


92)  Many stored items in the basement prevented a full evaluation of these areas. Clients should check areas not available to the inspector on the day of inspection at the final walk-through when stored items are removed.

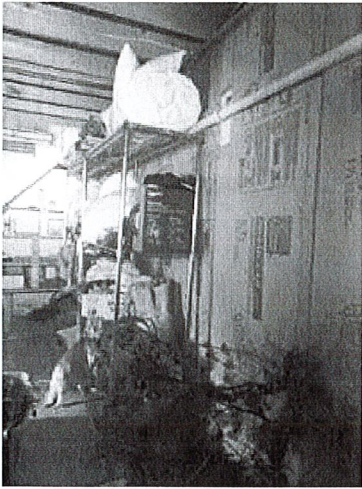


Photo 92-1 •

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## Fireplaces, Woodstoves & Chimneys

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues, except where visible. Per ASHI and or NH's Standards of Practice Inspector are not required to inspect interiors of flues. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood-burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Fireplace type:** Masonry with a metal lined combustion chamber

**Chimney type:** Masonry with a terracotta liner

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93)    Mortar is deteriorated between the fireplace face and the firebox. This is a fire hazard since the heat from fires may reach wood wall cavities surrounding the fireplace. A qualified chimney service contractor should evaluate and repair as necessary.

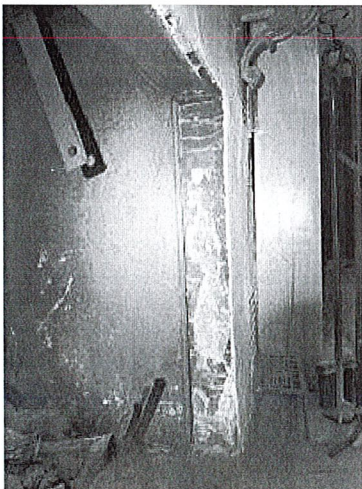


Photo 93-1 •

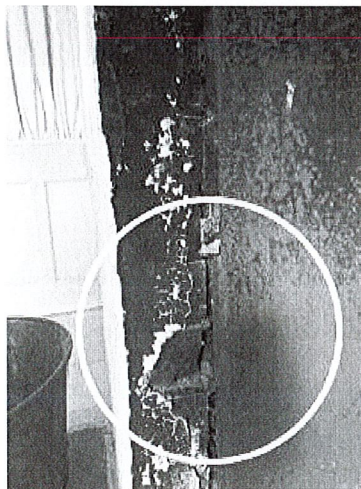


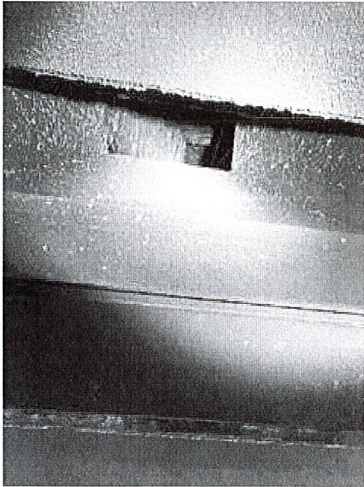
Photo 93-2 •

94) 🔍🔧📌 The chimney(s) and flue(s) were inspected from very limited vantage points. Not all areas could be seen visibly, limiting the inspection. We recommend a certified chimney service contractor (preferably with a video scope) perform an inspection for a more comprehensive evaluation. Resources - <https://www.csia.org/>

The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device (if present).

Image of possible chimney defects;

<https://coveredbridgeprofessionalhomeinspections.com/blog/wp-content/uploads/2020/04/F052C-Masonry-Chimney-Defects-Above-Roof-640x480.jpg>



**Photo 94-1** •No opening to the chimney flue area was accessible. Uncertain if the chimney is fully lined or not. The flue area could not be evaluated without intrusive measures (removing exhaust pipe).




**Photo 94-2** •Three flues, one for each fireplace and one for the oil furnace.

We recommend liners if not already installed (standard recommendation). A qualified contractor should fully evaluate and repair as needed.

95) 🔍🔧📌 All solid fuel-burning appliances, pellet stoves, wood stoves, and fireplaces, etc. (if present) should be inspected annually by a certified chimney/stove service contractor, cleaned and repaired as necessary. <https://www.csia.org/>

96) 🔍🔧📌 Recommend burning of seasoned wood only for best BTU's, efficiency, and low creosote build-up. The goal should be to have one year of seasoned wood ahead for use. Greenwood is heavier, has less BTU's, causes inefficient burning where more oxygen is needed and it creates creosote which increases the chance of chimney fires. For more information: <http://www.i4at.org/surv/woodburn.htm>  
[http://www.ehow.com/how\\_4529057\\_store-firewood-winter.html](http://www.ehow.com/how_4529057_store-firewood-winter.html)

How to properly operate your wood stove: <http://www.youtube.com/watch?v=pC67gBhWu0Y>

97)  The client(s) should be aware the fireplace is not airtight and should monitor for back-drafting when glass doors are open, especially when bathroom/kitchen fans are on or any additional items that may be added in the future that will induce draft. Back to back fireplaces can cause drafting issues when starting, recommend experimenting to find best practice when initiating the fire. Try keeping one side closed until the fire is started. Recommend use of the glass doors for added safety. Recommend closing damper when the fire is out or the fireplace is not in use to prevent heated air from escaping up the chimney.

Clients should consider wood/gas stove insert(s) for better heating results and not lose heat up the chimney when the fireplace is used. For examples see:

<http://www.jotul.com/en-US/www.jotulus/Main-menu/Products/>

<https://www.vermontcastings.com/browse/wood-insertsResources> - <http://www.csia.org/search>

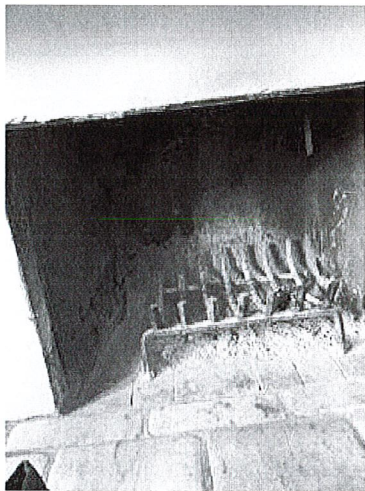


Photo 97-1 •

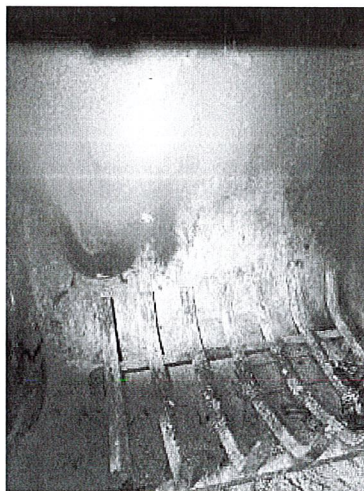


Photo 97-2 • Monitor metal lined fireplaces for rust and maintain as needed in the future.

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## Kitchen

**Limitations:** Per NH Rules the following items are not included in this inspection: household appliances such as stoves, ovens, cooktops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of the operation of appliances. The inspector does not note appliance manufacturers, models, or serial numbers and does not determine if appliances are subject to recalls (a link to recalls is at the beginning of each report). Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection. We do not dismantle appliances to gain more information. In VT we are required to run at least one function on each built-in device, not on any portable equipment, however.