

*A Division of MP3 Enterprises*

4530 Fairview Road  
Hollister, CA 95023

March 31, 2008

Marcia Stellpflug  
C/O Rachel Hardyck  
BAHL HOMES  
650-224-3247  
Via E-Mail

**Re: Fireplace & Chimney Inspection  
5039 Yorkton Way  
San Jose, CA**

Dear Marcia,

We have inspected the above referenced fireplace and chimney as requested. This is a one-story masonry chimney approximately 50 years old with a painted stucco finish. Our stress test revealed no visible sign of lateral movement of the exterior chimney stack. The lower exterior shoulder area is in good condition with no visible sign of cracking or structural deterioration. The chimney is equipped with a spark arrester/rain cap. The top mortar cap and interior metal flue liners are in good condition with no visible sign of cracking or structural deterioration.

The interior facing and hearth areas are in good condition. There is minor cracking at the interior firebox that should be filled to restore the structural integrity of this area. The damper was serviceable at the time of this inspection. The interior ash dump door needs to be replaced. There is visible creosote in the firebox and throat area of this fireplace. We recommend cleaning this unit to provide a safe burning environment. Although this chimney is structurally sound, we recommend the following corrections before additional use of this fireplace:

At your request we will furnish labor and materials to fill interior firebox cracks (\$125), install new ash dump door (\$75) and clean this chimney (\$95) for total job costs of \$295 (minimum job costs \$185). Please let us know if we can assist you with these repairs. Once these repairs have been completed this fireplace will be safe and serviceable.

Since excessive lateral pressure can create a break in a chimney, no comment can be given as to future occurrences and to the condition of this chimney after subsequent inspections are performed. This inspection report in no way guarantees the present structural strength of this chimney and we assume no liability for the future stability of said chimney. We take no responsibility for the draw of this fireplace. This inspection is limited to all areas above the foundation. Please refer to your home inspector's or

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