



State of the Chimneys

Morrill & Forbes Chimney Sweeps & Fireplaces, Inc.



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Escrow Report #3407122 Re: Torres 2 SE of 9th, Carmel, CA on 1/8/21

Inspection of the firebox area at the above address revealed that the hearth and facing is constructed with stone tile with spark screens installed for the firebox opening that are slightly stiff to operate. There is a gas kindler valve installed in the floor to the left hand side, inspected for gas leaks, none found at time of inspection. The hearth for this fireplace measures 18" to the front and today's NFPA 211 standards state that hearths should be at least 20" to the front, this is an existing non-conforming condition, **see photo #1** showing firebox area with arrow indicating kindler valve.



PHOTO #1



PHOTO #2



PHOTO #3

Inspection of the interior firebox revealed that there is a gas log lighter installed that operated with lit, **see photo #2** showing log lighter burning. There is a brick closing off the ash dump area and there is typically an ash dump door installed, **see photo #3** with arrow indicating brick. There is a great deal of efflorescence present in the firebox, indicating water intruding at some point, **see photo #4** showing white efflorescence staining. The firebox back had repairs performed at some point that is deteriorating and typically has a heat shield installed to protect the mortared area, **see photo #5** deteriorated repair. Inspection of the smoke chamber revealed that these areas needed cleaning and were not cleaned at time of inspection, **see photo #6** showing smoke chamber and lower flue. There is a rooftop damper installed that is operated by handle mounted on the firebox side, **see photo #7** with arrow indicating damper handle. It was noted that the firebox is very moist and has a strong musty odor indicating moisture intruding for some time.



PHOTO #4

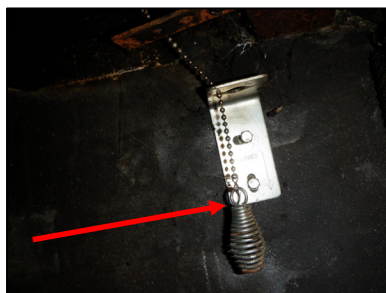


PHOTO #5



PHOTO #6

PHOTO #7



Inspection of the exterior chimney revealed that the chimney is constructed of brick with the foundation below grade, **see photo #8** showing exterior chimney with arrows indicating foundation below grade. There is a functional ash cleanout door installed at the lower chimney, **see photo #9** with arrow indicating ash cleanout door. The gas line that services the firebox enters to the side of the chimney and appeared to be satisfactory at time of inspection, **see photo #10** with arrows indicating gas line.



PHOTO #8



PHOTO #9



PHOTO #10

Inspection of the chimney above the roofline revealed that the chimney is of satisfactory height and the flashing appeared to be in satisfactory condition at time of inspection, **see photo #11** showing chimney above the roofline and **photo #21** with arrows indicating flashing. There is a spark arrestor/rain cap installed that houses the rooftop damper mechanism that is rusted and deteriorated, **see photo #13** showing spark arrestor/rain cap. The rooftop damper mechanism has a broken/missing spring that does not allow the damper to completely open, **see photo #14** showing damper mechanism. There is there a minor, hairline crack in the top flue tile that is not a hazard at time of inspection, as it is well above the roofline, **see photo #15** with arrow indicating crack.



PHOTO #11



PHOTO #12



PHOTO #13

Inspection of the interior flue revealed that this flue needed cleaning and was not cleaned at time of inspection, **see photo #16** showing interior flue.



PHOTO #14



PHOTO #15



PHOTO #16

Clarifications:

There is a great deal of musty, moisture built up in the firebox with white water stains. Prior repair of firebox back is deteriorating and there is a brick closing off ash dump area. The existing spark arrestor/rain cap that houses rooftop damper is deteriorated and the damper mechanism has a missing/broken spring and does not properly close. The chimney flue and smoke chamber need to be cleaned.

Recommendations:

- 1) It is recommended that the flue and smoke chamber be cleaned at a cost of \$205.00.
- 2) It is recommended that the firebox be dried out to prevent moisture from buildup that can deteriorate masonry, to be done by others.**
- 3) It is recommended that the rooftop damper and spark arrestor that houses the damper mechanism be replaced at a cost of \$600.00 + \$46.50 and labor/installation of \$135.00 for a total of \$796.50, if done at time of cleaning..
- 4) It is recommended that the firebox back be parged, resurfaced with high temperature mortar at a cost of \$195.00 and the mortared area be protected by a heat shield/heat reflector, which protects the mortared area and reflects heat back into the living space as well at a cost of \$250.00 + \$19.38 sales tax for a total of \$464.38.
- 5) The brick closing off the ash dump area could be replaced with an ash dump door at a cost of \$55.00 + \$4.26 sales tax and labor/installation of \$75.00 for a total of \$134.29, if done at time of cleaning.

****THE MOISTURE BUILDUP CAN ERODE THE INTEGRITY OF THE MASONRY THE FIREPLACE SYSTEM IS CONSTRUCTED OF AND BE ADDRESSED BY A WATER DAMAGE RESTORATION SPECIALIST.**

DISCLAIMERS AND NOTIFICATIONS

THIS FULL DISCLOSURE REPORT IS THE EXCLUSIVE PROPERTY OF **MORRILL AND FORBES CHIMNEY SWEEPS AND FIREPLACES INC.** AND THE LISTED PARTIES ON PAGE 1 OF THIS REPORT, UNLESS OTHERWISE AUTHORIZED BY THE LISTED CONTROLLING PARTIES. THIS REPORT DESCRIBES THE LEVEL II INSPECTION FINDINGS FOR THE SALE OR TRANSFER OF PROPERTY AND/OR INSURANCE PURPOSES AND THAT REQUIRES FULL NOTIFICATION OF DEFECTS BE MADE TO THE CURRENT OWNER, POTENTIAL BUYER AND/OR LICENSED INSURER.

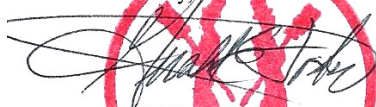
LEVEL II INSPECTION: A LEVEL II INSPECTION IS REQUIRED UPON THE SALE OR TRANSFER OF A PROPERTY OR AFTER AN OPERATION MALFUNCTION OR EXTERNAL EVENT THAT IS LIKELY TO HAVE CAUSED DAMAGE TO THE CHIMNEY. BUILDING FIRES, CHIMNEY FIRES, SEISMIC EVENTS AS WELL AS WEATHER EVENTS ARE ALL INDICATORS THAT THIS LEVEL OF INSPECTION IS WARRANTED. A LEVEL II INSPECTION IS A MORE IN-DEPTH INSPECTION THAN A LEVEL I INSPECTION.- WHEN A LEVEL 1 OR LEVEL II INSPECTION SUGGESTS A HIDDEN HAZARD AND THE EVALUATION CANNOT BE PERFORMED WITHOUT SPECIAL TOOLS TO ACCESS CONCEALED AREAS OF THE CHIMNEY OR FLUE, A LEVEL II INSPECTION IS RECOMMENDED. A LEVEL III INSPECTION ADDRESSES THE PROPER CONSTRUCTION AND THE CONDITION OF CONCEALED PORTIONS OF THE CHIMNEY STRUCTURE AND THE FLUE. REMOVAL OR DESTRUCTION, AS NECESSARY, OF PERMANENTLY ATTACHED PORTIONS OF THE CHIMNEY OR BUILDING STRUCTURE WILL BE REQUIRED FOR THE COMPLETION OF A LEVEL III INSPECTION. A LEVEL II INSPECTION INCLUDES EVERYTHING IN A LEVEL I INSPECTION, PLUS THE ACCESSIBLE PORTIONS OF THE CHIMNEY EXTERIOR AND INTERIOR INCLUDING ATTICS, CRAWL SPACES AND BASEMENTS. IT WILL ADDRESS PROPER CLEARANCES FROM COMBUSTIBLES IN ACCESSIBLE LOCATIONS.


RECOMMENDATIONS: ANY RECOMMENDATIONS ARE MADE AS A SERVICE TO OUR CUSTOMERS AND IS NOT A CONTRACT FOR REPAIRS PROPOSED. THE RECOMMENDATION COSTS ARE PROVIDED, SHOULD THE CONTROLLING PARTIES CHOOSE TO ACCEPT ALL OR PARTIAL RECOMMENDED REPAIRS. IF REQUESTED, A SEPARATE PROPOSAL COULD BE REQUESTED FOR IMPROVEMENTS OF EXISTING SYSTEM(S), SUCH AS INSERTS OR OTHER APPLIANCES DESIRED BEYOND LOCAL REGULATIONS.

EXISTING NONCONFORMING: EXISTING NON CONFORMING FIREPLACES DO NOT MEET TODAY'S CODES FOR STRUCTURAL STEEL FOR SUPPORT, THICKNESS OF CHIMNEY WALLS, FLUE LINING, OR THE CLEARANCES TO COMBUSTIBLES CANNOT BE DETERMINED. ALTHOUGH THERE ARE MANY EXISTING NON-CONFORMING FIREPLACES IN USE IN THIS AREA TODAY, THEY ARE GENERALLY NOT RECOMMENDED FOR USE WITH LIVE FIRES. THE LAWFUL NONCONFORMING USE OF A STRUCTURE EXISTING AT THE TIME OF THE ADOPTION OR AMENDMENT OF THIS ORDINANCE MAY BE CONTINUED ALTHOUGH THE USE DOES NOT CONFORM WITH THE PROVISIONS OF THIS ORDINANCE AND IS NOT GENERALLY RECOMMENDED FOR USE WITH LIVE FIRES, HOWEVER IT SHALL NOT BE EXTENDED, ENLARGED, RECONSTRUCTED, MOVED, OR STRUCTURALLY ALTERED, EXCEPT WHEN REQUIRED TO DO SO BY LAW OR ORDER OR SO AS TO COMPLY WITH THE PROVISIONS OF THIS ORDINANCE. IF THIS (THESE) FIREPLACE(S) DOES NOT APPEAR TO HAVE ANY BREACHES AND IS NOT BROKEN AND CHOICE TO BURN LIVE FIRES IS A CHOICE TO BE MADE BY SOLELY OWNER/BUYER.

CLARIFICATIONS: CLARIFICATIONS INCLUDED AT THE END OF INSPECTION CONCLUSIONS ARE PROVIDED TO CONDENSE THE FINDINGS ADDRESSED WITHIN THE LETTER PORTION OF THIS REPORT AND ARE INTENDED FOR REFERENCE ONLY.

THE FIREPLACE(S), INSERT(S), OR FREESTANDING STOVE(S) AT THE ABOVE ADDRESS SHOULD BE INSPECTED ON AN ANNUAL BASIS AND CLEANED WHEN NEEDED (NFPA 211 STANDARD). THE INSPECTION OF THIS SYSTEM, PERFORMED BY MORRILL & FORBES CHIMNEY SWEEPS IS LIMITED TO THE EXAMINATION OF ACCESSIBLE EXTERIOR SURFACES, THE CHIMNEY CORE, AND THOSE PORTIONS OF THE FIREBOX AND SMOKE CHAMBER, WHICH CAN BE EXAMINED VISUALLY. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO GIVE US A CALL.

Sincerely,

Gerald E. Forbes
Morrill & Forbes Chimney Sweeps



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3407122

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 Address Torres 2 SE of 9th Ave
 City Carmel State CA Zip 93921
 Phone (831) 915 - 8833
 E-mail CHandel@carmelrealty.com
 Date 01/08/21 Time 2:00
 Directions to Home PO Box Drawer C
Carmel, CA 93921

- No. of Stories: 1 2 3 4 • No. of Fireplaces: 1 2 3 4
- Type of appliance: Prefab Masonry Stove Insert
- Fuel Type: Wood Gas
- Last Cleaned: _____ Year(s) Ago Never
- Tile Roof Steep Pitch
- Flue Size: 8"X 8" 8"X 13" 13"X 13" 8"X 17"
 13"X 17" 6" Round 8" Round _____
- Outside Chimney Dimensions: 36 "X 22 "
- Fireplace Opening Size: 35 3/4 "X 23 1/2 "

CONDITION REPORT

		Satisfactory	Unsatisfactory	Not Applicable
CHIMNEY				
1. Height		✓		
2. Chimney Cap / Spark Arrestor		✓		
3. Crown / Wash		✓		
4. Brickwork / Mortar		✓		
5. Flashing		✓		
6. Flue Liner		✓		
7. Moisture Resistance		✓		
FIREPLACE				
8. Smoke Chamber		✓		
9. Damper		✓		
10. Firebox / Grate		✓		
11. Ash Container		✓		
12. Spark Screen / Doors		✓		
13. Tools / Gloves		✓		
14. Hearth Protection <u>18 x 12</u>		✓		
15. Misc.				
WOODSTOVE OR FIREPLACE INSERT				
16. Stovepipe Condition (woodstove)				
17. NFPA Approved Flue Connection				
18. Installation / Thimble / Clearances				
OTHER SAFETY CONSIDERATIONS				
19. Fire ext. / Smoke Detectors / CO Alarms				
20. Gas / Oil Furnace Flue Liner				
21. Fire Escape Plan				

COMMENTS: A great deal of moisture buildup in firebox w/water stains. Previous firebox back deteriorating w/brick blocking ash dump area. Spark arrestor/rain cap rusting and damper mechanism broken. The firebox and chimney flue need to be cleaned.

CUSTOMER VERIFICATION

I have read this form and now understand which areas of my chimney system appear to be satisfactory and which areas are not satisfactory.

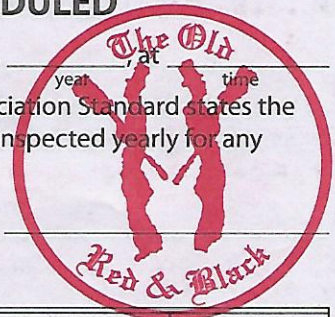
Signed _____ Date _____

NEXT SERVICING SCHEDULED

On _____ month _____ day _____ year _____ at _____ time

The National Fire Protection Association Standard states the fireplace and chimney should be inspected yearly for any structural faults.

Chimney Professional's Signature _____



RECEIPT / INVOICE

DESCRIPTION	PRICE
Escrow Inspection	\$205.00
PAID CK#2397	
DATE COMPLETED <u>1/8/21</u>	TOTAL \$ <u>205.00</u>

Note: This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, we make no warranty of the safety or function of any appliance and none is to be implied.

CUSTOMER