of the venting system.

Kitchen Wood Stove - CHIMNEY, VENT, OR FLUE INTERIOR

Internal Camera Inspection -



Multiple elbows were noted in the horizontal. 6' horizontal was measured. System was swept to the top. Internal camera inspection could not fully reach the top due to the elbows at the far end however galvanized piping used as a chimney was visible through the attic access.

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.

Daniel Freeman
IAAI-FIT Fire Investigation Technician, F.I.R.E. Certified
Fireplace & Chimney Inspector FCI-338, NFI Certified
Instructor / Master Hearth Professional #176537, NCSG
Honorary Master Chimney Professional, ICC Certified
Residential Mechanical Inspector #9688396, Class B & Master
Mechanical Contractor, CSIA Certified Chimney Specialist #41,
Sweep #9430, C-DET Certified Dryer Exhaust Technician
#1137, HeatShield Factory Trained Installer
The Chimney Doctor Ltd.
<https://chimney.doctor>
info@chimney.doctor

