



Monday, February 8, 2021
Buyer's Name
Street Address
City, California Zip Code
Email
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Agent: Agent's Name
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Phone Number

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LUX Fireplace Inspections
CSIA Certification F.I.R.E. FCI-300 / CSIA-10168

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Inspection Performed

This report and its recommendations are the results of a Level II inspection of the chimney system and/or decorative gas appliance. The report & recommendations are considered documentation of the inspection performed. This report and recommendations are not a statement of the worthiness or safety certification. There is no guarantee, warranty of safety/function as conditions of deterioration and use are beyond LUX Chimney Inspections control.

Each fireplace reported on consisting of:

- FINDINGS
- PHOTOS
- RECOMMENDATIONS

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Fire Hazard - - It is recommended not to use the fireplace until the condition has been properly corrected by a qualified professional.

 = Drafting Hazard - It is recommended not to use the fireplace until the condition has been properly corrected by a qualified professional.

 = Water Shedding Hazard - It is recommended not to use the fireplace until the condition has been properly corrected by a qualified professional.

 = Safety Hazard - It is recommended not to use the fireplace until the condition has been properly corrected by a qualified professional.

Living Room

Living Room Mason Fireplace

GENERAL INFORMATION

1: **Location:** Living Room



2: **Style:** Mason

3: **Height:** Two Stories

4: **Firebox Width:** 41"; **Door Set Width:** 34.5"

5: **Firebox Height:** 31"; **Door Set Height:** 18

FIREPLACE SCREENS

FIRE SFTY 6: **Fireplace Screens:** Missing Screen Set

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard and a safety hazard.

While inspecting your fireplace, we noticed your fireplace does not have a screen set. Screen sets prevent embers from exiting the fireplace and contacting combustible material such as wood floor and/or carpet. In addition, screen sets prevent family animals and young children from accessing the firebox preventing injury.

RECOMMENDATION: We recommend you have a new screen set installed



FIREPLACE DOORS

DRFT **SFTY** 7: Fireplace Doors: Gap Between Doors & Surrounding Facing Material

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard and a drafting hazard.

While inspecting your fireplace, we noticed a gap between your fireplace door set and the surrounding facing material allowing for transference of heat to combustible material. In addition, this condition may cause drafting as the glass door set will not draw air properly into the fireplace.

NOTE: Operation of the fireplace with the glass doors closed can have an adverse effect on drafting and potentially cause the tempered glass to shatter.

RECOMMENDATION: We recommend sealing these gaps with high temperature caulking



INNER HEARTH

FIRE 8: Inner Hearth: Gaps In The Inner Hearth

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard.

During the inspection of the inner hearth gaps were identified. These gaps allow for the transference of heat to combustible material.

RECOMMENDATION: We recommend you have these gaps filled with high temperature cement.



LINTEL BAR

FIRE **DRFT** 9: Lintel Bar: Gaps at Lintel Bar

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard and a drafting hazard.

In the course our inspection, we noted that mortar joints at the lintel bar have eroded away producing gaps allowing for the transference of heat to combustible material.

RECOMMENDATION: We recommend not using the fireplace until corrective action has been completed by filling these gaps with high temperature caulking or high temperature cement.



GAS LINE

FIRE **DRFT** 10: Gas Line: Gap Around Gas Line

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard and a drafting hazard.

In the course of our inspection of the firebox area, we noticed that the gas line entry into the firebox has a gap around it. This should be remedied because if left unchecked, heat transference to combustible framing materials can occur.

RECOMMENDATION: We recommend that the gap around the gas line be sealed with high temperature cement before the fireplace is used again.



FIRE SFTY 11: Gas Line: Rigid Gas Line

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard and a safety hazard.

During our inspection of the firebox area, we noticed that your gas line is an older rigid one and is in danger of crimping. In addition, gaps can occur in the gas line when crimping occurs.

RECOMMENDATION: It is recommended that you have the rigid gas line replaced with a flex gas line



GAS LOG SET

FIRE DRFT 12: Log Set: Improper Operation

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a drafting hazard and a fire hazard.

In the course of our inspection of the firebox area, we noted that your gas log installation is not operating as the manufacturer intended. The logs have a significant buildup of soot on them. Over time, gas logs can break, or a buildup of soot and carbon can prevent them from operating properly. This potentially can cause thermal damage to the firebox, smoke chamber, and flue system.

RECOMMENDATION: It is recommended to operate the fireplace with the doors open to improve draft and flow through the system.



COMBUSTION CHAMBER/FIREBOX

13: Combustion Chamber/Firebox: Gap(s) Between Firebox And The Surrounding Facing Material

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard.

During the inspection of the firebox, gaps were identified between the firebrick of the firebox and the surrounding brick facing material allowing for the transference of heat to combustible material. In addition, low temperature grout was used allowing for the transference of heat to combustible material.

RECOMMENDATION: We recommend you have these gaps sealed with high temperature cement or high temperature caulking



H2O SFTY 14: Combustion Chamber/Firebox: Efflorescence

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a water shedding hazard and a future structural hazard if not repaired.

The visible staining, efflorescence, on the walls of the firebox have been caused either by water entry from the top or sides of the chimney and/or through the smoke shelf.

RECOMMENDATION: This condition should be corrected by cleaning the efflorescence from the firebox and sealing any gaps with high temperature cement. It is also recommended to seal the exterior chimney structure with water soluble sealant such as ChimneySaver. Do not seal the chimney with a generic water sealer such as Thompson Water sealant.



THROAT

FIRE DRFT 15: Throat: Exposed Bricks

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard and a safety hazard.

During our inspection we found exposed bricks in the throat of your fireplace. This should be remedied because if left unchecked, heat transference to combustible framing materials can occur.

RECOMMENDATION: We recommend that you have the throat of the fireplace sealed with high temperature cement.



BREAST PLATE

FIRE DRFT 16: Breast Plate: Gaps

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a drafting hazard and fire hazard.

During our inspection of the firebox area, we found gaps in the breast plate of your fireplace. This should be remedied as these gaps allow for the transference of heat to combustible framing materials. In addition, these gaps can cause turbulence not allowing for proper drafting of condensates to the smoke chamber.

RECOMMENDATION: We recommend that you have these gaps sealed/filled with high temperature cement prior to using the fireplace again.



FIRE DRFT 17: Breast Plate: Exposed Rebar

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a drafting hazard and a fire hazard.

During our inspection of the firebox area, we found exposed rebar at the breast plate of your fireplace. This should be remedied because if not corrected it allows for the transference of heat to combustible framing materials.

Recommendation: We recommend that you have the breast plate coated/sealed with high temperature cement. It may be necessary to rebuild your breast plate.



DAMPER

FIRE DRFT SFTY 18: Damper: No Damper Clamp

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a safety hazard.

When inspecting the damper, we noticed it does not have a damper clamp installed on it. Damper clamps are required to hold the damper 100% open when using a gas log set to prevent the damper from closing. If the fireplace is operated when the damper is closed carbon monoxide could enter the living area potentially undetected.

RECOMMENDATION: We recommend you have a damper clamp installed.



SMOKE CHAMBER

FIRE **DRFT** 19: Smoke Chamber: Gaps

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a drafting hazard and fire hazard.

In the course of our inspection within the smoke chamber, the area above the damper, we noticed openings or gaps in the chamber. These gaps allow for the transference of heat to combustible materials. In addition, these gaps may prevent the smoke chamber from properly and safely funneling flue gases and condensates from the firebox to the chimney.

RECOMMENDATION: We recommend repairing this area as soon as possible by coating the smoke chamber with high temperature cement or by rebuilding a new smoke chamber



FIRE **DRFT** 20: Smoke Chamber: Exposed Bricks

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard.

The smoke chamber is the area just above the damper. During our inspection we found exposed bricks in the smoke chamber of your fireplace. This should be remedied because if left unchecked, heat transference to combustible framing materials can occur.

RECOMMENDATION: We recommend that you have the smoke chamber sealed with high temperature cement.



FIRE DRFT 21: Smoke Chamber: Gaps At The Transition To The Flue Liner

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a drafting hazard and a fire hazard.

When inspecting the transition point of the smoke chamber to the flue liners we found openings or gaps. These gaps may prevent the system from properly and safely funneling flue gases and condensates out the chimney.

RECOMMENDATION: We recommend repairing this area as soon as possible by coating the transition point from the smoke chamber to the flue liners with high temperature cement or by rebuilding a new smoke chamber



FLUE LINERS

FIRE DRFT 22: Flue Liners: Gaps Between Clay Flue Liners

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a drafting hazard and a fire hazard.

In the course of our inspection, we noticed your clay flue liners have openings or gaps at the joints. These gaps allow for the transference of heat to combustible materials. In addition, these gaps may prevent the proper and safe funneling of flue gases/condensates through the flue system and out of the chimney.

RECOMMENDATION: We recommend repairing this area as soon as possible by sealing the gaps in the flue liners with high temperature cement.



ATTIC

FIRE 23: Attic: Combustible Materials Too Close

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard.

The chimney system in the attic does not meet the required two-inch (2") clearance requirement to the combustible wood framing in the attic.

RECOMMENDATION: We recommend creating a two-inch (2) clearance between any combustible material and the chimney system.



CHIMNEY CAP/SPARK ARRESTOR

FIRE **H2O** 24: Chimney Cap/Spark Arrestor: Install

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard and a water shedding hazard.

In the process of inspecting the chimney, we noticed that a chimney cap/spark arrestor is not installed at the top of the chimney. A chimney cap has a three-fold purpose, acting as a spark arrestor, preventing animal intrusion, and preventing rain from entering the chimney area.

RECOMMENDATION: We recommend that a chimney cap be installed as soon as possible.



CHIMNEY CROWN

25: Chimney Crown: Gaps In Chimney Crown

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as this condition poses water shedding hazard, and structural.

Our inspection revealed that there is damage to the chimney crown. The purpose of the chimney crown (the area surrounding the opening of the chimney at the top) is to prevent moisture or rain from entering the chimney. Without a chimney crown staining and or deterioration to the dwelling and chimney will occur.

RECOMMENDATION: It is recommended you have the chimney crown resurfaced.



FLASHING

H2O 26: Flashing: No Kick Out Flashing Present

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a water shedding hazard.

In the course of our inspection, we discovered a developing problem with the chimney flashing (located at the base of the chimney at the roof level). Flashing should extend past the roof eaves and away from the chimney to properly shed water. Your flashing does not do this.

RECOMMENDATION: It is recommended to replace your flashing.



EXTERIOR CHIMNEY STRUCTURE

FIRE 27: Exterior Chimney Structure: Chimney Clearance To Combustible Roof Eaves

We do not recommend use of the fireplace until the below condition has been properly corrected by a qualified professional as the condition poses a fire hazard.

In the course of our inspection, we noticed that the combustible wood roof eaves next to your chimney do not meet the required two-inch (2") clearance.

RECOMMENDATION: It is recommended to have this corrected by having a roofer or a qualified professional create a two-inch (2") clearance between the chimney and the wood roof eaves.

