

# Jardy Property Inspections

## Home Inspection Report



P O Box 301, Broomfield, CO 80038  
Inspection prepared for: Report Sample  
Date of Inspection: 5/28/2013 Time: 5:00pm

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## General Information

### Climatic Conditions

Weather: Clear

### Temperature

Temperature at the time of inspection was approximately 80 degrees.

### Persons in Attendance

Buyer

Buyer's Agent

### Occupancy

The Property is occupied

### Property Information

This is a single family home

### Utility Services

Utilities were on at the time of inspection.

### Levels

Multi level

### Additional Comments

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

The house has had some work done to it recently including new painting, flooring, etc. It is not known what the condition of the property was before this work was undertaken. Sometimes new paint can conceal moisture stains or other indicators of the history of the house. Many of these new items may not have been tested under actual living conditions or under gone weather testing.

This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein and not to itemize or list all the individual flaws or faults.



## Definitions and Standards

### TERMS OF THE INSPECTION:

**SERVICEABLE:** It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

**NEEDS ATTENTION:** It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

**NOT ACCEPTABLE:** It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

### STANDARDS:

A. The report conforms to the Standards and Practices of (InterNachi) International Association of Certified Home Inspectors and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service life. The report may include the Inspector's recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.



## Plumbing

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant homes and repairs may be needed soon after the house is occupied. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition both under the building and between the building and the city main. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water quality testing of any type is performed. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. Note, the plumbing pipes and components do have a 'useful life' and will wear out and need replacement in time, galvanized pipe may last 20-60 years, and copper pipe may last 10- 80 years depending on the chemical properties of the water and the quality of the material used. (Heavy wall copper is recommended as the light weight type K may not last well). Finish fixtures as toilets, sinks and faucets are covered in the Kitchen and Bathroom section of the report.

### Main Water Line Material:

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to the condition of the material.

### Main Shutoff Location

Main water line is located in the basement.

### Main Water Line Condition:

Not Acceptable: The main water line is leaking at the shut off valve.



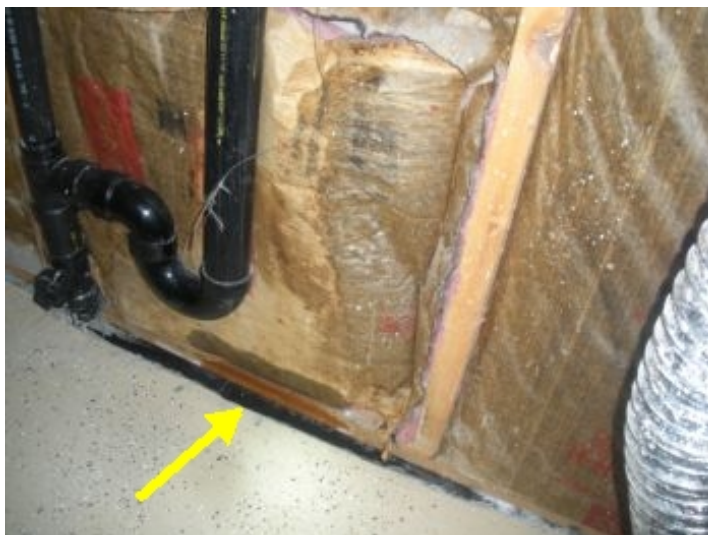
### Water Supply Lines Material

The interior water piping that supplies the water throughout the building is made of copper piping, where visible.

### Supply Line Condition

Needs Attention: There is standing water at the laundry area. The source of the water could not be found.

 Recommend review by a licensed plumber for repair or replacement, as necessary.



#### Water Pressure

68 PSI.

#### Waste Line Conditions

The piping that takes the waste water out to the sewer system has been upgraded with some newer plastic piping in areas but there is still some of the older original lines in use in the system.

#### Waste Line Condition

Serviceable: No leaks observed at the time of the inspection.

#### Gas Meter

The gas meter is located on the right side of the house



#### Plumbing Comments

It is advisable to have a licensed plumber examine the system and make all needed repairs to ensure a properly installed and correctly operating plumbing system.



## Water Heater

### Water Heater Location

The water heater is located in the basement.

### Location Condition

Serviceable

### Fuel

Gas

### Size

Approximately 40 Gallons

### Age

About 11 Years. Water heaters have an average life of 8 - 12 years.

### Water Heater Condition

Needs Attention: The water heater is old and nearing the end of its expected life span. It may need to be replaced soon.



### Temperature/Pressure Release Valve

Serviceable

### Flue Venting Conditions

The vent pipe is concealed inside the building walls, and while it appears to be working its condition cannot be verified. The gas company or a heating contractor can do a "draw" test to verify it is operating correctly.

### Water Heater Comments

The adequacy of efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not know how the hot water will get or how long it will last and this is many times



## Electrical

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

### Main Service Drop Condition

Main Service Drop is underground



### Main Panel Location

The main electrical panel is located on the rear side of the house

### Main Panel Amperage

This panel has no main breaker so the amperage is not evident. There was a time when a main breaker was not required if there were 6 or fewer breakers at the main service.

### Type of Circuit Protection Device

The main electrical panel is on Breakers

### Electrical panel Condition

Needs Attention: There is no main breaker seen to shut off all the power to the circuits in the house. This is an important safety requirement for any building with six or more breakers and one needs to be installed.

Needs Attention: This appears to be an alteration from the original, there is a split-bus panel.

Needs Attention: This is an older and limited electrical panel Zinsco/Sylvania. It is more prone to failure due to it's age and design, and repair or replacement parts may be difficult to obtain. An electrician may recommend replacing and upgrading this system.





### Main Panel Circuit Breakers

See main panel condition section for more details

### Type of Wiring

The wiring in the building consists of plastic coated wires

### Type of wiring Conduit

The conduit that carries the wiring is a combination of different types. Romex plastic covered cable and metal conduit.

### Outlets

Needs Attention: There are areas that do not appear to have the required GFCI safety devices (Ground Fault Circuit Interrupter). These are required in specific areas near water, such as the kitchen, laundry area and bathrooms.

Needs Attention: There are outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring would be needed for these outlets to have a ground in the, such as the garage.

### Fixtures

Serviceable

### Smoke detector comments

Smoke detectors were "chirping" at the time of inspection, suggest changing batteries, as necessary, for safety.

### Sub Panel

There is a subpanel in the basement.

### Sub Panel Condition

Needs Attention: There are improper connections between the white wires and buss bar and the grounding wires, in a sub panel these should connect to separate buss bars. These should only be interconnected at the main panel, and it creates a shock hazard and should be repaired by a qualified electrical contractor.





### Electrical Comments

It is advisable to have an electrician examine the entire system and make all needed repairs to ensure a properly installed and correctly operating electrical system. This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unwanted expenses are avoided. It is expected that when the electrical specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but refer it over to them when problems show up in the system.

It is recommended for a Ground Fault Circuit Interrupter (GFCI) to be installed at the exterior, garage, bathrooms, laundry & kitchen outlets. Not all the outlets in the building may have these at the proper locations. It is an upgrade to have this done and is not a requirement at the time of sale.

Estate of Colorado House Bill 09-1091. Also known as the Lofgren and Johnson Families Carbon Monoxide Safety Act, this bill went into effect on July 1, 2009. It requires that:

All single and multi-family RESIDENCES that have a fuel burning heater or appliance, a fireplace, or an attached garage that are sold, rented, remodeled, or repaired after July 1, 2009, must have a carbon monoxide detector.

If it is your personal residence or if it is used as a rental, it must have an operational carbon monoxide detector.

New batteries must be provided to incoming tenants, and stolen units must be replaced.

The detector must be installed within 15 feet to the entrance to any bedroom or other room that is lawfully used for sleeping.

There is no liability to homeowner or Realtor if the detector has been installed according to manufacturer's suggestions.

The detector may either be a plug-in model or hard-wired.



## Roof

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it is noted that most gutters have rust and have a limited life span before they need to be replaced and need to be regularly cleaned.

### Methods Used to Inspect Roof

The roof was walked on to inspect it.

### Roof Style

The roof is a sloped type with a pitch to it

### Type of Roofing Material

The roofing material on the sloped roof is made of composition shingles.

### Roof Condition

The roof appeared generally serviceable and within its expected life. (There is no claim to it's ability to exclude water, due to the many components that comprise a roof system that are not visible)



Left side of the house



Right side of the house





one story section

**Roof Flashing Condition**

Serviceable

**Gutters, downspouts and roof drainage**

Needs Attention: There are areas where the gutter system is filled with debris. Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.



## Attic

### Methods Used to Inspect

The attic is located in the upper hallway bathroom.

The attic is located in the kitchen area.

### Framing Condition

Serviceable

### Sheathing Condition

Serviceable

### Attic Condition

Serviceable



Lower Attic



Upper Attic



Antenna

### Evidence of leaking

Dry at the time of the inspection.

## Insulation Condition

Serviceable



Lower Attic



Upper Attic

## Ventilation Conditions

Attic fan appears to be controlled by a thermostat; no operational test was performed. Suggest verification of performance prior to closing.

## Attic Comments

Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mould is kept in check. While there may be very little or no evidence of mould build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mould can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mould should be reviewed by a qualified contractor for analysis and removal.

TV antenna observed.



## Heating

### Heating

Gas Forced Air

### Heating Location

Heating is located in the basement.

### Heating Condition

Serviceable



### Fan and Motor

Serviceable

### Thermostat Condition

Serviceable

### Combustion Air

Serviceable

### Exhaust Venting Conditions

The flue pipe is concealed inside the building walls, and while it appears to be working its condition cannot be verified. Heating contractor can do a 'draw' test to verify it is operating correctly.

### Distribution Ducting Condition

Serviceable

### Air Filter Condition

Needs Attention: Filters are missing, suggest installing filters for proper operation.

### Heating Comments

Not Acceptable: There is no provision for heating in the basement's finished bedroom. A permanent source heat is a standard requirement for habitability.





Basement Bedroom

## Cooling System

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### Location

The condenser for the air condition is located on the left side of the house.

### Type

The air condition is a split system type, this is where the forced air unit (or furnace) is inside the building and the air conditioner (condenser) is outside the structure.

### Condenser Condition

Needs Attention: There is soil and debris piling up around the condenser. This will cause it to be inefficient and rust and corroded over time.

Needs Attention: The refrigerant lines have damaged insulation on them. This will cause them to be inefficient and they should have the insulation repaired.



### System Condition

Needs Attention: The air conditioning system is older and well into its life. It is currently working but it is not known how much longer it will last. It should have proper maintenance on a regular basis to ensure it is operating as efficiently as possible.

### Condensate Line

Serviceable

### Electrical Disconnect

Serviceable





## Basement

### Foundation Comments

Finished basement: finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.

### Basement Stairs Condition

Serviceable

### Basement Floor Condition

The concrete basement floor has some typical cracking. It is our opinion that these are not significant at this time. However if a more detailed evaluation is desired it is advisable to have a foundation specialist fully examine this system.

### Basement Walls Condition

Minor shrinkage cracking noted. This is a relatively common condition that occurs during the curing process and is normally no reason for concern. Recommend monitoring and consultation with a qualified contractor should condition worsen or if water intrusion occurs.

### Basement Comments

Limited review due to finished basement. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.



## Garage

### Garage

Attached

### Garage Floor Condition

Common cracks noted.

### Garage Door Condition

There are multiple garage doors: The garage doors are the sectional type.

Serviceable

### Garage Door Hardware Condition

Serviceable

### Garage Door Opener Condition

Needs Attention: Door openers are wired with an extension cord. While permanent wiring and receptacles may not have been required when the home was built, ideally garage door openers should be powered by a dedicated receptacle. Client should consider installation of a dedicated receptacle as a safety upgrade. All repairs/upgrades should be performed by a licensed electrician to ensure safety.



### Fire Door Conditions

Needs Attention: No self closer. It needs a working spring hinge or a closer that will reliably close the door for fire safety.

### Fire Wall Condition

Serviceable



## Exterior

### Driveway Condition

Common cracks noted.

### Exterior Wall Cladding Condition

Serviceable

### Trim Conditions

Serviceable

### Fence Condition

Needs Attention: There are loose and deteriorated posts on the fence. This is causing the fencing to lean or be wobbly in areas, such as the rear side.



### Lot Grade and Drainage Conditions

Needs Attention: There are areas where the water will pond instead of flowing off the site, such as the left side of the house.

### General Exterior Comments

The grounds on the property are overgrown and neglected, and will need clean up and maintenance.





## Chimney

### Chimney Comments

Concrete & Brick

### Chimney Condition

Serviceable: The portions of the chimney that are exposed / accessible / readily visible appear to be generally intact and functional, however most of the components of the chimney system are not visible or evaluated in this limited inspection. This is not an evaluation of its compliance with codes, the structural soundness of the system, or of it's ability to separate the hot combustion gasses from the house structure and avoid a building fire. It is beyond the scope of the inspection to determine the condition of the chimney as this requires observing the inside of the flue for cracks. This is usually done by a chimney expert using a video scope. It is advised to have this done at this time.



### Flashing Conditions

Serviceable

### Spark Arrester/Rain Cap Condition

Serviceable

### Chimney Comments

Limited review. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.



## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### Kitchen Floor Condition

Serviceable

### Kitchen Walls Condition

Serviceable

### Ceiling Conditions

Serviceable

### Kitchen Electrical Condition

Needs Attention: Outlet at the right side of the sink is not GFCI protected, suggest replacing for safety.

### Kitchen Cabinet Condition

Serviceable

### Kitchen Counter Top Condition

Serviceable

### Kitchen Sink Condition

Serviceable

### Kitchen Faucets

Serviceable

### Traps/Drains/Supply Condition

Serviceable

### Stove Cooktop Conditions

Fuel: Electric

Serviceable

### Oven Conditions

Fuel: Electric

Serviceable

### Garbage Disposal

Serviceable



**Dishwasher Condition**

Needs Attention: A proper air gap is not installed in the dishwasher drain line. This is a vital part of a dishwasher installation and a standard requirement

Needs Attention: The dish washer does not appear to be correctly secured to the cabinet and moves around.

Needs Attention: The dishwasher stop functioning halfway to its normal cycle.

**Hood Fan Condition**

Serviceable

The fan and light are part of the microwave and built into the bottom of it.

**Microwave**

Serviceable

**Kitchen Comments**

Kitchen has been upgraded with new appliances. It is advised to obtain warranties if available.



## Laundry Area

### Laundry Area Location

Basement

### Electrical Conditions

No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### Washer Hook-ups

Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

### Dryer Hook-ups

Electric

Needs Attention: The dryer vent is routed upward. This may be an unsafe condition as it encourages the buildup of lint on the interior of the vent piping that may block air flow and cause the dryer to malfunction or even catch on fire.

Smooth wall metal ducting recommended to reduce the risk of fire.





# Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## Floor Condition

Serviceable

## Wall Condition

Serviceable

## Door Conditions

Serviceable, however the door is missing some hardware

## Closet

Serviceable



# Middle Bedroom

Floor Condition

Serviceable

Wall Condition

Serviceable

Ceiling Conditions

Serviceable

Door Conditions

Serviceable

Closet

Serviceable



# Rear Right Bedroom

Floor Condition

Serviceable

Wall Condition

Serviceable

Ceiling Conditions

Serviceable

Door Conditions

Serviceable

Closet

Serviceable



# Rear Bedroom

Floor Condition

Serviceable

Wall Condition

Serviceable

Ceiling Conditions

Serviceable

Door Conditions

Serviceable

Closet

Serviceable



## Master Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

### Bath Floor Conditions

Serviceable

### Bathroom Wall Condition

Serviceable

### Bathroom Ceiling Condition

Serviceable

### Bathroom Doors Condition

Serviceable

### Electrical Condition

GFCI in place

### Bathroom Exhaust Fan Condition

Serviceable

### Shower Base Condition

Needs Attention: The shower base has been painted/refinished, suggest taking care when cleaning to protect the surface.



Paint peeling

### Shower Surround Condition

Serviceable

### Shower Door Condition

No shower door present at this time.

Shower Faucet Condition

Serviceable

Sink Condition

Serviceable

Sink Faucet Condition

Serviceable

Traps/Drains/Supply Condition

Serviceable

Toilet Condition

Serviceable

Counters/Cabinets Condition

Serviceable



## Lower Bathroom

### Bath Floor Conditions

Serviceable

### Bathroom Wall Condition

Serviceable

### Bathroom Ceiling Condition

Serviceable

### Bathroom Doors Condition

Serviceable

### Electrical Condition

Needs Attention: No GFCI protection present, suggest installing GFCI protected receptacles for safety.

### Bathroom Exhaust Fan Condition

Serviceable

### Sink Condition

Serviceable

### Sink Faucet Condition

Serviceable

### Traps/Drains/Supply Condition

Serviceable

### Toilet Condition

Serviceable



## Upper Bathroom

### Bath Floor Conditions

Serviceable

### Bathroom Wall Condition

Serviceable.

### Bathroom Ceiling Condition

Serviceable

### Bathroom Doors Condition

Serviceable

### Electrical Condition

GFCI in place

### Bathroom Exhaust Fan Condition

Serviceable

### Tub/Whirlpool Condition

Serviceable

### Tub Surround Condition

Serviceable

### Tub Faucet Condition

Needs Attention: The on/off handle is loose

### Shower Faucet Condition

Needs Attention: Shower diverter does not fully engage.

### Sink Condition

Serviceable

### Sink Faucet Condition

Serviceable

### Traps/Drains/Supply Condition

Serviceable

### Toilet Condition

Needs Attention: The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.

Needs Attention: The toilet tank is loose and not properly secured.

### Counters/Cabinets Condition

Serviceable.



## Other Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

### Floor Condition

Serviceable

### Wall Condition

Serviceable

### Ceiling Conditions

Serviceable

### Door Conditions

Serviceable

### Window Condition

Needs Attention: The windows do not work well and are generally difficult to operate. They will need adjustments to operate properly, some of the windows do not have a functioning locking system, such as the master bedroom, middle bedroom and rear bedrooms.

Recommend review by a qualified professional for repair or replacement as necessary.

### Stair Conditions

Serviceable

### Other Interior Area Comments

There are areas of textured ceilings (acoustic) in the building, these may contain asbestos but samples would have to be tested in a certified laboratory to determine if this was in fact the case.



## Fireplace

### Fireplace Location

The fireplace is located in the Living Room.

### Fireplace Condition

While the throat and a small area of the flue that is visible and can be observed from the firebox area appear to be generally intact and workable, the majority of the flue system cannot be viewed or evaluated in this limited general inspection. There is a real risk of concealed damage that may pose a fire hazard. It is advised that a chimney specialist with a video camera inspect the chimney and flue system fully to ensure safe operation and structural stability.

### Fireplace Comments

Recommend further review and cleaning by a qualified professional prior to use.

