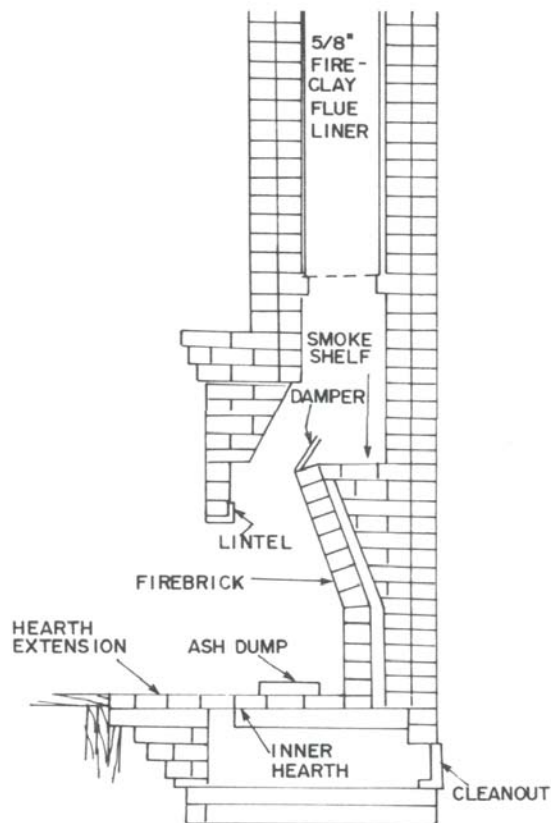




FIREPLACE INSPECTION

A fireplace inspection covers many different aspects most people do not even know exist within a fireplace.

With very limited view of the firebox past the damper, the inspector has to make assumptions as to general condition and usability of the fireplace. The inspection requires evaluation from many different parts of the house (ie: exterior, roof, interior, and basement if applicable).



The most common defect found is when there is no rain cap and water enters and collects on the smoke shelf, over time causing deterioration or damage to the back firebrick wall. An inspector can see signs of damage, however, cannot evaluate the extent of the damage. This condition can range from minor tuck point repairs to costly rebuilds.

Here is where the problem starts...the home inspector states this condition in the report, but when looking at it with the Realtor and buyers present, both decide it does not look bad enough to worry about now. Sometime in the near future a chimney contractor presents a bill for upwards of \$1000.00 - - who gets the call?



REPRESENTATIVE