



LUX Fireplace Inspections

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Wednesday, June 12, 2024
Vincent Marshal
1616 Linda Rosa
Los Angeles, California 90041

AgentIsContact

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INVOICE
1616 Linda Rosa
Los Angeles, California 90041
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Client: Vincent Marshel

Invoice Number: 24117

Invoice Date: Wednesday, June 12, 2024

Total Amount Due

\$325.00

Quantity	Description	Unit Price	Amount
1	Living Room Fireplace - Level 2 Inspection	\$325.00	\$325.00
Subtotal:			\$325.00

Zelle Payment To: zellelux@gmail.com

Amount Due

\$325.00

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Thank you for your business!

Please send payment to:
26917 Avenida Terraze
Santa Clarita, CA 91350

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Living Room

Living Room Mason Fireplace



GENERAL INFORMATION

1: Inspection Statement

This report and its recommendations are the results of a Level I or Level II inspection of the chimney system and/or decorative gas appliance. The level of inspection is identified in Section 3. This report & recommendations are considered documentation of the inspection performed and 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 Fireplace Inspections control. Each fireplace reported on consisting of findings, photographs, and recommendations. All recommendations should be completed by a qualified professional. Throughout the report you will see the statement "Potential Hazard" A potential hazard is defined as a danger to health or safety which may occur if corrective action is not taken.

Potential Hazard Defined

A potential hazard is defined as a danger to health or safety which may occur if corrective action is not taken.

2: Inspection Performed: Level 2

Style: Mason/Rebuilt Flue System

Firebox Width: 31.75"

Firebox Height: 27.5"

Firebox Depth: 21.25"

Rear Wall Width: 24.25"

Flue Liner Dimensions: Inaccessible due to tile roof

Minimum Liner: 10"

Liner Area: 78.54 sq. in.

Min Area Needed: 72.7604..."

Fireplace Accessibility: Easily accessible

Chimney Accessibility: Tile roof

3: SUMMARY:**FINAL RECOMMENDATION:****DO NOT USE YOUR FIREPLACE/PLEASE SEE FINAL RECOMMENDATION.**

It is required to rebuild your fireplace/chimney from the shoulder up. You can reference the Information Bulletin on RECONSTRUCTION AND REPLACEMENT OF EARTHQUAKE DAMAGED MASONRY CHIMNEYS put forward by The City of Los Angeles Department of Building and Safety must be followed. If you are not in Los Angeles County you should consult with the local Authority Having Jurisdiction (AHJ) requirements for rebuilding a masonry chimney. The information bulletin put forward by Los Angeles County should be an acceptable option in all counties. In addition, all recommendations in the above fireplace should be completed prior to using the chimney.

Fireplace Screens: Potential Hazard - Missing Screen Set

Combustion Chamber/Firebox: Potential Hazard - Gap(s) Between Firebox And The Surrounding Facing Material

Combustion Chamber/Firebox: Potential Hazard - Mortar Joint Gaps In Firebox

Combustion Chamber/Firebox: Potential Hazard - Spalling Bricks

Lintel Bar: Potential Hazard - Gaps at Lintel Bar

Gas Line: Potential Hazard - Gap Around Gas Line

Smoke Chamber: Potential Hazard - Soot Buildup

Smoke Chamber: Potential Hazard - Creosote Sheen

Smoke Chamber: Potential Hazard - Gaps In Smoke Chamber

Smoke Chamber: Potential Hazard - Gaps At The Transition To The Flue Liner

Flue Liners: Potential Hazard - Improper Rebuild Of Chimney

Chase Cover: Potential Hazard - Flush Mounted Chase Cover

Flashing: Potential Hazard - Replace Flashing

FINAL RECOMMENDATIONS**4: FINAL RECOMMENDATION:****DO NOT USE YOUR FIREPLACE/PLEASE SEE FINAL RECOMMENDATION.**

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FIREPLACE SCREENS**5: Fireplace Screens: Potential Hazard****Missing Screen Set**

While inspecting your fireplace, we noticed your fireplace does not have a screen set posing a potential fire hazard and health/safety hazard. Screen sets prevent embers from exiting the fireplace and contacting combustible material such as wood floors and/or carpet. In addition, screen sets prevent family animals and young children from accessing the firebox preventing injury. We recommend you have a new screen set installed.



COMBUSTION CHAMBER/FIREBOX

6: Combustion Chamber/Firebox: Potential Hazard

Gap(s) Between Firebox And The Surrounding Facing Material

There is combustible paint in the firebox which has filled gaps that were identified between the firebrick of the firebox and the surrounding facing material allowing for the transference of heat to combustible material posing a drafting and fire hazard. In addition, these gaps can affect the proper drafting and flow of smoke and monoxides through the system. It is recommended you have a qualified professional seal these with high temperature cement.



7: Combustion Chamber/Firebox: Potential Hazard

Mortar Joint Gaps In Firebox

In the course of our inspection, we noted that the mortar joints between the firebricks inside the firebox have eroded away producing gaps, allowing for the transference of heat to combustible material posing a potential fire hazard and drafting hazard. We recommend not using the fireplace until corrective action has been completed by grinding out any weakened or missing pieces of mortar in the firebox and repairing the mortar joints with high temperature cement.



8: Combustion Chamber/Firebox: Potential Hazard

Spalling Bricks

Some of the bricks in your combustion chamber are spalling indicating that water is accessing the flue system. Spalling is the deterioration of brickwork and a common problem that occurs when moisture penetrates the bricks and mortar. The moisture inside the brick expands and contracts causing the bricks to break down, crack and crumble. If this problem goes unresolved, it can compromise your firebox. It is recommended that remove the damaged bricks and replace them new firebrick if needed.



LINTEL BAR

9: Lintel Bar: Potential Hazard

Gaps at Lintel Bar

The lintel bar is at the top of the firebox's opening. During our inspection, we found gaps in the mortar joints at the lintel allowing for the transference of heat to combustible material posing a potential drafting and fire hazard. We recommend not using the fireplace until a qualified professional repairs this area by filling these gaps with high temperature cement.



GAS LINE

10: Gas Line: Potential Hazard

Gap Around Gas Line

There is a gap around the gas line's entry point into the firebox allowing for heat to transfer to combustible framing and effecting the proper drafting and flow of smoke and monoxides through the system. We recommend that a qualified professional seals the gap around the gas line with high temperature cement or high temperature caulking before the fireplace is used again.



SMOKE CHAMBER

11: Smoke Chamber: Potential Hazard Soot Buildup

When inspecting the smoke chamber, we noticed a buildup of soot. Soot can decrease the size of the smoke chamber choking the chimney which can allow for smoke to backdraft into the living area. Chimney fires and/or flue fires can occur as a result of soot and creosote within the smoke chamber. One of the primary reasons to have an annual chimney inspection is to determine whether creosote has built up to the point of making a chimney fire a real threat. We recommend that you have the chimney swept. It may be necessary to a chemical treatment to remove the soot. After the sweep the smoke chamber should be inspected.



12: Smoke Chamber: Potential Hazard Creosote Sheen

When inspecting the smoke chamber, we noticed sheen of creosote after your sweep. Chimney fires and/or flue fires can occur as a result of soot & creosote within the smoke chamber. One of the primary reasons to have an annual chimney inspection is to determine whether creosote has built up to the point of making a chimney fire a real threat. We recommend that you purchase Creosote Remove. There are multiple different products that can be used. ACS Anti-Creo-Soot Liquid is available on Amazon



**13: Smoke Chamber: Potential Hazard
Gaps In Smoke Chamber**

In the course of our inspection within the smoke chamber, the area above the damper, we noticed openings or gaps in the chamber. These gaps allow for the transference of heat to combustible materials posing a fire hazard. In addition, these gaps may prevent the smoke chamber from properly and safely funneling flue gases and condensates from the firebox to the chimney posing a drafting, fire and health/safety hazard potentially allowing for carcinogens and monoxides to enter the living area. We recommend repairing this area as soon as possible by coating the smoke chamber with high temperature cement or by rebuilding a new smoke chamber.



**14: Smoke Chamber: Potential Hazard
Gaps At The Transition To The Flue Liner**

When inspecting the transition point of the smoke chamber to the flue liners we found openings or gaps. These gaps may prevent the system from properly and safely funneling flue gases and condensates out the chimney. In addition, this condition allows for the transference of heat to combustible material. These conditions pose drafting, fire, and health/safety hazards. We recommend repairing this area as soon as possible by coating/sealing the transition point from the smoke chamber to the flue liners with high temperature cement.



FLUE LINERS

**15: Flue Liners: Potential Hazard
Improper Rebuild Of Chimney**

While examining the flue liners of your chimney we found that your chimney was improperly rebuilt not conforming to the City of Los Angeles Department of Building and Safety (LADBS). There is no bond beam, adapter cone, or anchor plate. Your chimney needs to be rebuilt properly from the mason top of the chimney. If you are in Los Angeles County the Information Bulletin on "RECONSTRUCTION AND REPLACEMENT OF EARTHQUAKE DAMAGED MASONRY CHIMNEYS" put forward by The City of Los Angeles Department of Building and Safety must be followed. The information bulletin put forward by Los Angeles County should be an acceptable option in all counties.



CHASE COVER

**16: Chase Cover: Potential Hazard
Flush Mounted Chase Cover**

The chase cover is located on top of the chase closet (chimney) and is designed to prevent water/moisture intrusion and critters from entering the chase closet. During our inspection we found your chase cover to be flush mounted causing it to be elevated on two sides. Chase covers require a gap between the chase cover and the chase closet to allow for proper ventilation and cooling of the chimney/flue system. In addition, the chase cover should have spacers raising the chase cover off the chase. It is recommended that you have a qualified professional replace the chase cover with a properly sized chase cover.



FLASHING

**17: Flashing: Potential Hazard
Replace Flashing**

In the course of our inspection, we discovered your flashing has been damaged, is rusting, and/or is not sealed to the chimney properly posing a water shedding hazard. The purpose of the flashing is to prevent rain and critters from entering the building structure. This is an area that commonly needs maintenance or repair to maintain its integrity. We recommend that you have your flashing replaced.



LUX Fireplace Inspections

Inspection Performed

This report and its recommendations are the results of a Level I or Level II inspection of the chimney system and/or decorative gas appliance as indicated in each fireplace/appliance inspected. This report & recommendations are considered documentation of the inspection performed and 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 Fireplace Inspections control. Each fireplace reported on consisting of findings, photographs, and recommendations. All recommendations should be completed by a qualified professional.

Potential Hazard

A potential hazard is defined as a danger to health or safety which may occur if corrective action is not taken.

Level One Inspection

Level I Inspections. A Level I inspection shall be utilized when verification of the suitability of the chimney or flue for continued service, under the same conditions and with the same or similar appliance or appliances, is needed.

- Scope: Readily accessible areas of chimney, structure, and flue; lack of obstruction or combustible deposits in flue; basic appliance installation and connection (2019, NFPA 211). These are areas that can be reached for inspection or maintenance without the use of tools or ladders.

- Degree of Access Required: Readily accessible portions of chimney exterior and interior, accessible portions of appliance and chimney connection (2019, NFPA 211).

- Circumstances: Annual inspection as required by the NFPA 211, Section 14.2; during routine cleaning of chimney flue; upon direct replacement of connected appliance with one of similar type, input rating, and efficiency (2019, NFPA 211).

- Indications: For verification of suitability of the chimney for continued service, under the same conditions and with the same appliance or appliances (2019, NFPA 211).

Level 2 Inspection

A Level 2 inspection is indicated when verification of the suitability of the chimney for new or changed conditions of service is needed or when a Level I inspection is not sufficient to determine the serviceability of the chimney.

- Circumstances. A Level 2 inspection shall be conducted under the following circumstances:

(1) Upon addition or removal of one or more connected appliances or upon replacement of an appliance with one or more of dissimilar type, input rating, or efficiency, unless the last connected appliance is removed and chimney use will be discontinued

(2) Prior to relining of a flue or replacement of flue lining, in accordance with 7.1.10

(3) Upon sale or transfer of the property

(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney

(5) At other time as indicated by a Level 1 Inspection

- Scope & Access. Level 2 Inspections shall include all accessible portions of the chimney exterior and interior, including the following:

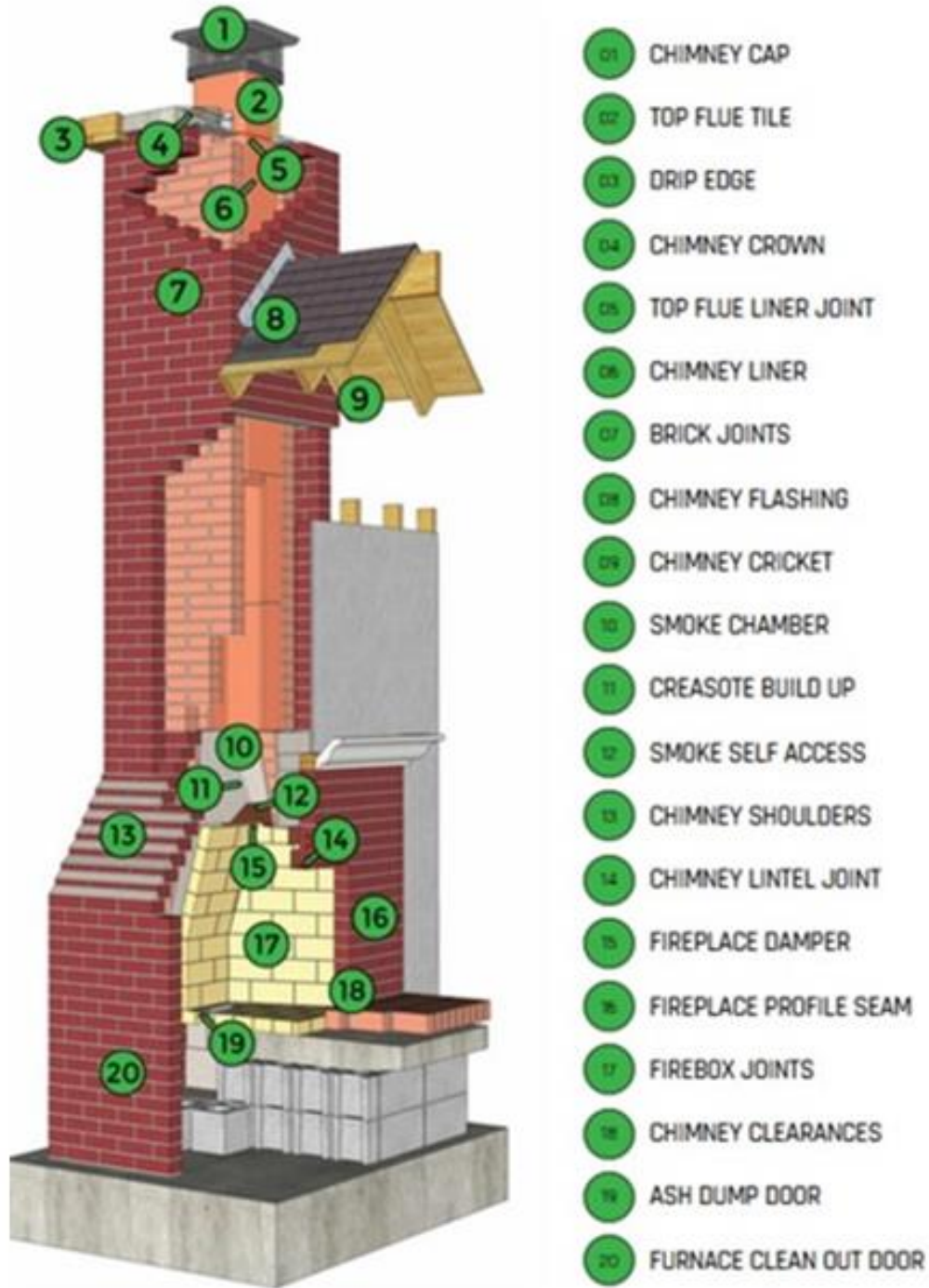
(1) Area within accessible attics, crawl spaces, and basements

(2) Accessible portions of the appliance and chimney connection

- Accessible (for Inspections). Access can be described as the capability of being reached for the purpose of inspection, maintenance, or repair. Access could first require the movement or removal of a panel, door, or other covering, the use of ladders, or the use of a common tool, such as a screwdriver or wrench. Access does not require any destructive action to the building or property.

LUX Fireplace Inspections

Anatomy Of A Mason Firepalce/Chimney



LUX Fireplace Inspections

Inspection Agreement

Acceptance and/or use of this inspection report infers this inspection agreement has been accepted and agreed to by the user/reader (whether it has been signed or not) and that the limitations section has been read, understood, and agreed to.

With your authorization LUX Fireplace Inspections will conduct a fireplace, appliance, vent and/or chimney inspection in accordance with the NFPA 211 Standards, Chapter 14. These standards are recognized by the fireplace and venting industry. A copy of these standards will be made available upon request. It is recommended by the Inspector that the level of inspection follow the NFPA 211 standards. However, the level of inspection and the use of a chimney camera shall be determined solely by the client. The Client(s) acknowledges that his/her decision based on the cost, level, or type of inspection, may reduce the ability to detect hidden conditions and/or application that can only be viewed by means of a Level 2 inspection. The Client releases the Inspector of all liability related to the undetected conditions and/or application not listed with the report due to his/her decision. The Inspector shall be limited to the readily accessible area of the system only.

Customer understands that the Inspector may be required to walk on the roof to gain access to the chimney in adjacent areas. The inspector will use reasonable care to avoid damage to the roof. However, damage to the roof may occur. The inspector will not be responsible for any damage and or repair whatsoever to the roof as a result of this inspection.

Customer understands that the inspector cannot obtain access to certain portions of the fireplace and certain enclosed adjacent area. The inspector makes no representations, expresses, or implies, and will not be responsible in any way whatsoever for deficiencies, improper installation, or improper equipment in inaccessible areas.

This is not a code compliance inspection, and does not include any research, such as that necessary to establish boundaries, easements, or the issuance of permits and Certificates of occupancy. This inspection does not include any warranty or guarantee. This inspection is focused on the appliance(s), fireplace(s), and vent system(s) indicated by the Client only. Therefore, please be aware of the following limitations of this inspection. It does not include any specialized procedures, such as those to determine relative floor elevations do to settlement, or are those necessary to determine the presence have any environmental contaminants, such as electromagnetic radiation , radon, methane, formaldehyde, asbestos, Lead , or airborne spores, and it is not an inspection for the following: geological or soil conditions; Engineering analysis or stability; termites, dry rot, fungi, or other wood destroying organisms; pests or rodents.

Similarly, we do not guarantee the integrity of, or tacitly endorse, any un-permitted areas, additions, or modifications, which could include latent defects, or any item or component that may have been subject to recall. What we provide is an on-site investigation that includes a report of the general condition of a fireplace, appliance, vent indoor chimney at a given point in time, based on a Level and Type of inspection chosen by the client. This inspection may include further recommendations for a forensic evaluation and/or Any consultation that may be deemed necessary in a related or contributing industry.

In conclusion, you are agreeing that should a dispute arise from this inspection and report, or the interpretation thereof, that you will only undertake emergency measures and will not alter, repair, replace

correct, or modify any disputed component or condition without first giving LUX Fireplace Inspections, or its representative, the right to re-inspect. Furthermore, you are agreeing that you will first attempt to resolve and dispute informally. However, should an attempt fail, you are agreeing to submit the dispute to binding arbitration under the rules and procedure of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Incorporated, and that the decision of the appointed arbitrator shall be honored and entered in any Court of competent jurisdiction as being legal and binding on both parties. However, if you are dissatisfied with the term of the contract, or the quality of the inspection, you may return the report within five (5) business days, which will nullify the inspection, and the contractual responsibilities of both parties, and LUX Fireplace Inspections will refund the full amount of the inspection fee.

I, Vicent Marshel, have carefully read and understood this contract and agree to the term and condition therein, for the invoiced fee. Payment is considered agreement.

Hello Mr. Marshel

To remove and rebuild the chimney from the throat up per current codes with metal pipe, steel stud framing and stucco exterior would cost \$17,800. To install brick trim around the top to match whats there would cost another \$480. If the firebox needs to be rebuilt as it appears then it would cost \$2800 more.

Let me know if you have any questions or would like a more detailed proposal ?

wilf

818 693 1991 cell

www.ParkstoneChimney.com