

LUX

FIREPLACE INSPECTIONS

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SUMMARY OF FIREPLACE/CHIMNEY INSPECTION

Marco Pl, Venice, CA 90291

Livingroom Fireplace

Style: Pre-Fabricates/Factory Manufactured

Model Number: RD3800

Flue Height: 27 Feet

- 1.1 Surrounding Facing/Mantel/Trim Clearance: Not Met – Fire Hazard
- 1.2 Fireplace Screens: Rusted – Fire Hazard
- 1.3 Prefab Fireplace: Clearance To Combustible Material Not Met – Fire Hazard
- 1.4 Gas Line: Gap Around Line – Fire Hazard
- 1.5 Flue Liner: Soot Present – Fire Hazard
- 1.6 Flue Liner: Disengaged – Fire Hazard
- 1.7 Flue Liner: Screw Holes And/ Or Screw Holes – Fire Hazard
- 1.8 Flue Liner: Rusted Flue Pipe – Fire Hazard
- 1.9 Chase: Combustible Materials Too Close – Fire Hazard
- 1.10 Chase: Installation Required – Fire Hazard
- 1.11 Chase: Firestop Repair – Fire Hazard
- 1.12 Exterior: Reseal Storm Collar – Water Shedding Hazard

1.13 Final Recommendations

It is unfortunate but due to the rust at the collar of the firebox, which is not a repairable defect, the existing fireplace is a fire hazard. Rust at the collar will allow for the transference of heat to combustible material. If you intend on having an operating fireplace, replacement of the existing fireplace system is required. In addition, during installation of a new fireplace system a chase closet should be built enclosing the flue system which allows for proper venting and cooling of the fireplace system.

INSPECTION PERFORMED

This below 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:

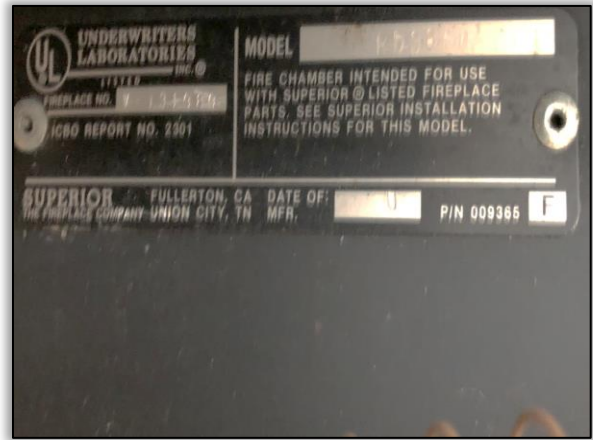
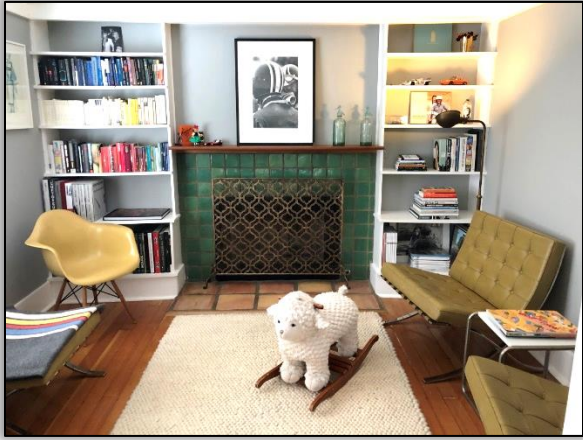
- FINDINGS
 - PHOTOS
 - RECOMMENDATIONS
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1.0 Livingroom Fireplace

Style: Pre-Fabricated/Factory Manufactured

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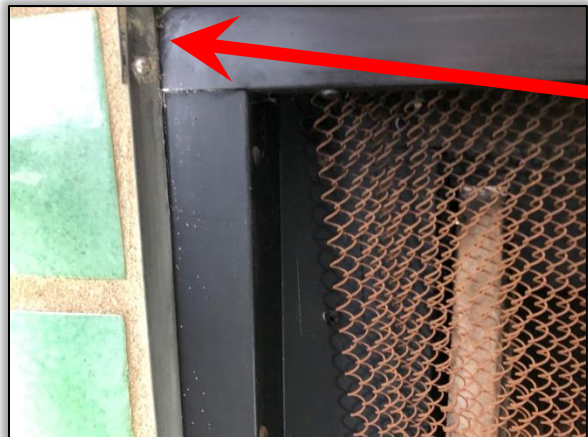


1.1 Surrounding Facing/Mantel/Trim Clearance – Not Met

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

In the process of inspecting the fireplace we noticed there are gaps between the fireplace unit and the surrounding facing material allowing for the transference of heat to combustible material.

PLEASE SEE FINAL RECOMMENDATIONS



1.2 Fireplace Screens – Rusted

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

While inspecting your fireplace, we noticed that your fireplace screens are rusted. The rust is preventing the screens from tracking smoothly when opening and closing.

PLEASE SEE FINAL RECOMMENDATIONS



1.3 Prefab Fireplace – Clearance To Combustible Material Not Met

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

Access to the exterior flue pipe was possible from an outside door and no chase present. When inspecting the fireplace rust was found at the collar allowing for the transference of heat to combustible area. In addition, the collar of a pre-fabricated fireplace is not replaceable. The only alternative is to replace the entire fireplace system.

PLEASE SEE FINAL RECOMMENDATIONS.



1.4 Gas Line – Gap Around Line

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

In the course of our inspection of the firebox area, we noticed that the gas line entry into the firebox area has a gap around it. This should be remedied because left unchecked, air from other areas can enter the fireplace and cause erratic operation or ashes and hot embers from the fire can escape into the area behind the firebox and come into proximity to combustible framing materials. We recommend that the gas line be sealed before the fireplace is used again.

PLEASE SEE FINAL RECOMMENDATIONS.



Flue Liner Overview – The chimney liner or flue intended purpose is twofold. One is to vent and contain the products of combustion from the smoke chamber to the top of the chimney structure. The other is to reduce the heat transfer from the smoke and gases to the chimney and the adjacent combustible materials surrounding the chimney structure. The flue liners are made by using a vitreous clay material designed for this application. You may notice that your chimney has these flue liners by the reddish orange or beige color at the top of your chimney. You may have to step outside to see them. The flue liners are designed to rest on top of each other with a small band of refractory cement sealing them to the next liner as they ascend to the top of the chimney. Usually the flue liners are made in two-foot-tall sections varying in (depth and width) size opening determined by what appliance or fireplace they are designed to vent. Think of these as a water pipe or air duct. They are intended to be the same, a conduit for smoke and gases. But many times through wear and tear, poor construction practices, moisture and sudden occurrence like a chimney fire or lightning strike flue liners fall below the ideal and deficiencies become noted. Here are some deficiencies we noticed while inspecting your chimney flue liner:

1.5 Flue Liner – Soot Present

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

Camera inspection of the chimney's flue liners revealed that there is a buildup of soot in the flue system.

PLEASE SEE FINAL RECOMMENDATIONS



1.6 Flue Liner – Disengaged

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

During our inspection we observed that the chimney's liner sections are not connected together as intended by the manufacturer of the fireplace system. These systems are designed to contain the flow of gases and smoke within the interior liner of the chimney. In our opinion, continued operation in this condition may lead to smoke breaching into the chimney chase and overheating the chimney structure leading to the possibility of a fire.

PLEASE SEE FINAL RECOMMENDATIONS.



1.7 Flue Liner – Screw Holes And/ Or Screw Holes

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

In the process of inspecting the flue with our internal camera system we have observed screws and/or screw holes in the flue liners. In our opinion, continued operation in this condition may lead to smoke breaching into the chimney chase and overheating the chimney structure leading to the possibility of a fire.

PLEASE SEE FINAL RECOMMENDATIONS.



1.8 Flue Liner – Rusted Flue Pipe

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

Rust on the inner flue liners are indicative to sudden occurrences such as chimney fires and/or lack of proper maintenance, chimney sweeping, as soot and creosote produces acids that can rust the flue liners over time.

PLEASE SEE FINAL RECOMMENDATIONS



1.9 Chase – Combustible Materials Too Close

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

As revealed in our inspection photo, the combustible material (wood framing) is too close to the fireplace allowing for the transference of heat to combustible material. Building codes state that an air space of 2" is to be placed between the fireplace and the structural framing. It is recommended to have a 2" clearance between any the wood framing and any prefabricated fireplace.

PLEASE SEE FINAL RECOMMENDATIONS



1.10 Chase – Installation

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

Our inspection indicated that the structure containing the chimney, known as the chase, is nonexistent. This can allow for heat to transfer to combustible material. In addition, there are boxes and other personal items in what would be the chase area. This situation is of high priority as a chase's intended function is to vent the products of combustion properly and seal the home from the elements. We recommend repairing the chimney structure before further operation or installation of a new fireplace.

PLEASE SEE FINAL RECOMMENDATIONS



1.11 Chase – Firestop Repair

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

Access to the exterior flue pipe was possible from an outside door and no chase present. At the sealing line the firestop is not properly sealed allowing for the transference of heat to combustible material.

PLEASE SEE FINAL RECOMMENDATIONS



1.12 Exterior – Storm Collar Reseal

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

At the top of your chimney chase the structure which encompasses your prefabricated chimney is a large pan that seals the top of the chase from the elements. When the chimney rises through the pan there is what is known as a storm collar which surrounds the chimney to create a seal from the pan to the chimney. This collar is designed to deflect the elements from entering into the chase interior cavity. Your storm collar is not sealed to the flue pipe allowing for water to enter the system. It is recommended for the storm collar to be sealed with high temperature caulking. If left unattended there is the possibility for water damage to other areas of the chimney system and your house.

PLEASE SEE FINAL RECOMMENDATIONS



1.13 Final Recommendations

It is unfortunate but due to the rust at the collar of the firebox, which is not a repairable defect, the existing fireplace is a fire hazard. Rust at the collar will allow for the transference of heat to combustible material. If you intend on having an operating fireplace, replacement of the existing fireplace system is required. In addition, during installation of a new fireplace system a chase closet should be built enclosing the flue system which allows for proper venting and cooling of the fireplace system.