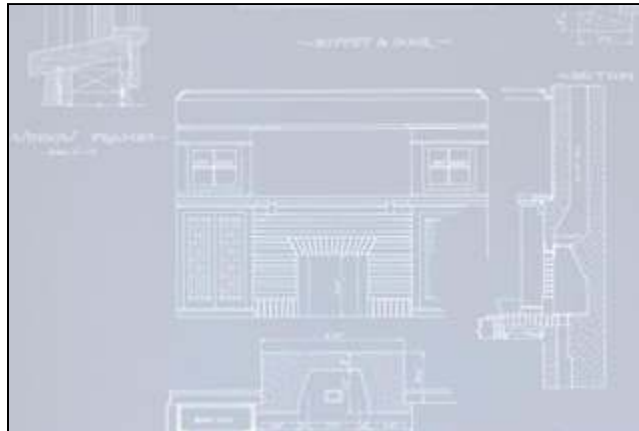




Inspection Report

Sample Report

Property Address:
3302 Maywood Terr
Kansas City MO 64052



Direct Inspections LLC

Chris Dollmann (NACHI16051604) NACHI16051604
267 N Ferrel St
Olathe, KS 66061
913-938-8001

Date: 8/30/2022	Time: 10:30 AM	Report ID: 20220725-3302-Maywood-Terr
Property: 3302 Maywood Terr Kansas City MO 64052	Customer: Sample Report	Real Estate Professional:

Chimney Inspection Disclosure

The inspection is based on observations of the visible and apparent condition of the chimney and its components on the date of the inspection. This report is not valid without a signed pre-inspection agreement. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied. If your home inspector is not a licensed structural engineer or chimney sweep whose license authorizes the rendering of an opinion as to the structural integrity of a chimney or its component parts, you may be advised to seek a specialist opinion as to any defects or concerns mentioned in this report.

This report is the exclusive property of Direct Inspections LLC, and the client whose has signed the inspection agreement, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of Direct Inspections, LLC and supersede any alleged verbal comments. We inspect all the systems, components, and conditions described in accordance with the standards of practice set forth by the International Association of Certified Home Inspectors (NACHI) and those that we do not inspect are clearly disclaimed in the contract and/or in the standards. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs and videos have been included in the inspection report to help you to understand what was observed during the inspection. When describing defects, photos or videos are intended to show an example of a defect but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before using the fireplace. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair, or replacement of item, component, or unit should be considered before using the fireplace. Direct Inspections recommends that all home buyers get a home warranty.

Different Levels of Chimney Inspection

Level 1

The level 1 chimney inspection checks the readily accessible portions of the chimney including appliance installation and connections, exterior, interior, chimney connectors, and flue. This helps ensure fireplaces and chimney structures are sound, free of obstructions, and no combustible deposits.

This level of inspection is recommended for easy-access chimneys and fireplace. It is performed if the chimney is in continued services, usage, and under the same conditions. It is usually conducted without using any equipment or devices.

Level 2

The level 2 chimney inspection is a combination of visual assessment and performance tests and requires a video camera to assess the flue and other inaccessible areas. It helps to identify cracks and damages to the joints in the chimney's structure.

This level of inspection is significant for newly bought houses that have experienced an earthquake or extreme weather events that have made major changes to the chimney such as fuel type, form, dimension, or replacement and addition of an appliance.

Level 3

This level of inspection is required to determine the condition of the chimney systems where a hazard is detected in the concealed area. It helps to easily evaluate and reconstruct the damages including broken pieces of tile, chimney structure, and flue relining.

This inspection is vital when investigating an incident that caused severe damage to chimney systems such as fire or demolition. It may involve the removal of certain chimney parts when necessary to gain access to subject areas.

1. Chimney Inspection

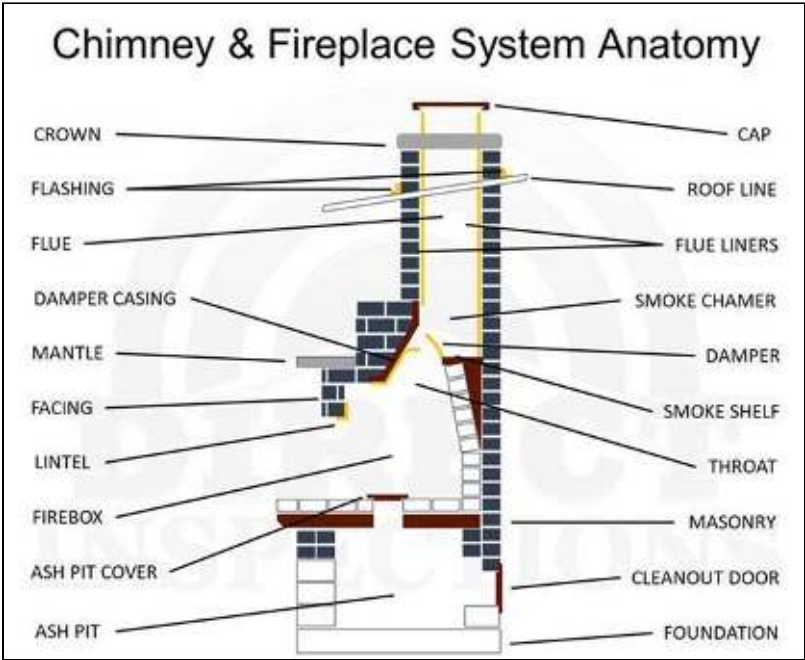
Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before using the fireplace. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor.

- **Inspected IN** = Visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
- **Not Inspected NI** = Not inspected item, component or unit and made no representations of whether or not it was functioning as intended.
- **Not Present NP** = This item, component or unit is not in this chimney system.
- **Monitor or Maintenance MM** = Refers to a worn/aged, but functioning system that may require repairs in the future or maintenance that is commonly required on a component or system.
- **Repair or Replace RR** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
- **Safety: !** = The following items or discoveries indicates that these systems or components are hazards and adverse conditions that may affect the health and safety of the occupants.

All directional references to left, right, front or rear assume the reader is outside facing the front doors of the building. Unless otherwise noted.

All work should be performed by a qualified contractor.



Styles & Materials

Chimney #: 1	Chimney Flue or Liner Material: Tile	Chimney Energy Source:: Wood
Firebox Material: Masonry	Chimney Construction:: Brick	

Items

1.0 Miscellaneous, Limitations, Definitions, & Notes
Not Inspected

(1) **Tile Flue Mortar Repair:** *Repairing flu tiles or voids between tiles is typically done by pulling a piece of foam through the chimney soaked mortar with a winch. The foam will fit tightly to the sides of the flue and spread mortar evenly into the entire chimney as it is pulled upward. This seals any cracks in the tiles as well as any voids in the mortar.*

(2) **Repointing Definition:** *Repointing is the process of renewing the pointing, which is the external part of mortar joints, in masonry construction. Over time, weathering and decay causes voids in the joints between masonry units, allowing the undesirable entrance of water.*

1.1 Chimney Video Link

Inspected



<https://www.youtube.com/watch?v=3Ts7EHj-3oU>

1.2 Chimney at Roof

Inspected



The chimney crown and brick were in serviceable condition at the time of the inspection.

1.3 Roof Penetration Flashing

Inspected



Although no failure was visible at the time of the inspection, the chimney counter flashing will need sealant maintenance in the future to prevent moisture intrusion into the attic/home or wall structure.

1.4 Flue

Repair/Replace



Some of the flue mortar joints were deteriorated at the time of the inspection. In order to protect the chimney structure, a flue liner should be installed or the flue re-mortared.

Note: See section 1.0 (2)

1.5 Foundation & Structure

Inspected

Not fully visible, blocked by air handler.

1.6 Combustible Trim & Mantels

Inspected

1.7 Firebox

Repair/Replace



Example-Firebox



Example-Smoke chamber

(1) Firebrick in the firebox and smoke chamber had areas of mortar deterioration that needed to be repointed.

Note: See section 1.0 (3)



(2) One of the dampers did not fully close due to excessive soot build-up at the time of the inspection.

1.8 Screens & Grate

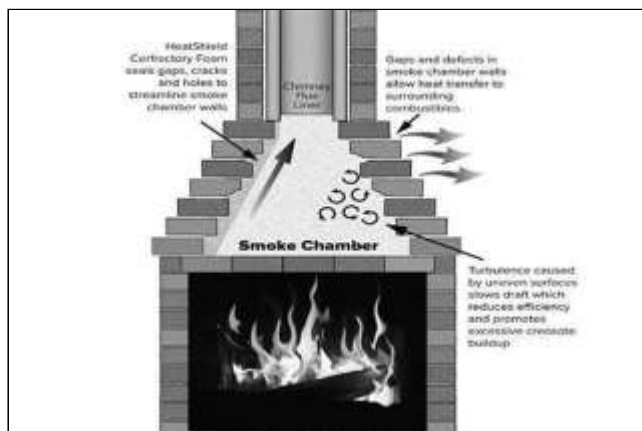
Repair/Replace



The fireplace was missing spark barriers that prevents sparks from escaping and potentially causing combustible materials to catch fire outside of the fireplace.

1.9 Smoke Chamber & Shelf

Repair/Replace



(1) The smoke chamber had no heat shield or parge coat installed at the time of the inspection. Although not required when the home was built, current standards require that smoke chambers be smooth to reduce turbulence to prevent the possibility of toxic products of combustion entering the living space.



(2) The smoke chamber and lower flue had excessive soot or creosote build-up and needed to be cleaned at the time of the inspection.



(3) Although the chimney crown and exterior brick was in serviceable condition, some of the bricks in the smoke chamber were crumbling or spalling from previous moisture intrusion. The inspector recommends correction by a qualified masonry contractor or chimney specialists.

1.10 Ash Dump

Repair/Replace



(1) The ash dump needed to be cleaned at the time of the inspection.



(2) The ash dump access door in the basement was blocked by the air handler at the time of the inspection. The inspector recommends having the access door moved to the exterior or providing a safe pathway so ashes can be properly removed when needed.

1.11 Fans

Not Present

1.12 Chimney in Attic

Monitor/Maintenance, Repair/Replace



(1) **(MM)** Stains in the attic around the chimney appeared to be the result of moisture intrusion from deteriorated or missing sealant on the chimney counter flashing. Although the moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, flashing leaks can be very intermittent and any area that has evidence of leakage should be monitored to ensure that leaks have been corrected, If any leak is still present, it should be repaired.

!



(2) The concrete block chimney in the attic had areas of deteriorated or missing mortar and evidence of movement. This may allow the toxic products of combustion to enter into the attic and is a potential source of ignition to the roof framing. The inspector recommends an evaluation and repairs by a qualified masonry contractor or chimney sweep before the fireplace is put into service.

Summary



Direct Inspections LLC

**267 N Ferrel St
Olathe, KS 66061
913-938-8001**

Customer
Sample Report

Address
3302 Maywood Terr
Kansas City MO 64052

Repair or Replace Summary: The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.

Monitor or Maintenance Summary: The following items or discoveries indicate that these systems or components are worn/aged, but functioning and may require repairs in the future or maintenance that is commonly required on a component or system.

Safety Summary: The following items or discoveries indicate that these systems or components are hazards and adverse conditions that may affect the health and safety of the occupants. This 3rd summary can have both Monitor/Maintenance and Repair.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Repair or Replace Summary

1.4 Flue

Some of the flue mortar joints were deteriorated at the time of the inspection. In order to protect the chimney structure, a flue liner should be installed or the flue re-mortared.

Note: See section 1.0 (2)

1.7 Firebox

(1) Firebrick in the firebox and smoke chamber had areas of mortar deterioration that needed to be repointed.

Note: See section 1.0 (3)

(2) One of the dampers did not fully close due to excessive soot build-up at the time of the inspection.

1.8 Screens & Grate

The fireplace was missing spark barriers that prevents sparks from escaping and potentially causing combustible materials to catch fire outside of the fireplace.

1.9 Smoke Chamber & Shelf

(1) The smoke chamber had no heat shield or parge coat installed at the time of the inspection. Although not required when the home was built, current standards require that smoke chambers be smooth to reduce turbulence to prevent the possibility of toxic products of combustion entering the living space.

1.10 Ash Dump

(1) The ash dump needed to be cleaned at the time of the inspection.

(2) The ash dump access door in the basement was blocked by the air handler at the time of the inspection. The inspector recommends having the access door moved to the exterior or providing a safe pathway so ashes can be properly removed when needed.

1.12 Chimney in Attic

(2) The concrete block chimney in the attic had areas of deteriorated or missing mortar and evidence of movement. This may allow the toxic products of combustion to enter into the attic and is a potential source of ignition to the roof framing. The inspector recommends an evaluation and repairs by a qualified masonry contractor or chimney sweep before the fireplace is put into service.

Monitor or Maintenance Summary

1.12 Chimney in Attic

(1) **(MM)** *Stains in the attic around the chimney appeared to be the result of moisture intrusion from deteriorated or missing sealant on the chimney counter flashing. Although the moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection, flashing leaks can be very intermittent and any area that has evidence of leakage should be monitored to ensure that leaks have been corrected, If any leak is still present, it should be repaired.*

!

Safety

1.12 Chimney in Attic

(2) The concrete block chimney in the attic had areas of deteriorated or missing mortar and evidence of movement. This may allow the toxic products of combustion to enter into the attic and is a potential source of ignition to the roof framing. The inspector recommends an evaluation and repairs by a qualified masonry contractor or chimney sweep before the fireplace is put into service.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chris Dollmann (NACHI16051604)