



The Chimney Guy, Inc.

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Lic. # 953306

Date: December 23, 2025

Inspection Report

Client: Michael Bell
1550 Loma Vista St.
Pasadena, 91104
(626)354-8505
mike@michaelbell.com

Agent: Michael Bell



On December 22, 2025, one chimney was inspected at the above-mentioned address.

Areas needing attention.



Living Room Fireplace (Masonry)

There is no mesh screen in the front of this firebox opening. A mesh screen is required to prevent hot embers and sparks from escaping through the top of the firebox opening. One can consult with a contractor about this issue. (FBO-36x28 1/2")



There are gaps in the surfaces of the firebox of this fireplace, and cracks in the surfaces of the firebox floor. This is a potential fire hazard with the chance for heat to pass through the opening and reach the wood structure. ***I recommend removing the loose pieces, resurfacing the firebox floor, and sealing the gaps in the firebox with a hi-temp mortar as needed.***

There is no grate in the firebox. A grate is needed to sit the material for the fire upon. ***I recommend placing a new grate in the firebox. (24" in size.)***

There is no ash dump door towards the back of the firebox on the floor. This is a potential fire hazard with the chance for hot embers and coals to fall below and the heat from the embers to reach the wood structure within the radius of the ashpit. ***I recommend installing a new ash dump door in the firebox as needed.***



The ash cleanout door located on the exterior of the chimney is damaged by rust. This is a potential fire hazard with the chance for hot embers and sparks to exit through the openings. ***I recommend installing a new ash cleanout door on the exterior of the chimney and sealing around the connection as needed.***

(Because the inside of the chimney was dirty at the time of this inspection, if there are any items found that are not listed, extra costs may be incurred.)

There was no gas valve seen at the time of this inspection. One can consult with a plumber about this issue if desired.

The firebox of this fireplace has gaps around the opening in the surround that is constructed of mortar. This is a potential fire hazard with the chance for heat to pass through the opening and reach the wood structure. ***I recommend sealing the areas that need sealing around the front of the firebox opening with non-combustible sealant as needed.***

This fireplace system is dirty from the use of the fireplace. ***A chimney sweep is recommended. \$150***

There are gaps and voids on the surfaces of the smoke chamber area, hi-lo. This is a potential fire hazard with the chance for heat to pass through the opening and reach the wood structure. ***I recommend coating the entire smoke chamber with a coat of hi-temp cement for the proper insulation. (See video for visual)***

There are gaps in the joints between the rectangular liners in the flue of this fireplace, and there is protruding mortar in some of the joint surfaces of the flue. These gaps are potential fire hazards with the chance for heat to pass through the openings and reach the wood structure. ***I recommend chipping off the protruding mortar and sealing the gaps between the liners located in the flue of this chimney with temp mortar as needed. (See video for visual) (Top of the flue size – 16x7")***



There is a spark arrester/ cap assembly at the top of the chimney. A spark arrester/cap assembly is needed to prevent the exit of hot embers and sparks through the top of the flue, and to prevent the entrance of water and small animals through the top of the flue, and is required to have a removable cap. ***I recommend installing a new spark arrester/cap assembly with a new top damper to the top of this chimney. (13x20" in size.)***



The crown area of this chimney is not completely covered with mortar, and there are openings in the cement block bricks that are installed at the top of the chimney as part of the crown for decoration. This is a potential hazard with the chance for water to enter the structure of the chimney and reach the iron that is installed in the walls for structural reinforcement, which can cause the iron to expand, pushing the bricks (cement) out of place, resulting in exterior cracks. ***I recommend constructing a new crown with fresh mortar and sealing the openings seen with mortar as needed.***



There are gaps in the exterior surfaces of the chimney in various areas. This is a potential hazard with the chance for water to enter the structure of the chimney and reach the iron that is installed in the walls for structural reinforcement, which can cause the iron to expand, pushing the bricks (cement) out of place, resulting in exterior cracks. There are also cracks seen on the cement mantle above the fireplace. One can consult with a contractor or handyman to address this issue.



The chimney at the top above the roof is short of the required height. It is required for a chimney top to be at least 36" above the roof and 2' above anything within 10' of the top of the chimney. ***I recommend installing an extension at the top of this chimney to bring this chimney top up to the required height. (36" high extension)***

There are trees within the radius of the top of this chimney. It is required for there to be at least a 10' clearance from combustibles around the top of a masonry chimney that is being used to burn wood. One can consult with a contractor to address this issue.



There are signs of possible water intrusion seen in the surfaces of the ceiling area across the top of the wall surfaces above the fireplace. This is a sign that there are some possible issues with the flashing installed around the chimney on the exterior of the house. One can consult with a roofer about this issue.

The cost of repairs on this system is \$9250. ***This price does not include any recommendations referred to by another contractor or things to be purchased on your own. This price assumes that all repairs are booked together; otherwise, reference the pricing listed next to the recommended repair.***

These potential costs are based on discoveries at the time of the inspection (of accessible areas ONLY) and cannot foresee additional repairs needed that are determined after further evaluation or during repairs, such as in the case where the chase or the attic were not accessed or when new data appear once opening walls.

The above potential costs would also NOT include corrections that affect cosmetics and/or drainage corrections.

The purpose of this report is to **assert** that the Inspection Contract (a copy is near the end of this report) has been **accepted and agreed to by the client (whether it has been signed or not)** and that the section of the limitations has been read, understood, and agreed upon.

The goal of this inspection is to render an **opinion** as to the condition of the fireplace/s and chimney/s, based on available access. No destructive testing is performed during the inspection. The report and recommendations have been exclusively prepared for the customer and the address mentioned above.

Concerning chimney rebuilds and repairs: All chimney rebuild estimates are for a stucco finish unless otherwise noted. If the brick veneer is desired or required, added costs will be applicable at the expense of the client. If the chimney location is found to be in a Historical zone, and this information is not known at the time of the chimney inspection, added costs to repair will be applicable for the special paperwork required to perform the repairs at the expense of the client. This cost is not included in the estimate unless otherwise listed. The cost of the construction permit, scaffolding installation, and engineering plans is not included in the cost estimate. Because of the rising cost of construction documents, a price can be supplied when the client is ready to move forward with the recommended repairs listed.

NOTE: This is not a code compliance inspection and the inspector's opinion may be that a particular "violation" may not require a repair for the safe operation of the system/s.

The information contained within this report is for the sole benefit of the actual client indicated in this report and its use is NOT transferable.

This inspection included a visual and a camera examination.

Based on these findings, plus the opinion of this inspector, the fireplace and chimney were found in need of repairs to ensure their safe and proper function.

Any suggested repairs are always recommended before the use of this system.

The findings listed within this report are based on the condition of the fireplace and chimney system at the time of this inspection, and this finding may be limited due to access and/or the type/level of inspection requested.

The NFPA highly recommends an annual inspection of all chimneys, fireplaces, and vents by the 211 standards, sections 10.2 & and 11.3.

Per the "Carbon Monoxide Poisoning Prevention Act of 2010" (Cal. Health & Safety Code), carbon monoxide detectors are to be installed in every "dwelling unit intended for human occupancy. / recommend a carbon monoxide detector be in any room with a gas-burning appliance.

That's it.

We can do recommended repairs for a total of \$9250 if desired. (The itemized pricing is listed next to the recommended repair. This estimate is only good for up to thirty days from the date listed above.)

Sincerely,
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Chimney Inspection Video Link:

<https://youtu.be/ovDkqiaQQ9M>