



Advantage
Inspection

4020 Wake Forest Road #300
Raleigh NC 27069
919.850.2526

CHIMNEY/FLUE SCOPE REPORT

Client's Name:
Inspection Address:

Sample Report

Inspector:
Spencer Park

Realtor:

Date/Time: 6.19.2023 9:00 AM
Weather: 70 Degrees Cloudy



ADVANTAGE INSPECTION
advantagenc.com

Description of Service: Advantage was hired to evaluate the home's chimney and components. This is to be a visual inspection and the inspection will incorporate use of scope camera, drone, photos along with a visual evaluation of the system and components. The inspector will only evaluate the fireplace and not the home's framing, structure, support, or addition systems and components not related to the construction of the home's chimney. Advantage will not inspect for violations, footing sizes, construction methods, etc. Our evaluation is on operation and conditions of the components. The report is a snapshot in time and our evaluation is based on our experience and a visual examination of the chimney's components and system. Our inspection report is our opinion and is not meant to imply any warranty or guarantee of the performance of the structure. (Advantage will not ignite a fire that requires an outside source to be handled by the inspector | wood, logs, pellets, etc.)

See Additional Notes, Comments, Photos on other limitations.

TABLE KEY or DEFINITIONS

Inspected (IN) = I visually observed the item, component or system and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or system and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or system is not in this home or building.

Repair or Replace (RR) = The item, component or system 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.

Further Evaluation Recommended (FE) = The item, component, system should be further evaluated by a licensed or professional contractor and direction provided as necessary.

Code	Item, System or Component	Condition	Description
IN	Foundation	Good	No Action Necessary
IN	Hearth	Good	No Action Necessary
IN	Interior Hearth	Fair	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Lintel	Poor	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Firebrick Grouting Back Panel	Poor	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Damper	Not Present	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Flue Liner	Good	No Action Necessary
IN	Smoke Shelf	Fair	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Smoke Chamber	Fair	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Flue	Fair	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Crown	Poor	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Cap	Fair	Repair/Further Evaluation Recommended See Photo/Comment Below
-			No Action Necessary
NP	Mechanical Operation	Not Present	No Action Necessary
NP	Gas Logs	Not Present	No Action Necessary
NP	Gas Starter	Not Present	No Action Necessary
NP	Opening Screen	Not Present	No Action Necessary
NP	Glass Doors	Not Present	No Action Necessary
IN	Mantel	Not Present	No Action Necessary
IN	Exterior Façade	Fair	No Action Necessary
IN	Penetration	Fair	No Action Necessary
IN	Flashing	Poor	Repair/Further Evaluation Recommended See Photo/Comment Below
NP	Cricket	Not Present	No Action Necessary
IN	Surrounding Roofing Material	Fair	No Action Necessary
NP	Standing Pilot Ignition System	Not Present	No Action Necessary
NP	Electronic Ignition System	Not Present	No Action Necessary
NP	Match Lit Ignition System	Not Present	No Action Necessary
NP	Gas Venting - Direct Venting	Not Present	No Action Necessary
NP	Gas Venting - B-Vent	Not Present	No Action Necessary
NP	Gas Venting - Vent Free	Not Present	No Action Necessary
NP	Blowers and Fans	Not Present	No Action Necessary

Estimated Age of Fireplace	21+
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Flue Type	Clay
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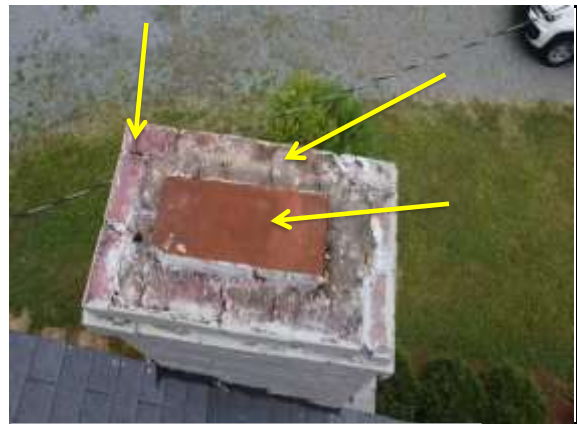
Please see all photos and comments below
All Chimney/Fireplace work should be evaluated and completed by a certified chimney contractor

The chimney flue has soot deposits that should be cleaned - regular maintenance. The firebox is missing a damper which would let conditioned air leak from the home if the flue were functional. The chimney flue is sealed, and as such, will not allow for proper ventilation - the fireplace cannot be used for a fire other than with a verified ventless gas log set. Repairs would be needed before burning wood. Deteriorated mortar joints were noted in the firebox that should be sealed. A second chimney is present at the home that used to serve a gas/oil fired appliance. If no longer in use, this flue should be sealed. All work should be completed by professional contractor. See notes and photos below.

Recommendations/Suggestions/Notes/Photo Log



Aerial View (Chimney Location)	Photo 1
	NR



The chimney flue has been sealed and will not be usable without repairs from a professional contractor. Additionally, cracks are noted in the crown. Cracks can allow water to enter the flue which can result in further damage.	Photo 2
	LOG



Fireplace/firebox	Photo 3
	INFO



Firebox - Firebrick mortar deterioration present. This can allow heat to pass through the firebox wall and can result in loose bricks.	Photo 4
	INFO



Firebox - Firebrick mortar deterioration present. This can allow heat to pass through the firebox wall and can result in loose bricks.	Photo 5
	LOG



Firebox - Firebrick mortar deterioration present. This can allow heat to pass through the firebox wall and can result in loose bricks.	Photo 6
	LOG



Firebox - Firebrick mortar deterioration present. This can allow heat to pass through the firebox wall and can result in loose bricks.

Photo 7

LOG



The fireplace lintel is rusted and shows some signs of deterioration. Service/repair is needed to prevent further deterioration.

Photo 8

LOG



Smoke Chamber - Signs of moisture running through the area.

Photo 9

INFO



Smoke Chamber - Mortar deterioration is present in the smoke chamber. This can allow heat to pass through the wall and can result in loose bricks.

Photo 10

INFO



Smoke Chamber - Signs of moisture running through the area.

Photo 11

INFO



Smoke Chamber - Signs of moisture running through the area.

Photo 12

INFO



Flue - Flue joints are in typical conditions	Photo 13
	LOG



Flue - Flue joints are in typical conditions	Photo 14
	LOG



Flue - Soot Deposits - There is an accumulation of soot/debris in the flue. Soot deposits increase the risk of flue fire. Recommend regular cleaning.	Photo 15
	INFO



Flue - Soot Deposits - There is an accumulation of soot/debris in the flue. Soot deposits increase the risk of flue fire. Recommend regular cleaning.	Photo 16
	INFO



Flue - Soot Deposits - There is an accumulation of soot/debris in the flue. Soot deposits increase the risk of flue fire. Recommend regular cleaning.	Photo 17
	INFO



Flue - Flue joints are in typical conditions	Photo 18
	INFO



Flue - Flue joints are in typical conditions	Photo 19
	LOG



Flue - Flue joints are in typical conditions	Photo 20
	LOG



Flue - Flue joints are in typical conditions	Photo 21
	LOG



Flue - Flue joints are in typical conditions	Photo 22
	LOG



Flue - Flue joints are in typical conditions	Photo 23
	LOG



Flue - Soot Deposits - There is an accumulation of soot/debris in the flue. Soot deposits increase the risk of flue fire. Recommend regular cleaning.	Photo 24
	LOG



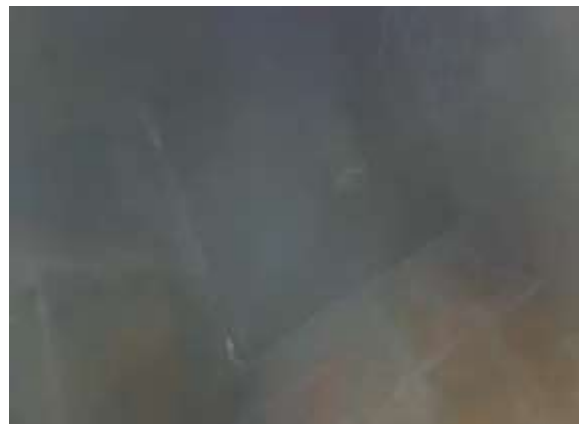
Flue - Flue joints are in typical conditions	Photo 25
	LOG



Flue - Flue joints are in typical conditions	Photo 26
	LOG



Flue - Flue joints are in typical conditions	Photo 27
	LOG



Flue - Flue joints are in typical conditions	Photo 28
	LOG



Chimney Penetration Flashing - Normal condition, typical installation in this area.	Photo 29
	LOG



Chimney Penetration Flashing - Normal condition, typical installation in this area.	Photo 30
	LOG



Chimney Penetration Flashing - Normal condition, typical installation in this area.	Photo 31
	LOG



Old flue/chimney - There is a second chimney on the home that used to serve an old gas/oil fired furnace system or water heater. These flues commonly have openings into the crawlspace. The open cap can allow water/pests/debris into the	Photo 32
	LOG



Chimney Penetration Flashing - Normal condition, typical installation in this area.	Photo 33
	LOG



Chimney Penetration Flashing - Normal condition, typical installation in this area.	Photo 34
	LOG



Chimney Penetration Flashing - Deteriorated/Lifting up. This can result in moisture penetration and damage.	Photo 35
	LOG

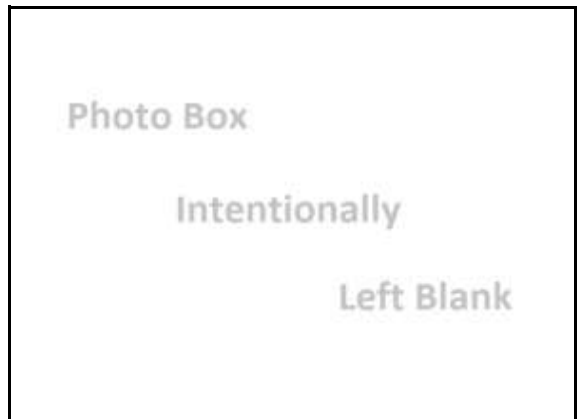
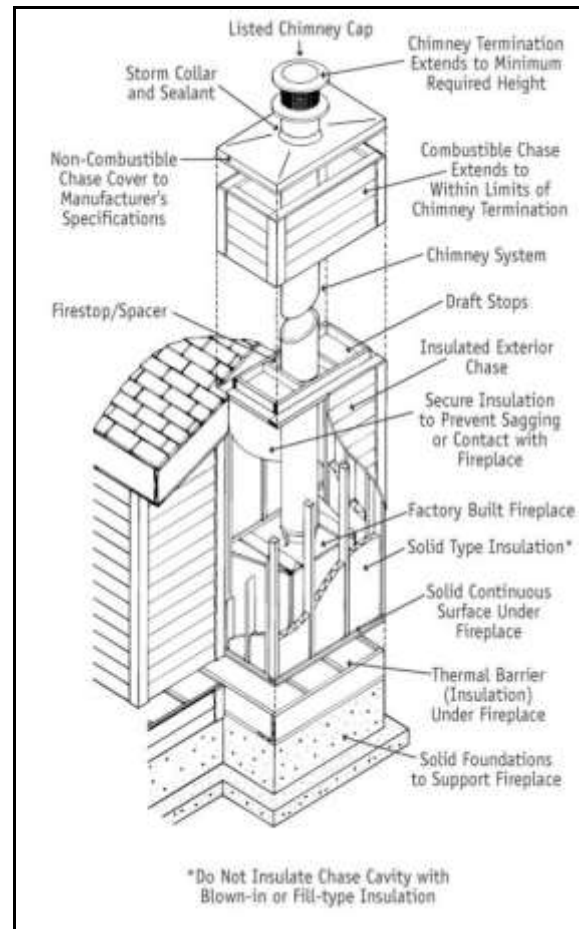
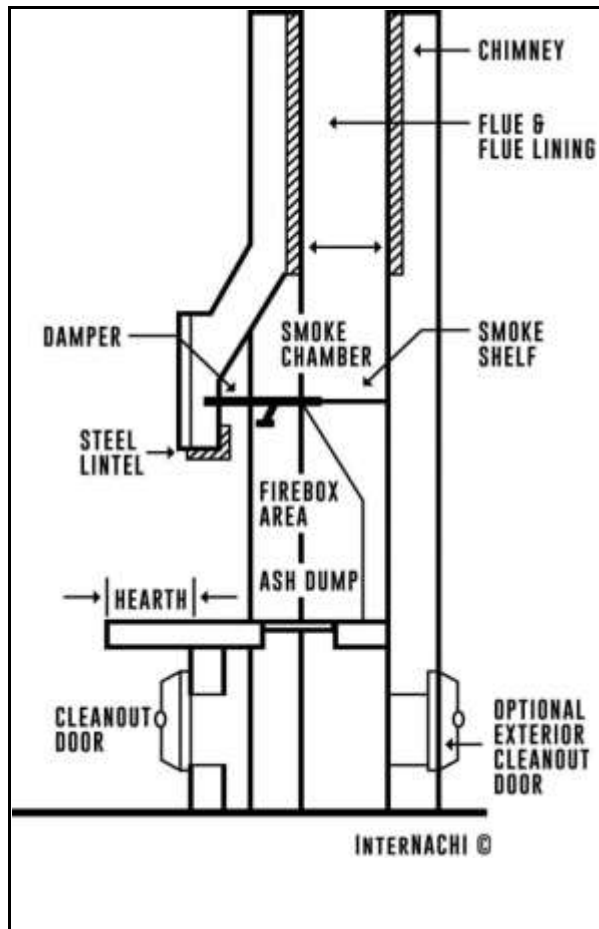


	Photo 36
	LOG



Typical Systems and Components for Masonry and Prefabricated | Built In Fireplace & Chimney
 Courtesy of InterNACHI



FIREPLACE | CHIMNEY MAINTENANCE and INFORMATION

While most of us won't use a fireplace as a main source of heat, the extra warmth and flickering glow are delightful on a cold winter's day. However, issues with your fireplace can be costly and can render your fireplace unusable. Some of the most common problems with your fireplace are due to:

Smoke buildup (creosote)

Birds and animals

Tree debris

Improper use of the damper

Poor-quality firewood

Lack of regular maintenance and cleaning

Knowing the parts of your chimney and fireplace will make it easier to explain any issues that you are experiencing to a chimney sweep or fireplace specialist.

1. Annual Inspection - Call a professional chimney sweep or certified inspector. Your report should provide you with information on any evidence of creosote, blockages, deterioration, etc. An annual inspection is necessary to minimize chimney fires and material deterioration.
2. Separation - Keep furniture and igniting upholstery a minimum of 36" away from the fireplace opening. Whether you have a spark screen or glass doors, this is a good practice for you home and families safety.
3. Ash - Clean our your ash dump at the beginning, in the middle and at the end of the burning season.
4. Verify Operation and the Damper - The damper is the hinged flay just above the fireplace that controls the amount of air that passes through the chimney. At the beginning and end of each burning season, operate and inspect for proper fuctionation. It should be open durning burning season, but should be closed when not in use to prevent air loss.
5. Verify that your chimney has a cap! - When a cap has deteriorated or missing, this can allow for improper venting (smoke | soot) and allow animals to climb in (Along with the weather).
6. Use Proper Wood to Burn - Use Seasoned Wood in your wood burning fireplace. Wet wood smokes and new wood does not burn throughly (can create a ash mess). Also use the proper grate to allow properly spacing of wood logs for optium burning.
7. Christmas Stocking - Yea... better not hang and burn a fireplace. The candy will melt and make a mess and the stocking can ignite with the flick of a spark! Santa will understand!
8. Modifications - Whether an insert, a gas starter or venter stove, always hire a professional, certified fireplace and chimney professional. Smoke from fires is one of top causes for house deaths in America.

No matter what the season is, fireplace and chimney maintenance should be on your to do list. Sweeps and professionals get back up in the early fall, so schedule your maintence accordingly... In the summer.