ChimCheck

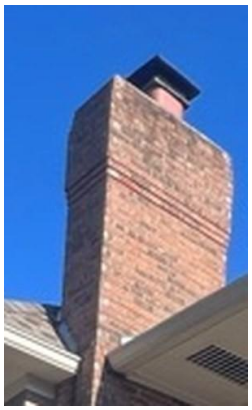
ChimCheck · Serving Greater Kansas City
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Unbiased Level 2 Chimney Inspection Report

Real estate transaction inspection — Inspection only: ChimCheck does not sweep or repair

1234 Main Street, Anytown, KS 66000

Prepared for	Jane Q. Homeowner
Inspection date	October 23, 2026
Inspector	Aiden Finlan, ChimCheck
Report #	RPT-20261023-1234



Result at a glance

Repair / Safety Concern. 5 items need repair before the fireplace is used again.

- 5 Repair / Safety Concern
- 1 Further Evaluation Recommended
- 0 Not inspected / not accessible
- 5 Maintenance

Rating key

S Satisfactory · M Maintenance · R/SC Repair / Safety Concern · FE Further Evaluation Recommended · NP Not present · NI Not inspected / not accessible

Job information

Field	Entry
Report #	RPT-20261023-1234
Prepared for	Jane Q. Homeowner
Property address	1234 Main Street, Anytown, KS 66000
Inspection date	October 23, 2026
Start time	10:00 AM
Ordered by	Buyer
Present at the inspection	Client, Buyer's agent
Weather	Clear, dry, 62 °F; no rain in the prior 24 hours
Occupancy	Occupied; gas and electric service were on.
Property type	Single-family home · Year built (approx.): 1962 · 1.5 stories

Summary of significant findings

Overall: Repair / Safety Concern. 5 items need repair before the fireplace is used again.

#	Flue / location	Component	Finding	Rating	Photo #
1	Flue 1 of 1 — Family room fireplace	Facing, lintel and firebox-to-facing joint	There was an open gap between the firebox and the facing at the side of the fireplace opening. Heat and smoke can get through the gap to framing behind the facing. I recommend a qualified chimney professional seal the gap with a high-temperature material approved for this use before the fireplace is used again.	R/SC	21, 23
2	Flue 1 of 1 — Family room fireplace	Facing, lintel and firebox-to-facing joint	There was an open gap between the damper frame and the lintel (the support over the fireplace opening). Heat and smoke can pass through the gap into the space behind the facing. I recommend a qualified chimney professional seal the gap with high-temperature refractory mortar or sealant before the fireplace is used again.	R/SC	22
3	Flue 1 of 1 — Family room fireplace	Damper (throat or top-sealing)	The damper was out of its track and needs repair so it can be secured fully open. A damper serving gas logs must be fixed open so combustion gases, including carbon monoxide, cannot spill into the home. I recommend a qualified chimney professional repair the damper before the fireplace is used again.	R/SC	26, 27

#	Flue / location	Component	Finding	Rating	Photo #
4	Flue 1 of 1 — Family room fireplace	Gas logs: damper clamp, valve, gas line	The damper at the gas log fireplace was not locked in the open position. A damper serving gas logs must be permanently fixed open so combustion gases, including carbon monoxide, cannot spill into the home. I recommend a qualified fireplace technician install a damper clamp that holds it open before the fireplace is used again.	R/SC	32, 34
5	Flue 1 of 1 — Family room fireplace	Gaps / open mortar joints	There were gaps between the clay flue tiles (missing mortar). These gaps are a fire hazard because heat and combustion gases can escape the flue. I recommend a qualified chimney professional evaluate and repair the liner before the fireplace is used again.	R/SC	37, 38, 39, 40
6	Flue 1 of 1 — Family room fireplace	Gas logs: damper clamp, valve, gas line	There was paper ash in the gas-log fireplace. Gas log sets are not made for burning other fuels; debris can damage the burner and block the flue. I recommend burning only gas in this fireplace and that a qualified fireplace technician clean and service the log set before closing.	FE	33

Recommendations

#	Recommendation	Who	Timing
1	Flue 1 of 1 — Family room fireplace · Facing, lintel and firebox-to-facing joint: I recommend a qualified chimney professional seal the gap with a high-temperature material approved for this use before the fireplace is used again.	Qualified chimney professional	Do not use the fireplace until repaired
2	Flue 1 of 1 — Family room fireplace · Facing, lintel and firebox-to-facing joint: I recommend a qualified chimney professional seal the gap with high-temperature refractory mortar or sealant before the fireplace is used again.	Qualified chimney professional	Do not use the fireplace until repaired
3	Flue 1 of 1 — Family room fireplace · Damper (throat or top-sealing): I recommend a qualified chimney professional repair the damper before the fireplace is used again.	Qualified chimney professional	Do not use the fireplace until repaired
4	Flue 1 of 1 — Family room fireplace · Gas logs: damper clamp, valve, gas line: I recommend a qualified fireplace technician install a damper clamp that holds it open before the fireplace is used again.	Qualified fireplace technician	Do not use the fireplace until repaired
5	Flue 1 of 1 — Family room fireplace · Gaps / open mortar joints: I recommend a qualified chimney professional evaluate and repair the liner before the fireplace is used again.	Qualified chimney professional	Do not use the fireplace until repaired
6	Flue 1 of 1 — Family room fireplace · Gas logs: damper clamp, valve, gas line: I recommend burning only gas in this fireplace and that a qualified fireplace technician clean and service the log set before closing.	Qualified fireplace technician	Before closing
7	Flue 1 of 1 — Family room fireplace · Crown: I recommend a qualified chimney professional seal the crown to prevent moisture intrusion.	Qualified chimney professional	Routine maintenance
8	Flue 1 of 1 — Family room fireplace · Flashing / counter-flashing: I recommend a qualified chimney professional or roofing contractor repair the flashing.	Qualified chimney professional or roofing contractor	Routine maintenance

#	Recommendation	Who	Timing
9	Flue 1 of 1 — Family room fireplace · Flashing / counter-flashing: I recommend a qualified roofing contractor repair or replace the cricket and its flashing.	Qualified roofing contractor	Routine maintenance
10	Flue 1 of 1 — Family room fireplace · Masonry and mortar joints: I recommend a qualified chimney professional or masonry contractor clean the masonry and correct the source of the moisture.	Qualified chimney professional or masonry contractor	Routine maintenance
11	Flue 1 of 1 — Family room fireplace · Soot / deposits: I recommend cleaning by a qualified chimney sweep before regular use resumes.	Qualified chimney sweep	Routine maintenance

Standard recommendations

• Any flue, or part of a flue, that could not be seen or scanned is listed under Limitations at this inspection.

• I recommend working CO and smoke alarms be installed and maintained following the alarm manufacturer's instructions.

• I recommend the chimney and every flue be inspected once a year, as NFPA 211 recommends, and swept as needed by a qualified chimney sweep.

Arrival, safety check and system inventory

Component	Rating	Observations	Photo #
Safety pre-check		No hazards were observed on arrival.	
Occupant / disclosure notes		Chimney history: unknown to the seller. The seller's disclosure was reviewed.	
Flue and roof-termination count (whole house)		Flues inspected: 1; Flue outlets counted on the roof: 1	

System inventory

Flue	Level	Chimney / vent type	Fuel	Appliance	Liner	Photo #
Flue 1 of 1 — Family room fireplace	Main floor	Masonry	Natural gas	Gas logs	Clay tile	3, 4

Flue 1 of 1 — Family room fireplace

Main floor · Masonry · Natural gas · Gas logs · Clay tile

Exterior and roof

Component	Rating	Observations	Photo #
Viewing method		How the chimney top was viewed: Walked roof The top of the chimney, its cap and the roof flashing were clearly seen.	
Crown	M	The masonry crown had minor cracks. I recommend a qualified chimney professional seal the crown to prevent moisture intrusion.	5, 6
Chimney cap	S	The chimney cap was in place and in satisfactory condition.	7
Chase siding / trim / wood near the chimney	S	The siding and trim at the chimney were in satisfactory condition.	
Flashing / counter-flashing	M	Chimney width (up-slope side): 32 in The flashing where the chimney meets the roof was pulled away at the sides of the chimney and where it meets the house wall at the lower roof. Gaps let water into the roof and the chimney structure. I recommend a qualified chimney professional or roofing contractor repair the flashing. The cricket behind the chimney was rusted. I recommend a qualified roofing contractor repair or replace the cricket and its flashing.	8, 9, 10, 11, 12
Masonry and mortar joints	M	Moss, algae or other organic growth was present on the chimney. Growth holds moisture against the masonry, which speeds up mortar and brick deterioration. I recommend a qualified chimney professional or masonry contractor clean the masonry and correct the source of the moisture.	13
Height and clearance (3-2-10)	S	The chimney appeared to meet the general 3-2-10 height rule, and no tree limbs or power lines were too close to it.	14
Moisture / water entry (exterior)	S	No signs of water entry were observed on the outside of the chimney.	
Structure (lean, separation, base)	S	The chimney appeared plumb and attached to the house, with no structural concerns observed.	

Attic, crawlspace and basement

Component	Rating	Observations	Photo #
Chimney in the attic	S	The chimney in the attic was in satisfactory condition, with no water staining or separated sections observed.	15
Clearance to combustibles (all accessible locations)	S	Clearance to the nearest combustible: 2 in; Where measured: Attic, around the chimney Where it could be reached, the chimney had proper clearance to combustible materials, and no charring was observed.	
Firestop / fireblocking	S	Fireblocking was in place at the accessible floor and ceiling penetrations of the chimney.	
Chimney base and cleanout (basement / crawlspace)	S	The chimney base and cleanout door were in satisfactory condition.	16

Interior: firebox, hearth, damper, smoke chamber

Component	Rating	Observations	Photo #
Firebox / firebrick (or refractory panels)	S	The firebrick and mortar joints were in satisfactory condition.	17, 18
Hearth (inner hearth / floor of firebox)	S	The inner hearth was in satisfactory condition, with no gaps or cracks observed.	
Hearth extension	S	Fireplace opening area: 5 sq ft; Hearth extension in front of the opening: 16 in; Hearth extension beyond each side: 12 in The hearth extension appeared to be the proper size and was in satisfactory condition.	
Face, mantel and trim clearance; mantel secure	S	Opening to the nearest combustible mantel or trim: 19 in The mantel and trim appeared to have proper clearance from the fireplace opening, and the mantel was secure.	19
Facing, lintel and firebox-to-facing joint	R/SC	There was an open gap between the firebox and the facing at the side of the fireplace opening. Heat and smoke can get through the gap to framing behind the facing. I recommend a qualified chimney professional seal the gap with a high-temperature material approved for this use before the fireplace is used again. There was an open gap between the damper frame and the lintel (the support over the fireplace opening). Heat and smoke can pass through the gap into the space behind the facing. I recommend a qualified chimney professional seal the gap with high-temperature refractory mortar or sealant before the fireplace is used again.	20, 21, 22, 23
Damper (throat or top-sealing)	R/SC	The damper was out of its track and needs repair so it can be secured fully open. A damper serving gas logs must be fixed open so combustion gases, including carbon monoxide, cannot spill into the home. I recommend a qualified chimney professional repair the damper before the fireplace is used again.	24, 25, 26, 27
Smoke chamber / smoke shelf	S	The smoke chamber walls were in satisfactory condition, with no gaps or voids observed.	28, 29
Glass doors / spark screen	S	The glass doors were in place and in satisfactory condition.	
Gas logs: damper clamp, valve, gas line	R/SC	The damper at the gas log fireplace was not locked in the open position. A damper serving gas logs must be permanently fixed open so combustion gases, including carbon monoxide, cannot spill into the home. I recommend a qualified fireplace technician install a damper clamp that holds it open before the fireplace is used again. There was paper ash in the gas-log fireplace. Gas log sets are not made for burning other fuels; debris can damage the burner and block the flue. I recommend burning only gas in this fireplace and that a qualified fireplace technician clean and service the log set before closing.	30, 31, 32, 33, 34
Ash dump / ash container	S	The ash dump door was in satisfactory condition.	

Camera scan of the flue interior

Component	Rating	Observations	Photo #
Camera scan	S	A camera scan was performed from the top and the bottom; the full length of the flue was scanned, and photos from the scan are included.	35, 36
Liner type and size vs. connected appliance	S	Flue tile size (nominal): 12 x 12 in; Flue shape: Square The flue liner type and size appeared suitable for the connected appliance.	

Component	Rating	Observations	Photo #
Liner cracks / broken tiles	S	No cracked or broken liner sections were observed.	
Gaps / open mortar joints	R/SC	There were gaps between the clay flue tiles (missing mortar). These gaps are a fire hazard because heat and combustion gases can escape the flue. I recommend a qualified chimney professional evaluate and repair the liner before the fireplace is used again.	37, 38, 39, 40
Offsets / alignment	S	The flue liner sections appeared properly aligned.	
Soot / deposits	M	There was buildup in the flue. ChimCheck does not sweep. I recommend cleaning by a qualified chimney sweep before regular use resumes.	41
Obstructions	S	No animals, nests or other obstructions were observed.	
Water entry / staining in flue	S	No signs of water entry were observed inside the flue.	
Other flue defect	S	No other flue defects were observed.	
Overall flue and liner	R/SC	Overall liner condition: Repair / Safety Concern, based on gaps between flue tiles (see Gaps / open mortar joints). Recommended timing: Do not use the fireplace until repaired.	

Wrap-up

Component	Rating	Observations	Photo #
CO alarm present	S	Where observed: Main floor hallway A carbon monoxide alarm was present (presence only; not tested).	
Smoke alarm present	S	Where observed: Main floor hallway and bedrooms Smoke alarms were present (presence only; not tested).	

The property was left as found.

Photos

Property overview

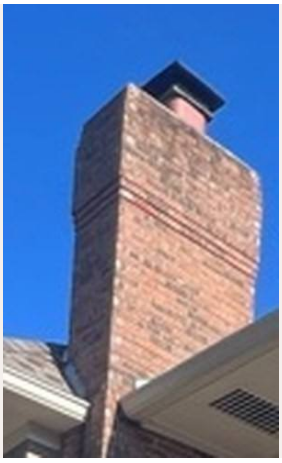
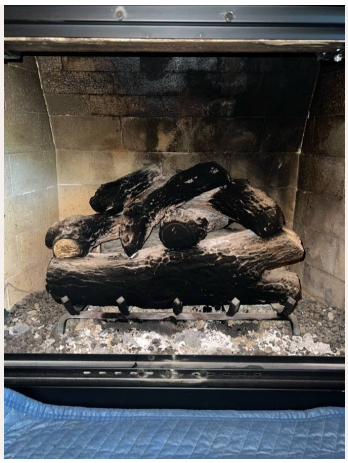


Photo 1 Chimney exterior



Photo 2 Chimney from the lower roof

Flue 1 of 1 — Family room fireplace



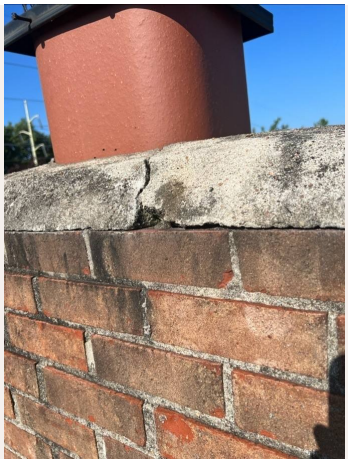
Flue 1 — Photo 3 Connected appliance



Flue 1 — Photo 4 Chimney top



Flue 1 — Photo 5 Chimney crown



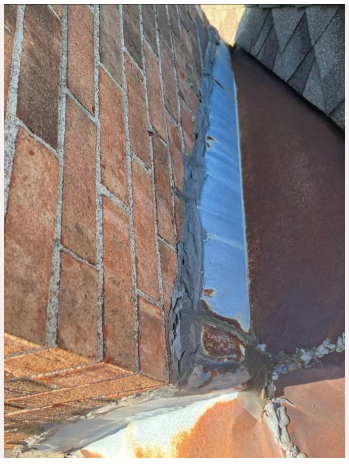
Flue 1 — Photo 6 Close-up: minor crown cracks



Flue 1 — Photo 7 Chimney cap



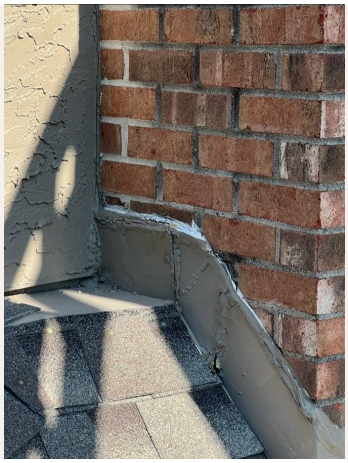
Flue 1 — Photo 8 Flashing around the chimney



Flue 1 — Photo 9 Close-up: flashing gaps



Flue 1 — Photo 10 Close-up: flashing gaps



Flue 1 — Photo 11 Close-up: flashing gaps



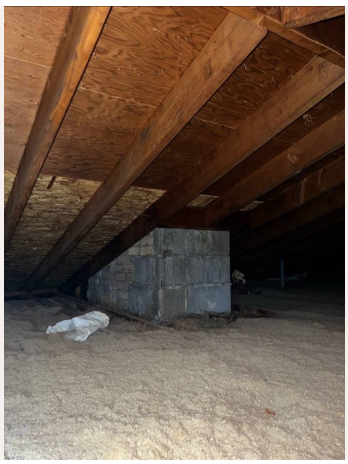
Flue 1 — Photo 12 Close-up: cricket behind the chimney rusted



Flue 1 — Photo 13 Close-up: organic growth on the chimney



Flue 1 — Photo 14 Chimney height above the roof



Flue 1 — Photo 15 Chimney in the attic



Flue 1 — Photo 16 Chimney base



Flue 1 — Photo 17 Fireplace



Flue 1 — Photo 18 Firebox back and side walls



Flue 1 — Photo 19 Measured clearance from the fireplace opening to the mantel and trim



Flue 1 — Photo 20 Facing-to-firebox joint and lintel



Flue 1 — Photo 21 Close-up: gap at the facing



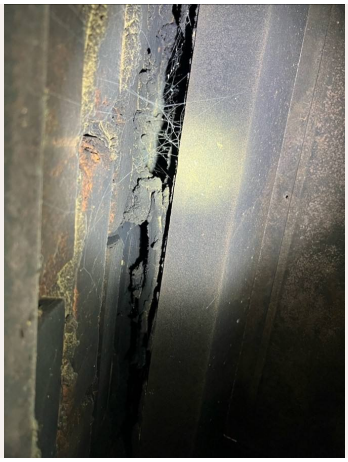
Flue 1 — Photo 22 Close-up: gap at the damper and lintel



Flue 1 — Photo 23 Wider view: gap at the facing



Flue 1 — Photo 24 Damper in the open position



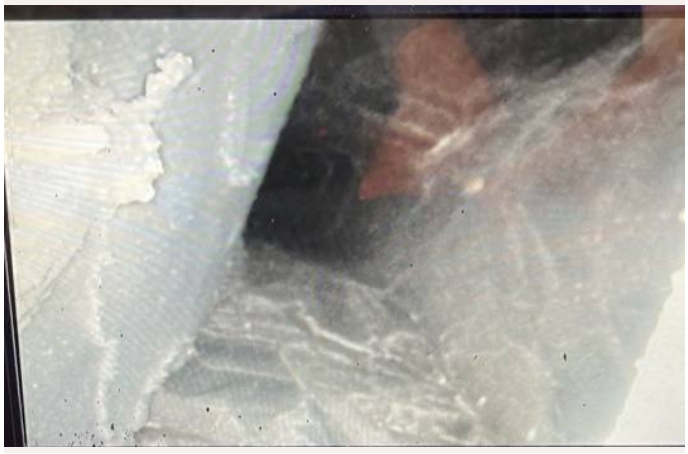
Flue 1 — Photo 25 Damper frame and lintel joint



Flue 1 — Photo 26 Close-up: damper needs repair



Flue 1 — Photo 27 Wider view: damper needs repair



Flue 1 — Photo 28 Smoke chamber, viewed from below



Flue 1 — Photo 29 Smoke chamber walls



Flue 1 — Photo 30 Damper (no clamp installed)



Flue 1 — Photo 31 Gas valve



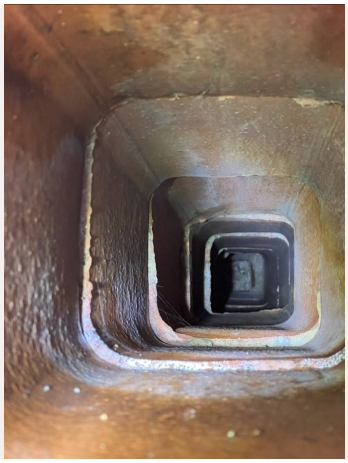
Flue 1 — Photo 32 Close-up: damper not locked open



Flue 1 — Photo 33 Close-up: paper ash in the gas-log fireplace



Flue 1 — Photo 34 Wider view: damper not locked open



Flue 1 — Photo 35 Scope photo: top of the flue



Flue 1 — Photo 36 Scope photo: bottom of the flue



Flue 1 — Photo 37 Scope photo: gaps between flue tiles



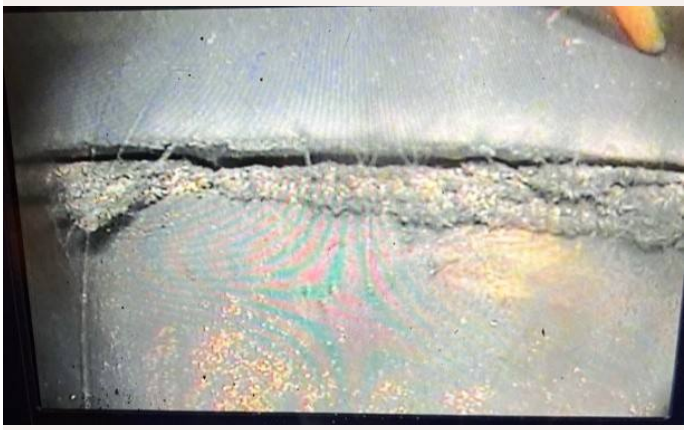
Flue 1 — Photo 38 Scope photo: gaps between flue tiles



Flue 1 — Photo 39 Scope photo: gaps between flue tiles



Flue 1 — Photo 40 Scope photo: gaps between flue tiles, wider view



Flue 1 — Photo 41 Scope photo: buildup in the flue

Scope and Limitations

What this inspection is. This is a Level 2 chimney inspection as described in Chapter 15 of NFPA 211, Standard for Chimneys, Fireplaces, Vents, and Solid Fuel–Burning Appliances (2024 edition), performed for a real estate transaction. NFPA 211 calls for a Level 2 inspection upon the sale or transfer of a property. A Level 2 inspection includes everything in a Level 1 inspection, plus all accessible portions of the chimney exterior and interior, including accessible areas in attics, crawlspaces, and basements, and the accessible portions of the connected appliances and their connection to the chimney.

What I inspected. For each flue serving the home (see the System inventory): the accessible chimney exterior (crown or chase cover, cap, flashing, masonry or chase, and height); the chimney where it can be reached in the attic, crawlspace, and basement; the fireplace, firebox, damper, smoke chamber, hearth, and nearby clearances; stove or insert connectors and the appliance-to-chimney connection; gas and oil appliance vent connectors; and the inside of each flue with a chimney camera (photos from the scan are included in this report). I looked for damage, deterioration, creosote and other combustible deposits, blockages, water entry, signs of a past chimney fire or of operating problems, clearances to combustible materials where they can be seen and measured, and whether the flue liner type and size appear suitable for the connected appliance.

How it was done. The inspection is visual and non-invasive. I reached areas only through existing doors, hatches, cleanouts, and openings, without removing or damaging any permanently attached part of the building, chimney, or appliance. Measurements were taken with a tape where the area could be reached. The roof was walked only when it was safe to do so under ChimCheck's safety rules; otherwise the chimney top was viewed from a ladder, a drone, or a pole camera, as stated in the report.

What is not included. ChimCheck does not sweep, clean, or repair. I do not remove fireplace inserts, stoves, chase panels, or chimney caps that cannot be lifted off without damage. Not included: a Level 3 inspection (concealed areas that can only be reached by removing or opening parts of the building or chimney); lighting, operating, adjusting, or testing appliances, gas piping, valves, or controls; carbon monoxide, combustion, draft, smoke, or pressure testing; confirming permits, code compliance, or product listings beyond labels that are visible; cost estimates; asbestos, mold, lead, or other environmental hazards; and the roof, attic, structure, or systems of the home except where they relate to the chimney. Smoke and CO alarms are noted for presence only, as a courtesy, and are not tested.

Limited or incomplete areas. Areas that were hidden, not accessible, unsafe to reach, or obscured by creosote, debris, stored items, snow, or weather were not inspected, and each one is listed in this report with the reason. If the full Level 2 scope could not be completed for any flue, the Summary of significant findings states which flue, how far the inspection went, and why. Heavy creosote or debris can hide liner damage; in that case I recommend sweeping and a re-scan.

Ratings and timing. S = Satisfactory. M = Maintenance: upkeep recommended to prevent future damage; no deadline. R/SC = Repair / Safety Concern: I recommend the appliance not be used until the item is repaired (for creosote, until the flue is cleaned and re-evaluated). FE = Further Evaluation Recommended: before closing, during the transaction's inspection period, so the client can make decisions with full information. NP = Not present. NI = Not inspected / not accessible: a limitation, listed with the reason; I recommend further evaluation of that area before closing. Each recommendation names the type of qualified professional to use.

No guarantee. This report describes the condition of the visible and accessible components on the date and time of the inspection. It is not a warranty, guarantee, or insurance policy, it is not a code-compliance inspection, and it does not predict future performance or remaining life. Conditions can change after the inspection, including from use, weather, or a chimney fire. The qualified professionals I recommend may find additional conditions once components are cleaned, opened, or repaired.

Limitations at this inspection

None beyond the general limitations above.

Inspector certification

I certify that I personally performed this unbiased Level 2 chimney inspection on the date shown, within the scope described in the Scope and Limitations section of this report, and that this report reflects my observations at that time. I have no financial interest in the property or in the sale, and I have no interest in, and receive no compensation from, any repairs I recommend. My compensation does not depend on the findings of this report.

Field	Entry
Inspector	Aiden Finlan, ChimCheck
Date	October 23, 2026

Signature



Disclaimer

This report was prepared by ChimCheck for the sole use of the client(s) named on the cover in connection with the real estate transaction for the property shown. No other person may rely on it without ChimCheck's written permission, and sharing it with the client's agents, lender, or the other party to the transaction does not create any duty to them. The report reflects only the visible and accessible condition of the chimney, fireplace, and venting system at the time of inspection, within the scope stated in Scope and Limitations. It is not a warranty, guarantee, insurance policy, or certification of code compliance, and it does not cover concealed, latent, or inaccessible conditions, or conditions that arise after the inspection. ChimCheck does not sweep, clean, repair, or sell repair services. The inspection and this report are subject to the pre-inspection agreement signed by the client, including its limitation of liability and dispute-resolution terms. Questions about this report: kcchimcheck@gmail.com · chimcheck.com · (816) 578-0089.

What a Level 2 inspection covers (NFPA 211)

This table lists what NFPA 211 (2024 edition) includes in a Level 2 inspection and where each part appears in this report.

What a Level 2 inspection covers	NFPA 211 section	Where in this report
Where a Level 2 inspection could not be completed, the report says how far it went and why	15.2.6	Summary of significant findings; Limitations at this inspection
Fireplace inserts and stoves: ChimCheck does not remove them, so any area they hide is listed as a limitation	15.3.2.7.1–15.3.2.7.3	Limitations at this inspection
A Level 2 inspection is called for when a property is sold or transferred	15.4.1(3)	Scope and Limitations
All accessible parts of the chimney exterior and interior	15.4.2	Exterior and roof; Attic, crawlspace and basement; Interior: firebox, hearth, damper, smoke chamber
The chimney in accessible attics	15.4.2(1); 15.4.2.2(1)	Attic, crawlspace and basement
The chimney in accessible crawlspaces	15.4.2(1); 15.4.2.2(2)	Attic, crawlspace and basement
The chimney in accessible basements	15.4.2(1); 15.4.2.2(3)	Attic, crawlspace and basement
The accessible parts of the connected appliances and their connection to the chimney	15.4.2(2)	Interior: firebox, hearth, damper, smoke chamber
The chimney exterior that can be readily reached: crown or chase cover, cap, flashing, masonry or chase, and height	15.4.2.1 (with 15.3.2)	Exterior and roof
The readily accessible interior: firebox, hearth, damper and smoke chamber	15.4.2.1 (with 15.3.2)	Interior: firebox, hearth, damper, smoke chamber
Basic appliance installation and its connection to the chimney	15.4.2.1 (with 15.3.2)	Interior: firebox, hearth, damper, smoke chamber
The condition of the chimney structure and flue	15.4.2.1 (with 15.3.2)	Exterior and roof; Camera scan of the flue interior
Blockages and combustible deposits, such as creosote, in the flue	15.4.2.1 (with 15.3.2)	Interior: firebox, hearth, damper, smoke chamber; Camera scan of the flue interior
Areas are reached without removing or damaging permanently attached parts of the building or chimney	15.4.2.2	Scope and Limitations
Every flue and the inside surfaces of its liner, examined with a camera	15.4.2.3	System inventory; Camera scan of the flue interior
Every flue serving the home is listed and scanned	15.4.2.4–15.4.2.5	System inventory; Camera scan of the flue interior
Clearances from the chimney to combustible materials where they can be reached	15.4.2.6	Attic, crawlspace and basement; Interior: firebox, hearth, damper, smoke chamber
Whether the flue liner material and size suit the connected appliances	15.4.2.7	Camera scan of the flue interior
Liner size for wood, pellet and other solid-fuel appliances	15.4.2.7.1	Camera scan of the flue interior
Vent size for gas appliances (NFPA 54)	15.4.2.7.2	Not present at this property
Vent size for oil appliances (NFPA 31)	15.4.2.7.3	Not present at this property