



Jack Pixley Sweeps

4179 - 149th Avenue N.W.
Andover, MN 55304
763/422-0481

Customer: Vander, Nick - 04/23/2013 Job

Address: Nick Vander

2228 Bush Ave E

City, State, Zip:

Saint Paul MN 55119-3944

Service Address: 2228 Bush Ave E

Phone1: (651) 308-0901

Phone2:

Email: mlickne1@gmail.com

Technician: David Reitan

Date: 4/24/2013

Start Time: 10:00 AM

End Time: 11:45 AM

Cap/TMD: Main level-rain cover w/screen
Lower level-none

FirePlace Type: Masonry (both) ML33 x 29
LL 34 x 27

Insert:

Flue Size: 7 x 11 (both)

Flue Type: Tiles

Home Type: 1 story

#FirePlaces: 2

Year home:

Year chimney:

Roof Type/Pitch: Asphalt 5/12

Ladder Size:

NegativeAir: Unknown

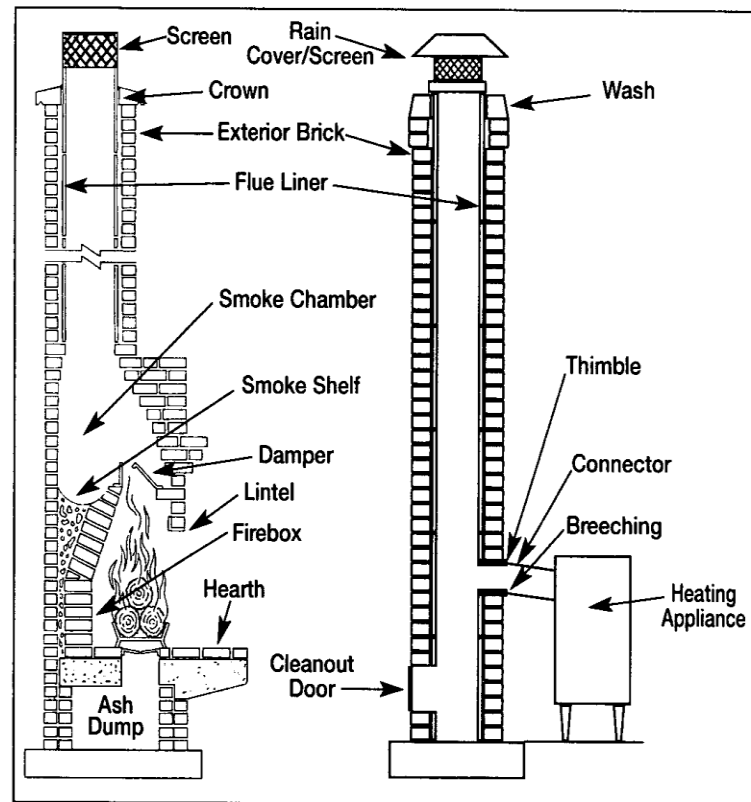
Ladder length: **16** 28 36 40

☐ Difficult access ☐ Ridge hook required

☐ 2 Man Crew Required

☐ Insert ☐ Kozy Heat ☐ Heatilator

Notes:



Internal Inspection

- ☐ We swept the fireplace flue today and performed a closed circuit camera inspection.
- ☐ We found areas of missing mortar between flue tiles in the fireplace liner.
- ☐ We found cracked flue tiles in the fireplace liner, evidence of there having been a chimney fire or other sudden occurrence in the past.
- ☒ Base of flue tile column in chimney is not supported on all four sides. Both
- ☒ The ceiling of the ash pit was built with wood; this is a potential fire hazard. Main level fireplace
- ☒ Wood was found in lintel area. Both
- ☒ Smoke Chamber has voids. Both
- ☐ Smoke Chamber is not parged.
- ☐ We found a hole or breeching in flue liner.
- ☐ This fireplace has an unlined flue that is not up to current codes.
- ☐ The clay tiles in this flue are spalling due to age and weathering.
- ☐ We found animal remains on smoke shelf. We recommend that a screen be installed.
- ☐ Damper is Rusted Open/Closed.
- ☒ Damper is not functioning. Lower level damper does not function properly
- ☒ I recommend a Top Mounted Damper. Lower level
- ☐ Home owner noted that chimney smokes.
- ☐ Negative air is present in the home.
- ☐ We discussed the smoke issues of this fireplace with homeowner. We recommended the following:

External Inspection

- ☒ The wash at the top of the chimney is cracked and should be repaired as soon as possible.
- ☒ The chimney above the roofline has spalling bricks.
- ☐ The chimney above the roofline has loose and deteriorated bricks and should be repaired or rebuilt as soon as possible.
- ☒ There are not screens or rain covers present. We recommend screen and rain cover(s). Lower level
- ☐ The chimney height does not meet current code requirements. The code requires every chimney to extend beyond roof level at least 3 feet and be 2 feet taller than anything within 10 feet.

Defects and Recommendations

Chimney defect due to:

- ☒ Water, condensation, freeze/thaw Top of chimney
- ☐ Sudden occurrence: _____
- ☒ Wear & Tear Top of chimney
- ☐ Latent defect
- ☐ This chimney may have been constructed according to local codes at the time of construction. However, it does not meet current codes or standards.
- ☐ Because of the defects noted, this fireplace flue may not contain the by-products of combustion (heat, smoke, creosote, and fire) and we recommend fireplace not be used until repaired.
- ☒ It is our opinion that this chimney/fireplace cannot function as intended and should not be used.

Description of Work		Price
Chimney Sweeping and Inspection		
Additional Clean and Inspection (\$219.00)		
Service Call/Repair Estimate (\$149.00)		\$239.00
Stainless Screen/Rain Cover (\$159.00)		
Top Mounted Damper (\$399.00)		
Date Complete: <u>4/24/13</u>	Subtotal	\$239.00
<input type="checkbox"/> No One Home	Tax 7.625%	18.22
	Total	\$257.22

Note: This report is the result of a general visual inspection. It is intended as a convenience to our customer, not a certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, Jack Pixley Sweeps makes no warranty of the safety or function of any appliance/chimney and none is to be implied.

Payable upon receipt. Please pay from this invoice.

CUSTOMER VERIFICATION

I have read this form and now understand which areas of my woodburning system are not satisfactory. I have also made a visual inspection of the area and find it to be soot free and I acknowledge the satisfactory completion of the above described work.

Signature _____
The National Fire Protection Association states that all chimneys, fireplaces and vents be inspected annually, cleaned and repaired if necessary.

Forward Schedule Date: _____

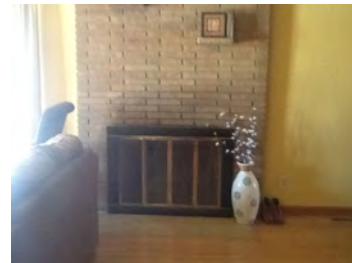
Service Agreement: ☐ Current ☐ Left ☐ To Be Mailed ☐ Declined

*** If you would like information regarding repair, please call our office.**

Service Technician's Comments and Photos:

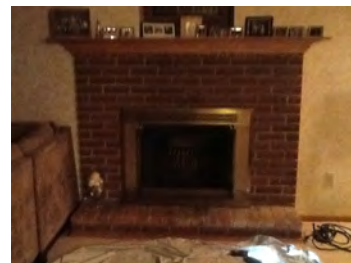


We were called out today to inspect the chimney and fireplaces at the afore mentioned address. These are our findings.



The glass doors on the front of the fireplace should be replaced as one side is stuck shut, there is exposed wood in both the lintel and ash dump areas, also there are gaps around the bricks and bottom flue in the smoke chamber area. Because of the exposed wood and the gaps found this fireplace should not be used.

Our recommendation for these discrepancies would be to remove the exposed wood in the lintel area and parge the smoke chamber and seal off the ash dump completely, also replace the glass doors.



The lower level damper does not work properly, there is exposed wood in the lintel area, and the bottom flue tile is not supported on all sides. Again, because of the exposed wood this fireplace should not be used.

Our recommendations are to remove the exposed wood, parge the smoke chamber, and replace the existing damper with a Top Mount Damper.

The other area to report is the top of the chimney specifically the wash at the top of the chimney and 6 courses of brick down. The wash has cracks in it allowing water to seep down into the bricks and mortar which is making the bricks spall and the mortar deteriorate.

Our recommendation for this is to remove the wash and 6 courses of brick and rebuild these areas.

Pictures are provided so you can see the problem areas and we will also provide a bid proposal to repair all the areas needed.



Wood in lintel area main level fireplace



Wood in ash dump of main level fireplace



Wood in lintel area of the lower level fireplace



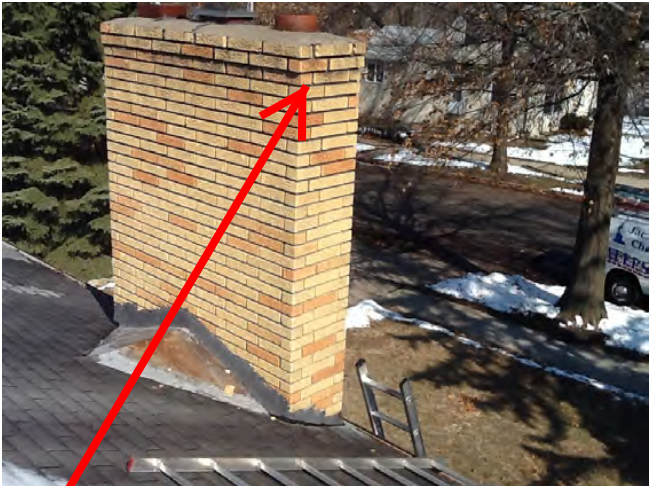
Gaps around the bricks and the bottom flue tile in main level smoke chamber



15 brick per course, 6 courses down, 1 round flue tile 8" ID, 2 - 7 x11 flue tiles 18 1/2' to ground, 7 1/2' to roof line, 5/12 pitch on roof. Brick size is 11 5/8" x 2 5/16"



Cracks in wash at the top of the chimney



Spalling brick and deteriorating mortar joints



Cost to repair all the areas needed will be \$5490.00.

We will be sending you a formal bid proposal within the week.

