



Inspection Report

Chad Proctor

Property Address:
1956 Harvard Avenue East
Seattle WA 98102



Pristine Sweeps, LLC

Aaron Woodward PRISTSL917CR
8017 16th Ave NE
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206-574-8414

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Date: 1/30/2023	Time:	Report ID:
Property: 1956 Harvard Avenue East Seattle WA 98102	Customer: Chad Proctor	Real Estate Professional:

Introduction:

Welcome to your Pristine Sweeps Report. This report is **for your information only**. Our intention was to design a report that is easy to use, read, and understand your inspection results. Please email Aaron@PristineSweeps.com if you have any comments or feedback regarding your report experience.

How to read this report:

1. Below you will find your appliance(s) and chimney(s) are broken into two main "sections":

- **Chimney Exterior** - Concerns the general condition of the chimney exterior including: (moisture intrusion, maintenance, structural changes/damage)
- **Appliance (or interior)** - Concerns the appliance (fireplace, stove, furnace), and venting components (flue, liner)

2. At the beginning of each section you will find a table summary detailing each inspection item and a general comment from one of the following columns:

- **IN: "Inspected"** - We inspected according to the Level of Inspection from a readily accessible area.
- **NI: "Not Inspected"** - We did not inspect this area.
- **NP: "Not Present"** - This item is missing or was not present during the inspection.
- **RR: "Repair, Replace, or Take Note"** - This item is damaged, improper, or a cause of concern.

3. Below each section's table you will find details and pictures regarding the inspection:

The first item: "General" gives a description of the section and its parts with an overall picture. Areas of concern or items labeled (NI, NP, or RR) will be detailed with a description of the item, what we found, and a recommendation.

Disclaimer: The client needs to understand that this inspection will be based on readily accessible areas of your fireplace, appliance, or chimney. The customer understands that the technician will not be able to obtain access to certain portions of the masonry fireplace without destruction of the installation. Pristine Sweeps, LLC makes no representations, expressed or implied, and will not be responsible for any deficiencies, improper installation, or improper equipment in inaccessible areas. In certain conditions, areas such as attics and crawl spaces may be deemed inaccessible or hazardous to the technician or to the home structure and may not be able to be inspected. Smoke odor and water problems may require additional inspection services which may not be covered in the scope of this inspection. The customer understands that the Pristine Sweeps technicians may be required to walk on the roof to gain access to the chimney and adjacent areas. The technicians will use reasonable care to avoid damage to the roof. The technician will not be responsible for damage or repair whatsoever to the roof as a result of this inspection.

The findings within this report are based on the condition of the system at the time of this inspection.

Since the chimney and the appliance were not in use at the time of the evaluation no claims are represented to the drafting functions of the chimney or appliance and none should be implied.

In Attendance:

Customer

1. Pre-Fab Chimney Exterior

		IN	NI	NP	RR
1.0	General	•			
1.1	Chimney Cap	•			
1.2	Chase Cover	•			
1.3	Chase	•			
1.4	Metal Chimney Stack	•			
1.5	Flashing	•			
1.6	Height	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0

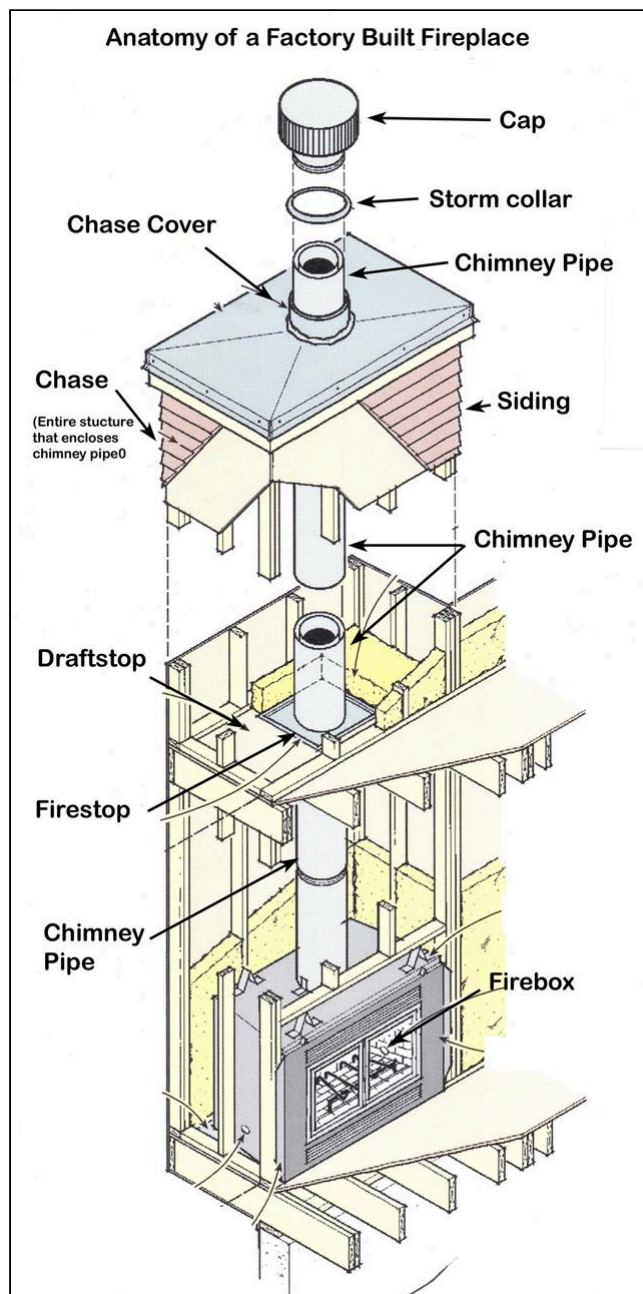
Pre-Fab Chimney Exterior:

Your chimney is wood construction surrounding a metal chimney pipe or stack. The body of the chimney is capped on the top with a galvanized sheet metal cover that surrounds the metal chimney pipe. The chimney pipe is covered with a chimney cap/spark arrestor.

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- **NP: "Not Present"**
- **RR: "Repair, Replace, or Take Note"**

In the remainder of this section you will find detailed comments about areas of concern and items marked RR, NP, or NI.



1.0 Item 1(Picture)

2(A) . 201

		IN	NI	NP	RR
2.0.A	Level of Inspection:	•			
2.1.A	Pre-Fab Fireplace	•			
2.2.A	Stack Interior (Liner)	•			
2.3.A	Firebox	•			
2.4.A	Damper	•			
2.5.A	Glass Doors/Spark Screen	•			
2.6.A	Hearth Extension	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0.A

Level of Inspection:

Level I - As defined by the NFPA:

Readily accessible areas of chimney, structure, and flue; lack of obstruction or combustible deposits in flue; basic appliance installation and connection. It includes readily accessible portions of chimney exterior and interior; accessible portions of appliance and chimney connection. It is an annual inspection as required by Section 13.2; during routine cleaning of chimney flue; upon direct replacement of connected appliance with one of similar type, input rating, and efficiency.

For verification of suitability of the chimney for continued service, under the same conditions and with the same appliance or appliances.

2.1.A

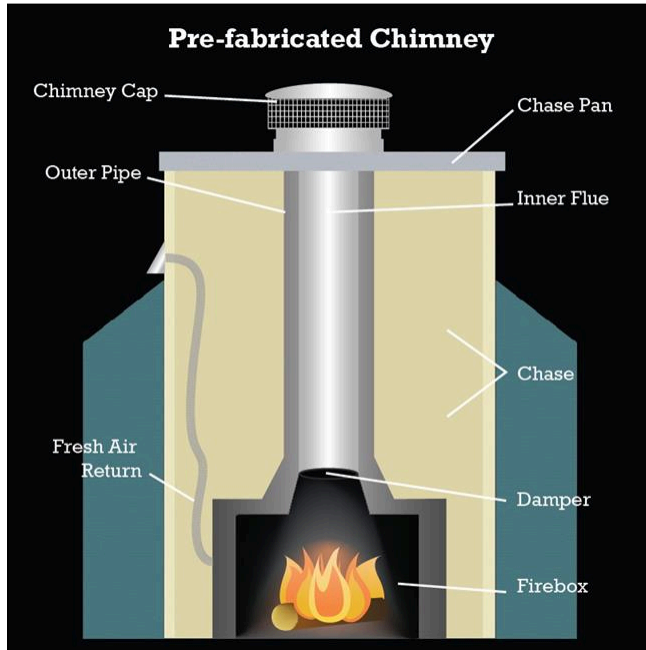
Prefab Fireplace:

A prefab or "zero clearance" fireplace is manufactured in a factory and installed with a metal chimney pipe. The body (or chase) of the chimney is usually wood framing with a metal chase cover and metal chimney cap. The interior of the fireplace is usually insulated with refractory panels with a stamped brick pattern.

The above table contains overall inspection results marked as:

- **IN: "Inspected"**
- **NI: "Not Inspected"**
- **NP: "Not Present"**
- **RR: "Repair, Replace, or Take Note"**

In the remainder of this section you will find detailed comments about areas of concern and items marked RR, NP, or NI.



2.1.A Item 1(Picture)



2.1.A Item 2(Picture)

2(B) . 202

		IN	NI	NP	RR
2.0.B	Level of Inspection:	•			
2.1.B	Pre-Fab Fireplace	•			
2.2.B	Stack Interior (Liner)	•			
2.3.B	Firebox	•			
2.4.B	Damper	•			
2.5.B	Glass Doors/Spark Screen	•			
2.6.B	Hearth Extension	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0.B

Level I - As defined by the NFPA:

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2.1.B

Prefab Fireplace:

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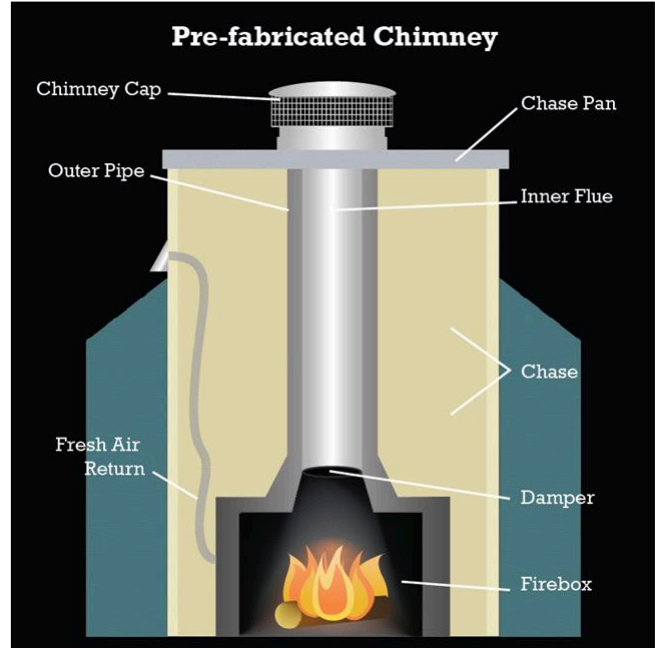
The above table contains overall inspection results marked as:

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2.1.B Item 1(Picture)



2.1.B Item 2(Picture)

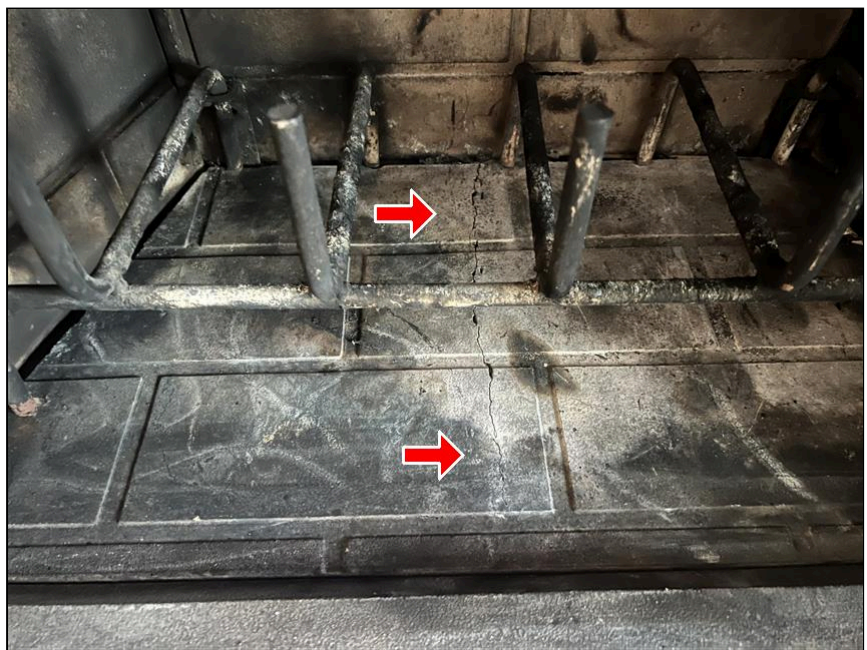
2.3.B

Pre-Fab Firebox Description:

The firebox is the "burn chamber" of your combustion system. It is constructed of a sheet metal backing and finished with insulative refractory panels, or insulative metal panels.

What we found:

The refractory pre-fab floor panel has cracked. These panels are recommended to be replaced once the crack is large enough to fit a nickel in (1/8").



2.3.B Item 1(Picture)

2(C) . 305

		IN	NI	NP	RR
2.0.C	Level of Inspection:	•			
2.1.C	Pre-Fab Fireplace	•			
2.2.C	Stack Interior (Liner)	•			
2.3.C	Firebox	•			•
2.4.C	Damper	•			
2.5.C	Glass Doors/Spark Screen	•			
2.6.C	Hearth Extension	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0.C

Level I - As defined by the NFPA:

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2.1.C

Prefab Fireplace:

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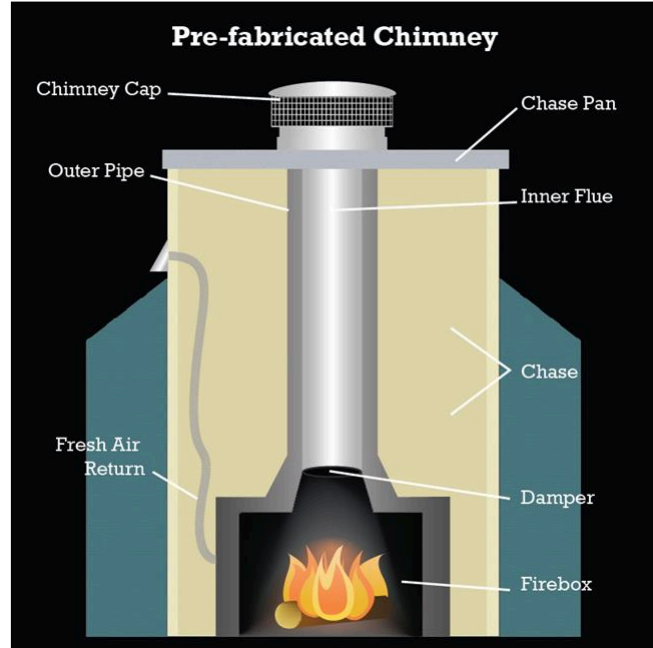
The above table contains overall inspection results marked as:

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- **NI: "Not Inspected"**
- **NP: "Not Present"**
- **RR: "Repair, Replace, or Take Note"**

In the remainder of this section you will find detailed comments about areas of concern and items marked RR, NP, or NI.



2.1.C Item 1(Picture)



2.1.C Item 2(Picture)

2.3.C

Pre-Fab Firebox Description:

The firebox is the "burn chamber" of your combustion system. It is constructed of a sheet metal backing and finished with insulative refractory panels, or insulative metal panels.

What we found:

The refractory pre-fab firebox panel(s) have cracked. These panels need to be intact for the fireplace to operate as intended.

Pre-fab fireplace refractory panels should be replaced with original manufacturer panels or an approved replacement panel.



2.3.C Item 1(Picture)

2(D) . 306

		IN	NI	NP	RR
2.0.D	Level of Inspection:	•			
2.1.D	Pre-Fab Fireplace	•			
2.2.D	Stack Interior (Liner)	•			
2.3.D	Firebox	•			
2.4.D	Damper	•			
2.5.D	Glass Doors/Spark Screen	•			
2.6.D	Hearth Extension	•			
		IN	NI	NP	RR

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Comments:

2.0.D

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2.1.D

Prefab Fireplace:

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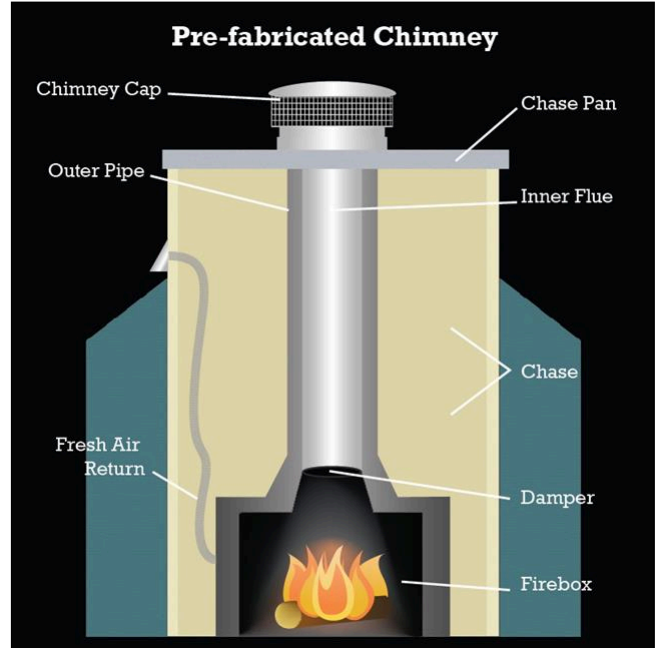
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- **RR: "Repair, Replace, or Take Note"**

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2.1.D Item 1(Picture)



2.1.D Item 2(Picture)

2(E) . 203

		IN	NI	NP	RR
2.0.E	Level of Inspection:	•			
2.1.E	Pre-Fab Fireplace	•			
2.2.E	Stack Interior (Liner)	•			
2.3.E	Firebox	•			
2.4.E	Damper	•			
2.5.E	Glass Doors/Spark Screen	•			
2.6.E	Hearth Extension	•			
		IN	NI	NP	RR

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Comments:

2.0.E

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2.1.E

Prefab Fireplace:

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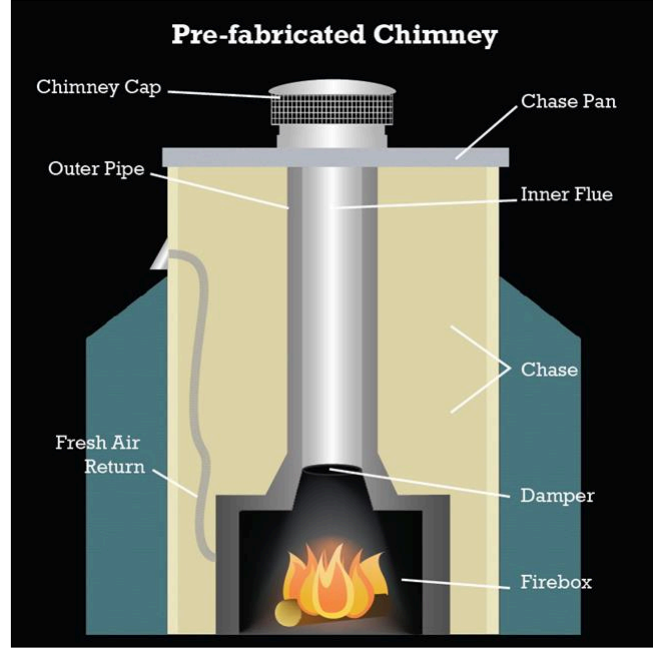
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2.1.E Item 1(Picture)



2.1.E Item 2(Picture)

2(F) . 204

		IN	NI	NP	RR
2.0.F	Level of Inspection:	•			
2.1.F	Pre-Fab Fireplace	•			
2.2.F	Stack Interior (Liner)	•			
2.3.F	Firebox	•			
2.4.F	Damper	•			
2.5.F	Glass Doors/Spark Screen	•			
2.6.F	Hearth Extension	•			
		IN	NI	NP	RR

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Comments:

2.0.F

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2.1.F

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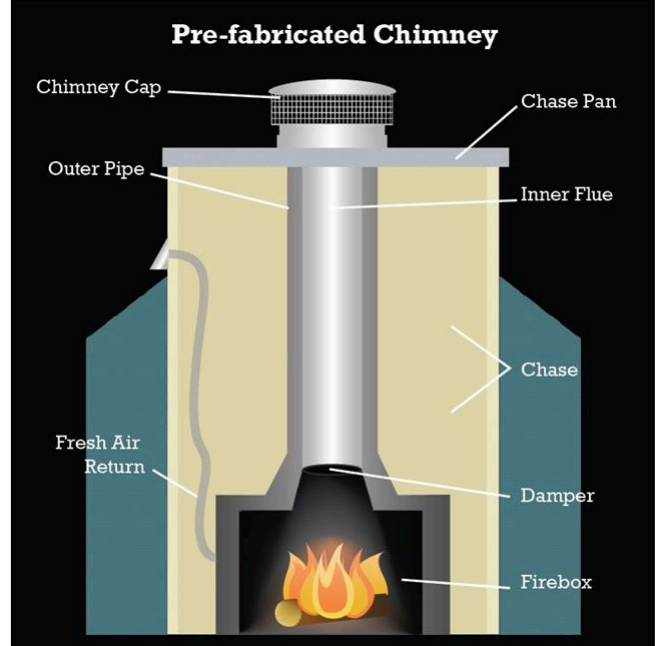
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- **NP: "Not Present"**
- **RR: "Repair, Replace, or Take Note"**

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2.1.F Item 1(Picture)



2.1.F Item 2(Picture)

2(G) . 307

		IN	NI	NP	RR
2.0.G	Level of Inspection:	•			
2.1.G	Pre-Fab Fireplace	•			
2.2.G	Stack Interior (Liner)	•			
2.3.G	Firebox	•			
2.4.G	Damper	•			
2.5.G	Glass Doors/Spark Screen	•			
2.6.G	Hearth Extension	•			
		IN	NI	NP	RR

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Comments:

2.0.G

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2.1.G

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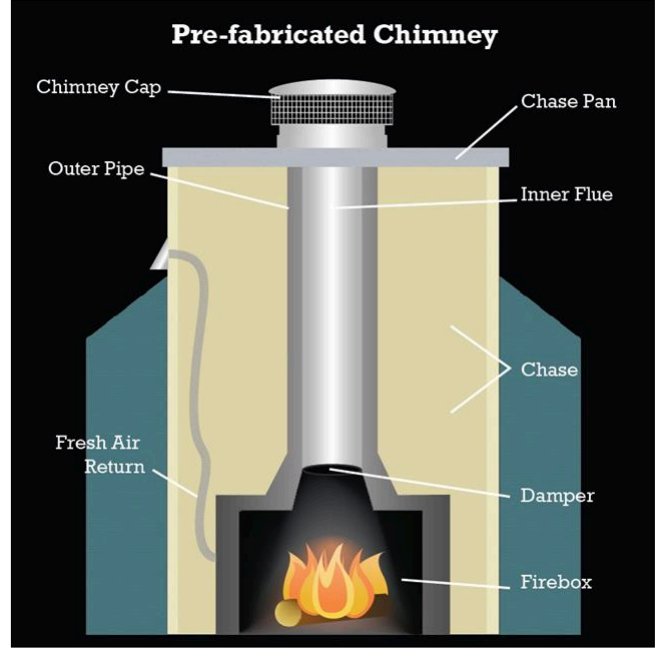
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2.1.G Item 1(Picture)



2.1.G Item 2(Picture)

2(H) . 308

		IN	NI	NP	RR
2.0.H	Level of Inspection:	•			
2.1.H	Pre-Fab Fireplace	•			
2.2.H	Stack Interior (Liner)	•			
2.3.H	Firebox	•			
2.4.H	Damper	•			
2.5.H	Glass Doors/Spark Screen	•			
2.6.H	Hearth Extension	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0.H

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2.1.H

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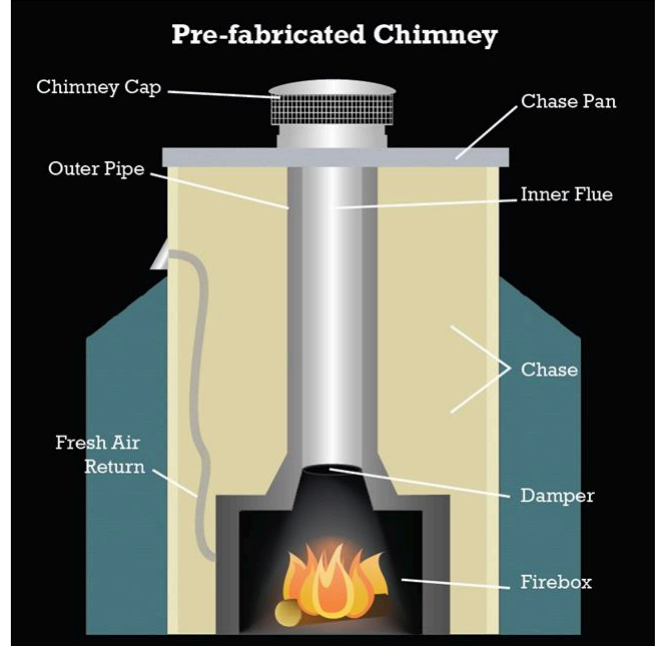
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2.1.H Item 1(Picture)



2.1.H Item 2(Picture)