



**Joel Pinsky**  
**189 Foster Farm Road, Stowe, Vermont**

Inspection date  
**September 21, 2020**

Reason for inspection  
**Transfer of property**

Level of inspection  
**Level II**

Prepared by  
**Mike Remington - CSIA #9922**  
**Brickliners Corp**

**BRICKLINERS**  
www.brickliners.com  
CUSTOM MASONRY & CHIMNEY SERVICES

## Masonry Chimney

- **Description and photos:**

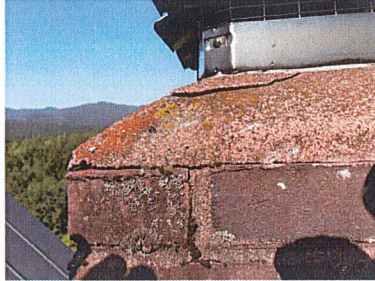
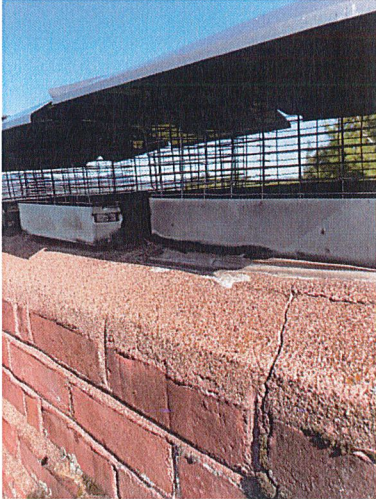


Three Flue Masonry Chimney

- **Seismic reinforcement and anchorage:** Not applicable
- **Material:** Brick
- **Moisture resistance:** Not tested
- **Approximate height above ground:** 35
- **Chimney height 3-2-10 rule:** Yes
- **Crown Length:** 48
- **Crown Width:** 20
- **Brick / Stone / Chimney walls condition:** Meets industry standards



- **Crown / Wash cap: Deteriorated**



The masonry work that protects the top of the chimney structure is deteriorated and no longer protects the chimney structure from water intrusion that will allow damage to the chimney structure and possibly the home

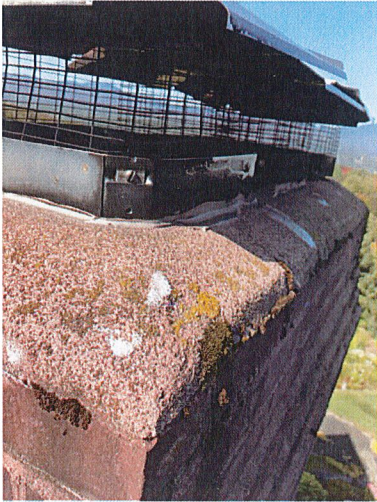
- **Expansion joint between flue and wash: Does not meet industry standards**

Heating and cooling of the flue tile can cause the tile to expand and contract. This expansion of the flue tile can cause the tile length to increase. The flue tile needs to be able to move through the crown/ wash cap of the chimney to help prevent damage to the tile the chimney, or the crown / wash cap. This is done by an expansion joint that prevents the masonry material from bonding with the flue liner and preventing this movement. This joint must be sealed in a way that does not allow moisture to enter the chimney. Industry standard IRC 2103.12 2016 NFPA 211 7.2.13.4

- **Cricket: presence / condition:** Meets industry standards
- **Roof Type:** Steel
- **Approximate Roof Pitch:** 12/12
- **Trees/vegetation or other objects that could present a hazard:** No
- **Attic space:** Not applicable
- **Mortar Condition:** Meets industry standards
- **Flashing:** Meets industry standards
- **Basement / Crawl space:** Meets industry standards
- **Chimney location:** Interior
- **Approximate height above roof:** 7

## Flue Living Room Side

- **Description and photos:**



12x12 Clay Flue

- **This flue was inspected:** Internal camera inspection system
- **Flue shape (used to determine flue size ratio to fireplace opening):** Rectangular
- **Level of cleanliness of venting system:** Meets industry standards
- **Verification that the flue is not blocked or significantly restricted or obstructed:** Meets industry standards
- **Indications the flue is not drafting properly:** No
- **Chimney cap / spark guard / Top damper:** Meets industry standards
- **Appropriateness of the chimney liner type for the appliance:** Meets industry standards
- **Height of liner above crown:** Meets industry standards
- **Installation and condition of offsets in flue if present:** Meets industry standards
- **Unused flue openings:** Not applicable
- **Lining material:** Clay tile
- **Chimney liner / re-lining system support:** Not applicable
- **Flue clean out presence and condition:** Meets industry standards
- **Chimney liner presence, condition regarding readily visible defects, holes, cracks, missing mortar joints, spalling, mortar protrusions, and proper alignment:** Meets industry standards



Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

- **Internal flue opening length:** 10.75
- **Internal flue opening width:** 10.75
- **Thimble installation:** Not applicable
- **Approximate flue length to appliance :** 25

## Fireplace Living Room Side

- **Description and photos:**

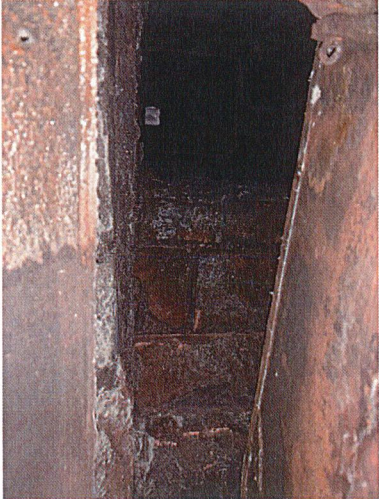


- **Condition of outside air inlets, outlets, and ducting in accordance with NFPA 211 Section 11.4:** Not applicable
  - **Combustible framing/forms under hearth or hearth extension of masonry fireplaces:** Meets industry standards
  - **The firebox is required to have tight fitting joints at the facing material, lintel and hearth extension:** Meets industry standards
-

Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

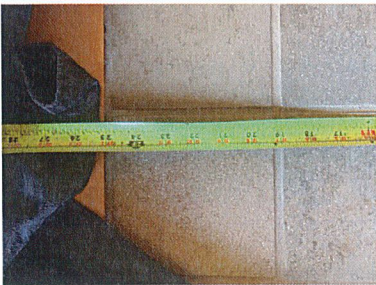
---

- **Smoke chamber general accessibility, construction, parging and condition:** Does not meet industry standards



The smoke chamber is a crucial part of the fireplace system and is often the most poorly constructed area of the structure. Most structural fires associated with fireplaces originate in this area. It is imperative that this area be completely sealed and parged smooth. 2016 NFPA 211 11.2.1.13 IRC 2006 2111.5

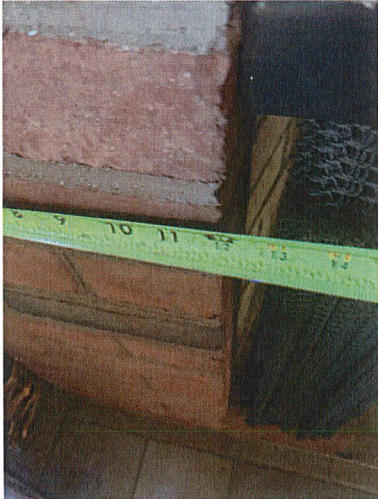
- **Smoke chamber height:** 3.5
- **4" clearance from the hearth support to combustibles:** Meets industry standards
- **General condition of hearth and hearth extension:** Meets industry standards
- **Operation and closure of the damper assembly:** Meets industry standards
- **Flue tile sealed at smoke chamber:** Meets industry standards
- **Hearth extension size measured starting at the face of the fireplace:** 25



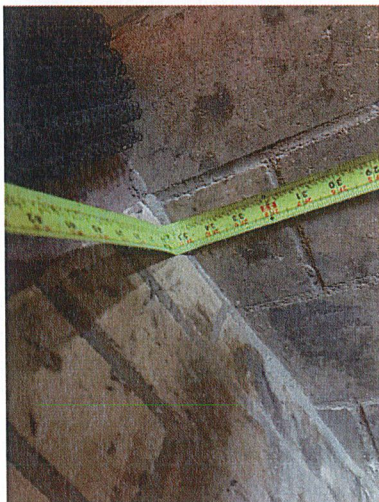
Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

- **Hearth extension size - sides of fireplace: 12**



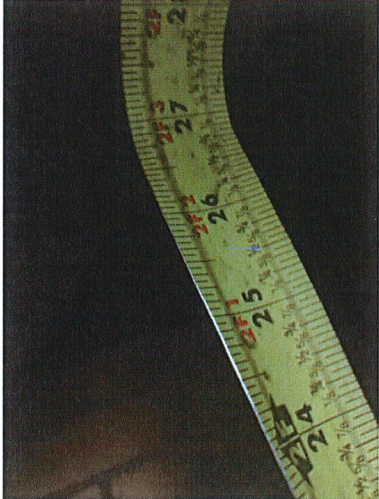
- **Throat size: 9**
- **Combustion air supplied for fireplaces in accordance with NFPA 211 section 11.4:** Not applicable
- **Ash dump-door:** Meets industry standards
- **Fireplace width: 35**





Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

- **Fireplace height: 27**



- **Attic space, fire stopping, clearance to combustibles:** Not applicable
- **Firebox depth: 22.25**



- **Blockage or significant obstructions in damper and smoke chamber area:** Meets industry standards
- **Ash pit clean out door (condition and clearance to combustibles):** Meets industry standards
- **Hearth extension a minimum of 2" thick :** Meets industry standards
- **Fireplace type:** Traditional masonry



Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

- **Fireplace configuration / Appliance manufacturer's clearance requirements:** Open wood burning
- **General condition of the firebox:** Meets industry standards

## Flue Dining Room Side

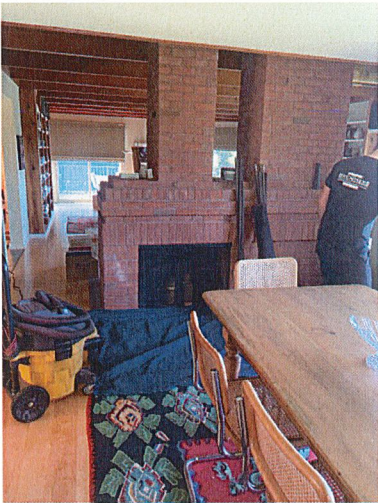
- **Description and photos:**  
12x12 Clay Flue
- **Level of cleanliness of venting system:** Meets industry standards
- **Unused flue openings:** Not applicable
- **Chimney cap / spark guard / Top damper:** Meets industry standards
- **Appropriateness of the chimney liner type for the appliance:** Meets industry standards
- **Indications the flue is not drafting properly:** No
- **Flue clean out presence and condition:** Meets industry standards
- **Thimble installation:** Not applicable
- **This flue was inspected:** Internal camera inspection system
- **Chimney liner presence, condition regarding readily visible defects, holes, cracks, missing mortar joints, spalling, mortar protrusions, and proper alignment:** Meets industry standards
- **Lining material:** Clay tile
- **Chimney liner / re-lining system support:** Not applicable
- **Approximate flue length to appliance :** 25
- **Internal flue opening length:** 10.75
- **Flue shape (used to determine flue size ratio to fireplace opening):** Rectangular
- **Internal flue opening width:** 10.75
- **Verification that the flue is not blocked or significantly restricted or obstructed:** Meets industry standards
- **Height of liner above crown:** Meets industry standards
- **Installation and condition of offsets in flue if present:** Not applicable

Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

## Fireplace Dining Room Side

- **Description and photos:**



- **Throat size:** 9
- **Combustion air supplied for fireplaces in accordance with NFPA 211 section 11.4:** Not applicable
- **Condition of outside air inlets, outlets, and ducting in accordance with NFPA 211 Section 11.4:** Not applicable
- **Ash dump-door:** Meets industry standards
- **Combustible framing/forms under hearth or hearth extension of masonry fireplaces:** Meets industry standards
- **Attic space, fire stopping, clearance to combustibles:** Not applicable

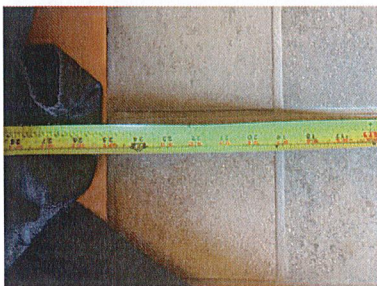
Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

- **Firebox depth: 22.5**



- **General condition of hearth and hearth extension:** Meets industry standards
- **Hearth extension size measured starting at the face of the fireplace:** 25



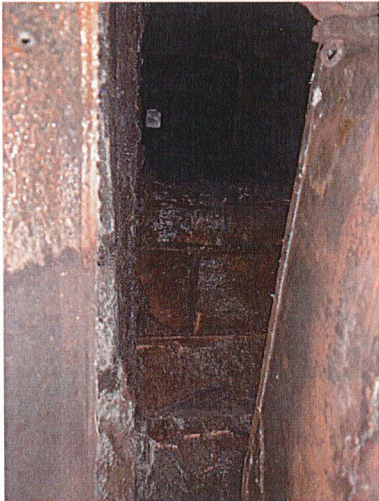
- **Operation and closure of the damper assembly:** Meets industry standards
- **Blockage or significant obstructions in damper and smoke chamber area:** Meets industry standards



Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

• **Smoke chamber general accessibility, construction, parging and condition:** Does not meet industry standards



The smoke chamber is a crucial part of the fireplace system and is often the most poorly constructed area of the structure. Most structural fires associated with fireplaces originate in this area. It is imperative that this area be completely sealed and parged smooth. 2016 NFPA 211 11.2.1.13 IRC 2006 2111.5

- **Smoke chamber height:** 3.5
- **Fireplace width:** 36



- **Hearth extension size - sides of fireplace: 12**

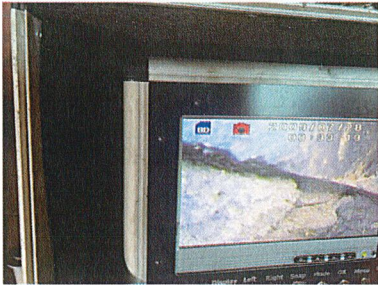
---

Copyright Brickliners Corp  
Generated with Chimspect Software  
Page 13

Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

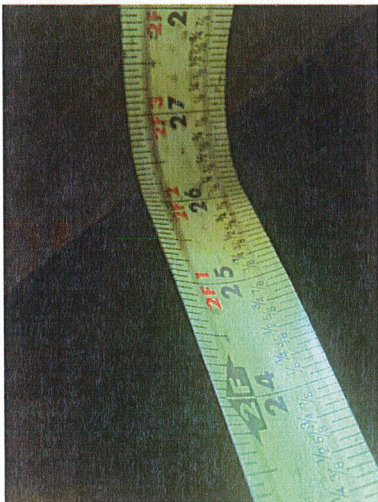
- **Flue tile sealed at smoke chamber: Does not meet industry standards**



The flue tile is not sealed at the top of the smoke chamber. This can allow the byproducts of combustion to go behind the flue tiles and may migrate to areas of the chimney and home not meant to contain them. The potential hazard exists that combustible residue could build up where it cannot be maintained and allow the possibility of a structure fire. This defect could also allow carbon monoxide to enter the home. 2016 NFPA 211 11.2.1.13

- **Ash pit clean out door (condition and clearance to combustibles): Meets industry standards**

- **Fireplace height: 27**



- **Fireplace configuration / Appliance manufacturer's clearance requirements: Open wood burning**

- **The firebox is required to have tight fitting joints at the facing material, lintel and**

• The firebox is required to have tight fitting joints at the facing material, liner and  
**hearth extension:** Meets industry standards

- **General condition of the firebox:** Meets industry standards
- **Hearth extension a minimum of 2" thick :** Meets industry standards
- **4" clearance from the hearth support to combustibles:** Meets industry standards

---

Copyright Brickliners Corp  
Generated with Chimspect Software  
Page 14

Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

- **Fireplace type:** Traditional masonry



Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

### **Findings and conclusions**

I have viewed and understand the inspection report on my chimney, appliance and venting system. The deficiencies of this system have been explained to me. If this report is part of a transfer of real-estate, it is the responsibility of the purchaser of this report to make this report available in its entirety to all persons involved in the real-estate transaction. Full disclosure is required by law.

Any defects, flaws, or deficiencies that could present a safety concern should be remediated before using the system for its intended use. Continued use of this chimney, appliance, or venting system with any known deficiencies is solely the responsibility of the homeowner.  
I accept this report.

Inspection Address: 189 Foster Farm Road  
Inspection Date: September 21, 2020

---

### Signature Acknowledgment

Joel Pinsky

A handwritten signature in black ink, appearing to read 'Joel Pinsky', with a stylized, cursive script.

## PROPOSAL

"The ones to trust when safety is a must"  
Highest Rated & Reviewed Chimney service in Vermont!  
Check out our reviews on Facebook, Google & Angies List

Follow up: Date \_\_\_\_\_  
Time \_\_\_\_\_

Description: Crown and smoke chamber repair

Item Description	Qty.	Amount
Roof & chimney access & protection - set up and take down for Metal Roof	1.0000	\$425.00
Concrete Crown/Wash Designed to shed water away from the flue liner and chimney. An improper crown may allow water to permeate into the chimney causing damage to the house and chimney structure.	1.0000	\$1,199.00
HeatShield Chamber Coat (2 Bkt) - Chamber Coat is a trowel/pargeable smoke chamber repair product designed to smooth out corbels and fill gaps in smoke chamber walls. It insulates, strengthens, and improves efficiency of fireplace smoke chambers.	1.0000	\$1,649.00
HeatShield Chamber Coat (2 Bkt) - Chamber Coat is a trowel/pargeable smoke chamber repair product designed to smooth out corbels and fill gaps in smoke chamber walls. It insulates, strengthens, and improves efficiency of fireplace smoke chambers.	1.0000	\$1,649.00
TOTAL PROPOSAL COST \$		<u>\$4,922.00</u>

Monthly Payment Plan

Yes

No

OR Low Monthly Payment \$ 96.96 per month (60 mos)

50% Deposit Collected

yes

no

<p align="center"><b>Customer Verification</b></p> <p>Signature _____</p> <p>I understand that if I default on payment and it can't be resolved, I will also be charged service charges that will be greater to or equal to any attorney fees, collection agency fees, and or any costs associated with collecting any incurred debt.</p> <p align="center">*Financing options require approved credit*</p>	<p align="center"><b>Technician's Signature</b></p> <p>Signature_ <u>M.R.</u></p> <p align="center"><b>This proposal is valid for 30 days from the date shown above.</b></p>
---	--

Schedule \_\_\_\_\_ File \_\_\_\_\_ OTSP ☒ OTSC \_\_\_\_\_ #G 2 /#D 1 Keep \_\_\_\_\_ Permit \_\_\_\_\_ Scaffold \_\_\_\_\_ Lift \_\_\_\_\_ H&T \_\_\_\_\_