



Chimney Inspection Report

For: Ian Herzog
4 Jib St Apt 13,
Marina del Rey, CA 90292
ian.heartzog@gmail.com

Agent: Dennis Wheeler & Luzette
Contractor: Randy Cruise
() Dennis.Wheeler@camoves.com
ReByLnk@aol.com
Tabpropertyservice@gmail.com

Date: 10/16/2025

The 3 prefabricated all-metal gas and wood burning fireplaces at the property were inspected today.



LIVING ROOM FIREPLACE



The tag identified it as a Majestic brand, model L36A fireplace.

Here is a link to the online Reference Manual:

<https://www.manualslib.com/manual/901117/Majestic-Thulman-L28a.html#manual>

From the top down:



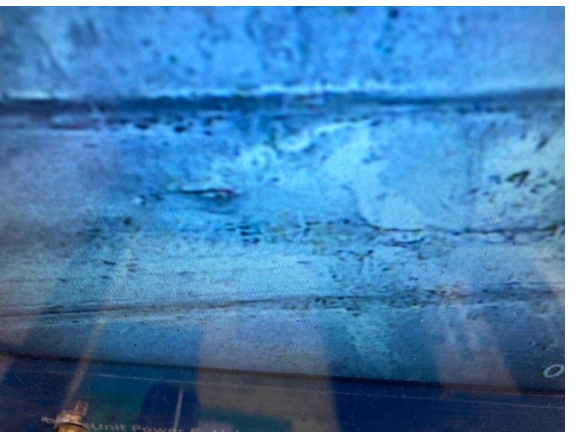
At the top of the chimney, the chase cover is in acceptable condition. There is no gap between the metal chase cover and the stucco chase which is not ideal. A gap is a desirable feature as it allows venting/cooling of the system.

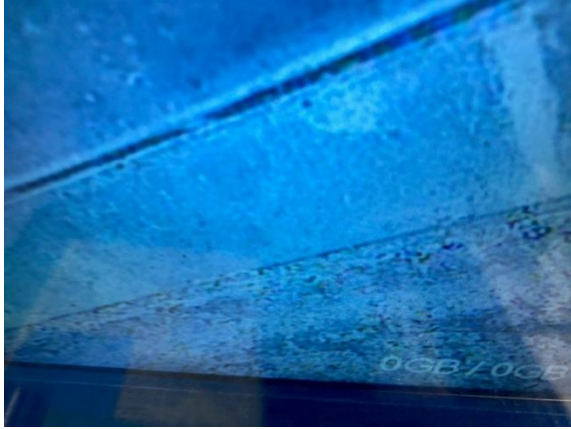


At the top of the chimney, the chimney structure is shared by all the units below Unit #13 and are not identified by unit #. The chimney seems structurally sound. There are no structural anomalies detectable on the exterior surfaces. Prefabricated chimneys are 100 times lighter than their masonry counterparts and are thus less susceptible to earthquake damage.



There is an approved spark arrester cap on top of the chimney. There are gaps between the chimney cap and the flue pipe which could allow debris to fly into the chimney flue. This area should have a mesh installed around it. Also, the storm collar is very rusty and should be replaced.





The video inspection of the interior of the flue shows that all the pipes are well connected to each other.



The metal smoke chamber has areas of rust that should be wire brushed and repainted with high temperature paint to prevent/deter further rust deterioration.



The firebox and panels are in acceptable condition.



There is a gas line into the firebox. The gas valve worked and gas flow through the gas log burner was verified. Gas valves sometimes go bad. At the time of the inspection, this one functioned normally. We do not check for gas leaks. The gas company offers that service for free.



There is a gap around the gas line where it enters the firebox. This should be sealed.



There are gaps at the face seal and peeling paint which should be scraped off and filled with high temperature sealant.



The composition of the hollow facing on both sides of the firebox opening and above the firebox opening is unknown and could be a fire hazard. The facing on both sides of the firebox opening and above the firebox opening should be made of non-flammable material with a 6-inch clearance on both sides and a 12-inch clearance above the firebox opening. Have a qualified chimney technician assess the hollow facing around the firebox to see if it needs to be remediated with non-flammable material with correct clearances from flammable material on both sides of the firebox opening and above the firebox opening.

The damper is missing a clamp to keep it fully open as a precaution against combustion gas emission as per CA code. For safety a clamp should be installed.

Fire screens were not present at the time of the inspection. Fire screens are required when burning wood.

Living Room Fireplace Recommendations:

1. Fill the gap around the gas line where it enters the firebox.
2. Install a clamp on the damper to keep it FULLY open at all times per California code.
3. Seal any gaps in the face seal.
4. Have a qualified chimney technician assess the hollow facing around the firebox to see if it needs to be remediated with non-flammable material with correct clearances from flammable material on both sides of the firebox opening and above the firebox opening.
5. Install fire screens provided by the client.
6. Seal the screw holes in the sides of the firebox or install glass doors and screens that would seal these screw holes.
7. Install mesh around the gap between the chimney cap and the flue pipe on the roof so that no debris can fly into the chimney flue.

These are the recommendations based on my access to different parts of the chimney.



PRIMARY BEDROOM FIREPLACE

The prefabricated all-metal gas and wood burning fireplace at the property was inspected today.

There were no tags to identify the brand and model.

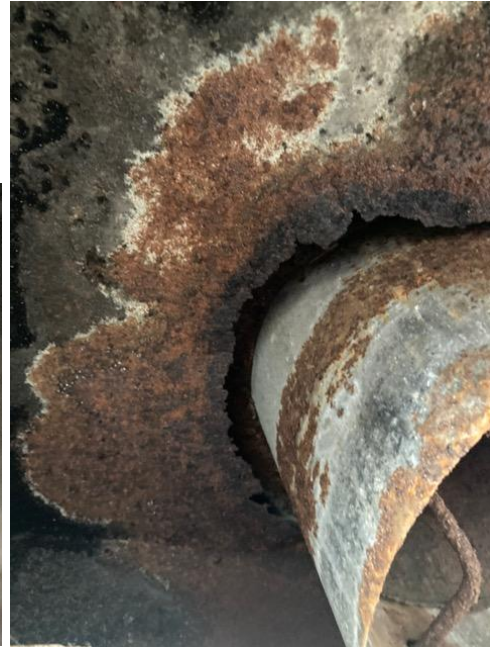
From the top down:



The chimney seems structurally sound. There are no structural anomalies detectable on the exterior surfaces. Prefabricated chimneys are 100 times lighter than their masonry counterparts and are thus less susceptible to earthquake damage.

There is an approved spark arrester cap on top of the chimney. It is missing a storm collar and there is a gap between the chimney cap and the flue pipe which can allow debris to fly into the flue pipe. This area should have a mesh installed around it.





The video inspection of the interior of the flue shows that the flue pipe has disconnected from the smoke chamber and has dropped down below the smoke chamber for more than a foot and the chimney has been compromised due to rust deterioration. It is beyond repair and will need to be replaced with a new chimney system.



The metal smoke chamber is rusted through with numerous gaps and the flue pipe has dropped down past the smoke chamber which has compromised the entire system. The fireplace/chimney system needs to be replaced, and the fireplace cannot be used safely.



The firebox back panel is damaged and should be replaced.



There is a gas line into the firebox. The gas valve turned but gas flow could not be verified due to a clogged line. Also, the gas line is badly rusted and should be replaced. We do not check for gas leaks. The gas company offers that service for free.



There is a gap around the gas line where it enters the firebox. This should be sealed.

The damper is missing a clamp to keep it fully open as a precaution against combustion gas emission as per CA code. For safety a clamp should be installed.



There is no clearance between the bottom of the firebox opening and the bottom facing. This can be a hazard. The composition of the bottom facing is not known. Have a qualified chimney technician assess the hollow facing below the firebox opening to see if it needs to be remediated with non-flammable material and with correct clearances from flammable material below the firebox opening.

Fire screens were not present at the time of the inspection. Fire screens are required when burning wood.

Primary Bedroom Fireplace Recommendations:

1. Remove/seal the damaged 2-story chimney system and replace it with a Bio-ethanol fireplace that does not require an exhaust vent as it burns cleanly.
2. Have a qualified chimney technician assess the hollow facing below the firebox opening to see if it needs to be remediated with non-flammable material and with correct clearances from flammable material below the firebox opening.

These are the recommendations based on my access to different parts of the chimney.



UPPER-LEVEL FIREPLACE

The prefabricated all-metal gas and wood burning fireplace at the property was inspected today.

From the top down:



At the top of the chimney, the chase cover is in acceptable condition. There is no gap between the metal chase cover and the stucco chase which is not ideal. A gap is a desirable feature as it allows venting/cooling of the system.

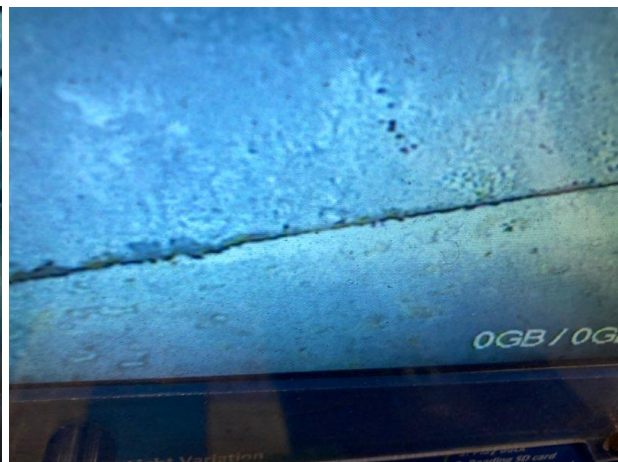


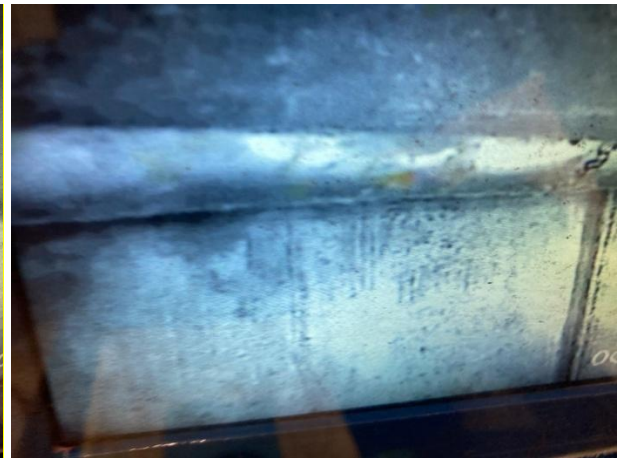
The chimney seems structurally sound. There are no structural anomalies detectable on the exterior surfaces. Prefabricated chimneys are 100 times lighter than their masonry counterparts and are thus less susceptible to earthquake damage.



The chimney is 30 inches or more in width. It has a cricket. (a cricket is a metal saddle that diverts rainwater away from the base of the chimney). When the roof needs an overhaul, ask the roofers to install one as it is their specialty.

There is an approved spark arrester cap on top of the chimney.







Gap and partial disconnection of the flue pipe a few feet from the top.

The video inspection of the interior of the flue shows that the flue pipe below the chimney cap portion of the flue is damaged and partially disconnected and there is a gap, and a partially disconnected flue pipe a few feet up from the bottom of the flue. These are a hazard, and they need to be replaced before being able to safely use the fireplace. The fireplace should not be used until it is replaced with a new system.



The metal smoke chamber has areas of rust that should be wire brushed and repainted with high temperature paint to prevent/deter further rust deterioration.



The firebox and panels are in acceptable condition.



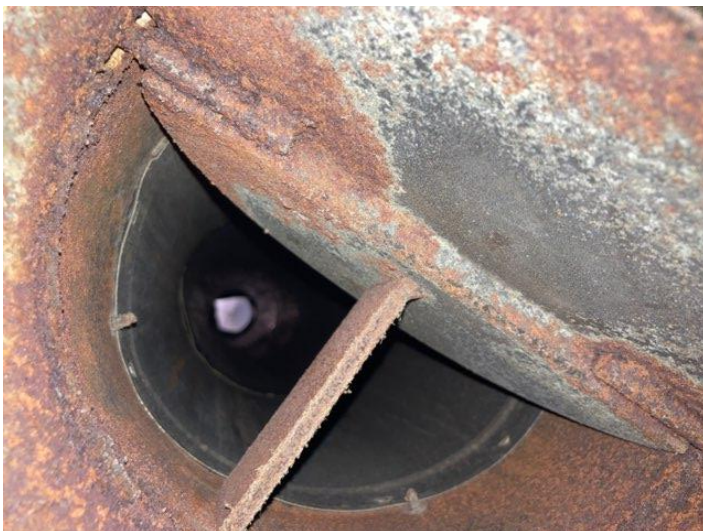
There is a gas line into the firebox. The gas valve worked and gas flow through the gas log burner was verified. Gas valves sometimes go bad. At the time of the inspection, this one functioned normally. We do not check for gas leaks. The gas company offers that service for free.



There is a gap around the gas line where it enters the firebox. This should be sealed.



The face seal area has gaps and rust. The gaps should be sealed with high temperature sealant, and the rust should be wire brushed and painted with high temperature paint.



The damper is missing a clamp to keep it fully open as a precaution against combustion gas emission as per CA code. For safety a clamp should be installed.

Fire screens were not present at the time of the inspection. Fire screens are required when burning wood.

Upper-Level Fireplace Recommendations:

1. Remove/seal the damaged 2-story chimney system and replace it with a Bio-ethanol fireplace that does not require an exhaust vent as it burns cleanly.

These are the recommendations based on my access to different parts of the chimney.

The repairs for the Living Room Fireplace and the replacement of the Primary Bedroom Fireplace and the Upper Level Fireplace/Chimney come to \$12,000-\$14,000.

Two of the three chimneys which have rust or pipe problems need to be replaced. When the pipes are rusted and you try to remove them to repair and reconnect them (when the pipes were found to be disconnected) will result in the pipes breaking.

I recommend that the two fireplaces which have rust/disconnection problems be replaced by BIO-ETHANOL fireplaces. The rust near the beach will rust through a fireplace system in 7-10 years. Replacing it with the same kind of system will not be a lasting fix. Bio-ethanol fireplaces have no metal that is exposed to rust and corrosion. Even Direct Vents gas only fireplace systems have metal and can't survive the ocean salt air for very long.

This does not include the cost of having a qualified chimney technician assess the hollow facing around the Living Room Fireplace and the Primary Bedroom Fireplace to see if it needs to be remediated with non-flammable material and with correct clearances from flammable material below the firebox opening. If yes, have the chimney technician quote the cost of the repair not including materials which should be provided by the client..

The Chimney Technician will give a more accurate quote on the repairs.

The estimate is valid for 6 months from the date of this inspection.

Sincerely,

Boris Levitsky
Cell: (714) 773-2695
LA Chimney Inspectors LLC
boris.lachimneyinspectors@gmail.com

Reviewed and Approved by:

Bartev Topalian
Cell: (818) 429 5293
LA Chimney Inspectors LLC
bart.lachimneyinspectors@gmail.com