Chimney Inspection Report

CLIENT

Burbank  CA

Inspector - John LeBaron
CLIENT:

PRESENT:
The client was present.

ADDRESS:
Burbank CA.

INSPECTION DATE:
January 05, 2008.

INSPECTOR:
John LeBaron.

The purpose of this inspection is to determine the observable condition of the fireplace system without bias. Our findings are based on fire safety, city requirements and manufacturers standards for safe operation.

Our inspection is limited to readily accessible areas. Use of this report implies agreement that areas not accessed are not part of our inspection or responsibility. See Limitations section of this report.
Not exact representation

Chase Cover

Metal Flues

Termination cap/spark arrestor

Chimney Chase

Return and offset elbows

Chase cavity

Fireplace

Collider

Two sharing a common chase
UNIT 8

There is no destructive testing during the course of this inspection. Smoke tests, the building of fires and other limited tests are not performed as part of this inspection. This is a detailed visual inspection of the areas accessed during the inspection only.

Possibly, one of the most effective means of protecting a chimney system from the possibility of a chimney fire (and potential transference of heat to the wood framing of the house) is to keep the system cleaned and inspected regularly.

FIREPLACE:

LOCATION:

LIVING ROOM: This is a two story fireplace/chimney system. This fireplace system shares a common chase with the fireplace of unit 7.

FIREPLACE TYPE:

This is a factory built fireplace, with a gas log lighter.
BRAND:

This is a Pacific brand unit, model PF30.

PRE-FABRICATED FIREBOX:

Needs Attention, there are smoke stains at the side walls of the firebox and just outside the firebox area which indicates improper drawing of the chimney flue (and smoke entry) during operation.

This smoke staining could be due to overfiring of the unit as well.

GAS LOG LIGHTER:

Needs Attention, the gas line into the fireplace does not have a proper fireproof seal where it enters the firebox, this is typically a matter of filling the gap with a fireproof sealant.

Additionally, the gas log lighter system has nonstandard gas piping in it that does not stand up to heat and can be damaged. This is a potential safety hazard and it should be replaced with a solid piping material.

DAMPER:

Serviceable.

SCREENS:

Serviceable.

GLASS DOORS-PREFABRICATED:

Glass doors have been required (for energy conservation) since 1991. If this unit was installed after 1991 then technically the manufacturers glass doors should be installed.
SURROUND:

Needs Attention, there are gaps noted where the finish materials meet the facing around the firebox opening. Typically, there are not supposed to be any gaps between the finish materials and the firebox edges. Gaps can allow for heat and gases to pass into areas not intended for heat and combusted fuel. This is noted at the top of the fireplace opening.

OUTER HEARTH:

Serviceable.

CHIMNEY:

This is a metal flue system, within a chase or enclosure, sharing the enclosure with another chimney system.

ATTIC/CHIMNEY CHASE:

Not Acceptable, there are drywall materials (used as partition barriers) that are damaged and against both chimney systems. This is a violation of the manufacturers installation requirements (combustible materials against the chimneys and draft stops damaged).

There is insulation against the metal chimney system of unit 8. Unit 7 was not inspected at this time and any information given is as a courtesy and not an implication of an inspection either in part or full.

There is also debris within the chase area.
Needs Attention, the chase cover is fairly flat and will allow for standing water during rains or wet conditions.
METAL CHIMNEY & FLUE CONDITION:

Not Acceptable, the top section of inner wall pipe is disconnected. This should be a matter of bending the pipe back into position (at the connections) and rejoining it.

The vertical flue pipe is not properly strapped within the chase area per city and manufacturers standards. It is also noted that the chimney for Unit 7 is also not strapped.
The metal chimney system (unit 8) is also excessively dirty.

The above are considered potential fire safety issues if the system is used.

RAINCAP/SPARK ARRESTER:

Needs Attention, there are leaves and branches within 10 feet of the chimney top.

FLASHINGS:

Flashings are not part of this inspection.
RECOMMENDATIONS

This system should not be operated in its current condition.

CHIMNEY: The metal chimney system should be properly installed per the manufacturers installation instructions and per city standards, such as all sections of pipe properly attached, proper strapping of the chimney system, removal of any debris within the chase, proper reconstruction of the barriers between the chimneys, obtaining proper clearances to combustibles, cleaning of the chimney system and etc.

The chase cover should be either replaced or corrected so that water sheds off of it. The nearby tree should be trimmed.

FIREPLACE: The system should be thoroughly cleaned. The gas line penetration at the firebox side wall should be sealed with a proper fire rated material. The flexible gas line should be replaced with an approved material.

All the repairs to the system should be performed and then the fireplace operated during differing climate conditions to determine whether or not further evaluation and potential corrections are needed.

ADDITIONAL: All the other fireplace systems (including Unit 7) should also be fully evaluated.

It is recommended that the fireplace/chimney systems be fully evaluated and cleaned yearly (depending on use). A full evaluation should also be performed after seismic activity or repairs have been performed.

Once the recommended repairs have been completed a full evaluation should take place to ensure work has been performed properly.

POTENTIAL COSTS: Overall, the repairs to the fireplace system/s could be expected to be in the range of $2,500 to $4,500 (not a guarantee of costs). This potential cost is generally for a properly performed repair. The potential costs do not include repairs needed that are not specifically part of the fireplace/chimney system/s, such as roof repairs, painting, moisture related issues, drainage, tree trimming, tile work and etc. Cosmetic repairs are also
not considered in the potential costs.

NOTE: During the repairs it is always possible (to due greater access) that more items will be discovered that are in need of repairs at additional costs.
LIMITATIONS AND TERMS:

THE SCOPE OF THE INSPECTION:

CONCEALED AREAS: There are many areas of a house or system that cannot be accessed, such as areas between walls, within cavities (such as chase areas) and etc. A fireplace/chimney system has inaccessible areas as well, such as the space between the house framing and the fireplace or chimney. These inaccessible areas limit this inspection as it will any inspection.

LIMITATIONS: We can only inform you of the observable condition of the installation at the time of inspection. Areas not accessed are specifically excluded from this inspection. It is advised that access be obtained and that these areas be inspected before the system is used. Portions of the installation that are concealed within walls are specifically excluded from this inspection as they are not accessible.

GOAL: Our goal is to identify potential material defects, areas of improper installation, wear, deterioration and damage that could affect the safety of the fireplace system/s. We are limited to accessible areas.

DEFINITIONS OF TERMS:

SERVICEABLE: It is the inspectors opinion that this item is capable of performing the job for which it was intended and exhibits general wear and tear that would be considered functional.

NEEDS Attention: It is the inspectors opinion that this item is in need of repairs, maintenance, modifications and/or further investigation and may not be capable of performing to its original standards. The client should be aware of this situation and take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found.

NOT ACCEPTABLE: It is the inspectors opinion that this item is either not capable of fully performing the job for which it was intended and/or is otherwise a potential threat to health and safety. The client should be aware of this situation and take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found.