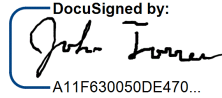




QUOTE - Q13556

JOHN TORRES(SELLER)

4424 Fenwick Way
 North Highlands, 95660
 Tel: 925-326-5140
 Contact: Windy Rodriguez(Agent)

DocuSigned by:

 A11F630050DE470...

6/8/2023 | 7:02 PM PDT

A-1 PROFESSIONAL HOME SERVICES by A-1 Chimney Inc.
 843 N. Market Blvd Ste-A
 Sacramento, CA 95834
 United States
 Tel: (916) 927-4235
 E-mail:
 Dispatch@A1chimneyInc.com

Q13556

Quote is Completed - Pending

QUOTE DETAILS

SCHEDULED	5/26/23, 6:33 PM
Est. DURATION	0h 0m
CURRENT DURATION	0h 28m
CURRENT TRAVEL DURATION	0h 0m
CURRENT PRICE	\$7,692.00

JOB LEAD	CREW
1-Alex C. -Tech-Tu	

QUOTE DESCRIPTION**WORK DETAILS**

NAME	DESCRIPTION	UNIT PRICE	QTY	PRICE
REPORT: Masonry	This is a Level-1 "readily accessible, as-is visual inspection". It's intended as a convenience not as a certification of fire-worthiness/safety. Recommendations may vary. We make no guarantees since weather & customer usage are out of our control.			

ATTACHMENTS

flue joint voids .jpg
[flue joint voids .jpg](#)



flue.jpg
[flue.jpg](#)



smoke chamber.jpg
[smoke chamber.jpg](#)



throat of chimney.jpg
[throat of chimney.jpg](#)



lintel.jpg
[lintel.jpg](#)








firebox cracks .jpg
[firebox cracks .jpg](#)

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QUOTE - Q13556

NAME	DESCRIPTION	UNIT PRICE	QTY	PRICE
 Firebox cracks.jpg Firebox cracks.jpg	 Cap/crown.jpg Cap/crown.jpg	 wood trim connected to chimney .jpg wood trim connected to chimney .jpg		
 roof Setup.jpg roof Setup.jpg	 int Setup.jpg int Setup.jpg			
(# Info) Questions? Schedule Repairs? Tips, Disclaimers & more...	Sections at the end of this Report (after Total Pricing) contain Answers, Instructions, Tips, Disclaimers & more. Please read it ALL and follow closely in order to prevent complications. We thank you for your business, your time and your cooperation.	\$0.00	1	\$0.00
(# X) Recommending DO NOT USE	Certain UNSATISFACTORY items (small or large) appear to pose a Potential Safety Risk and/or Potential Fire Hazard! We recommend to NOT USE this system until such areas are properly repaired. Customer takes on all risk and liability if they use it anyways.	\$0.00	1	\$0.00
Notes:: --				
(*Info*) Condition: UNSATISFACTORY	This Level-1 Inspection shows the following items as currently UNSATISFACTORY at this time due to visible problems/damages. Suggested Repairs & Pricing included. Please review all Notes and our Terms & Conditions.	\$0.00	1	\$0.00
(*Info*) Location: HYBRID	This chimney system is located BOTH internally and externally. The chimney base/back of fireplace is visible and accessible but inside a garage or room. The top of the chimney is more inwards on the roof, closer to the center of the house, not the edge.	\$0.00	1	\$0.00
Notes:: --				
(A) CAP ARRESTOR - [m]: improper // Install New	{PREVENTIVE & FIRE HAZARD}: prevents water, debris & animals from entering the chimney AND restricts sparks from exiting while simultaneously allowing proper ventilation of smoke & soot.	\$299.00	1	\$299.00
Notes:: --				
(B) CROWN: Misc / See Notes	{PREVENTIVE}: solid sloped structure (usually mortar) at the top of the chimney that prevents water leakage behind the brickwork, keeps top bricks	\$899.00	1	\$899.00

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QUOTE - Q13556

NAME	DESCRIPTION	UNIT PRICE	QTY	PRICE
	together & diverts water away.			
Problem:: Combustable material	Solution:: Rebuild	Notes:: * This scope of work can be extensive but can be done. We would have to take off the old cap, and tear out the concrete as well as the wood which is the main issue. After which we take off all of those things, we would install new mortar for the crown as well as a new fitting cap to correct the problem. **As a side note, with us having to tear out essentially the top portion of the chimney area, it is possible that we may uncover more issues underneath the wood and the scope of work can increase as well as the price. **To tear out and rebuild would be the price of (\$899) the price is reflected on the extensive of the work that is needed.		
(C) FLUE TILE: cracks, holes, voids // HeatShield Repair (+power sweep & snot removal)	{POTENTIAL FIRE HAZARD & STRUCTURAL}: supports chimney stack like a spine. Allows smooth ventilation of smoke. Provides an extra barrier between combustibles. Can be terracotta tiles or metal. Need specs, special order tools, power sweep & snot removal.	\$0.00	1	\$0.00
Problem:: --	Solution:: --	Notes:: * flue specs 14 7/8" L 6 1/2" W 10'-12' deep ** Pricing can vary due to setup and access(\$3,500-\$5,500)		
(C) FLUE TILE: snots // remove (may reveal unseen issues requiring additional services/repairs)	{POTENTIAL FIRE HAZARD & SMOKING}: supports chimney stack like a spine. Allows smooth ventilation of smoke. Provides an extra barrier between combustible materials. SNOT removal may reveal other issues which require additional services/repairs.	\$599.00	1	\$599.00
Problem:: --	Solution:: --	Notes:: --		
(F) SMOKE CHAMBER: voids // Parge [remove damper & top of backwall]	{POTENTIAL FIRE HAZARD}: located in the middle of the system just passed the damper, above the shelf & below the flue. All 4 walls should be solid & smooth to allow easy passage & proper ventilation of heat, smoke & soot. NFPA-211: 11.2.1.13	\$2,599.00	1	\$2,599.00
Notes:: --				
(F) SMOKE SHELF: damaged or missing // parge smooth (remove damper & bricks)	{POTENTIAL FIRE HAZARD}: located in the middle of the system just behind the damper & backwall & below the flue & chamber. Should be cleared of soot & debris. Solid and smooth to collect fallen debris but not allow soot passage thru cracks or holes.	\$999.00	1	\$999.00
Problem:: --	Solution:: --	Notes:: --		
(G) LINTEL: voids // Parge [reachable as-is]	{POTENTIAL FIRE HAZARD}: supports bottom front base of the mantel & facing and top front of firebox opening. Helps to direct smoke & soot from the firebox up thru the damper & out.	\$799.00	1	\$799.00
Notes:: --				
(H) DAMPER - [m]: rusted //	{MISC. & PREVENTIVE}: Must be open when	\$999.00	1	\$999.00

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QUOTE - Q13556

NAME	DESCRIPTION	UNIT PRICE	QTY	PRICE
Install New Top Mount (includes new cap)	fireplace is in use. Remains closed at all other times to prevent outside air from entering the house & also prevents inside air from escaping. May also assist in preventing bugs & water from entering.			

Notes:: --

(H) Damper OPEN	We left the Damper OPEN due to 1 or more of the following factors: current usage, active fireplace, no damper to close so the area is open and customer request. If/When the fireplace is used, the Damper must be fully opened by the resident.	\$0.00	1	\$0.00
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Notes:: --

(I) FIREBOX: cracks // [Seal,Patch,Repoint]; > Patch (can be temporary)	{POTENTIAL FIRE HAZARD}: walls around fire, keeping it contained. Risk levels tend to be high due to direct flame. Repair options are typically Seal (caulking), Patch (mortar), Repoint (grind/mortar). Longevity of repair depends on curing process & usage.	\$499.00	1	\$499.00
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Notes:: --

\$7,692.00

Net:	\$7,692.00
Net Labor:	\$0.00
Tax:	\$0.00
Total:	\$7,692.00

JOB TIME LOG

EVENT	DATE & TIME
Active	5/26/23, 6:33 PM
Completed	5/26/23, 7:01 PM

Repair Questions, Approvals & Scheduling

This Process is easily done Online through our Website or by Responding to our Emailed Report. The procedures below are the fastest most efficient method of communication for your Reports & Repairs.

1) QUESTIONS:

- Please **thoroughly read & review all pages & notes** of this report in its entirety since many answers are found within.
- For any unanswered questions you may have, please go to our Website Link:

<http://www.A1ProfessionalHomeServices.com/> click the

“Contact” tab and fill out the brief form.

- You can also call us. General Questions (916-927-4235); Specific Report or Repair Questions (916-561-0781;

Richard)

2) APPROVALS:

A-1 PROFESSIONAL HOME SERVICES by A-1 Chimney Inc.

Tel: (916) 927-4235 E-mail: Dispatch@A1chimneyInc.com

QUOTE - Q13556

- Please Reply to this email with the word "APPROVED" and specify if you are approving ALL -or- PARTIAL repairs.
 - For ALL, please type the words: APPROVED ALL REPAIRS.
 - For PARTIAL, please type the words: APPROVED FOR PARTIAL REPAIRS and also specifically list the repairs you want done ONLY by the letters in front of the specific repair.
 - We then "Review & Process" your report and approval.

3) SCHEDULING:

- All of Step #2 above must be fully completed before we can schedule repairs. Deposits are needed in certain cases before ordering & scheduling.
- Availability: Varies throughout the year due to season, weather, parts on order, scope of work & other factors.
 - Rescheduling: Unsafe weather (extreme heat, heavy rain, high winds, storm conditions...etc) and other factors.
- Cancellations: If possible, please give us 24hr notice when canceling/rescheduling an appointment. Please call our main office.

How To Read Your Report

- Q#: A Bold number located at the top center of the 1st page.
- QUOTE DESCRIPTION: May contain overall notes about your report or it can be blank.
- WORK DETAILS: Where your Inspection Report details begin. Contains all the inspection areas we notated. There are 5 columns (Name, Description, Unit Price, Qty, Price). Each consecutive row underneath each column is for individual inspection items.
 - 1) NAME: Contains the title of the system being reported on and each inspection point name, problem & solution.
 - 2) DESCRIPTION: Specifies that item's category & purpose. This pre-populated section may be general.
 - 3) UNIT PRICE: How much the repair costs for that item.
 - 4) QTY: The Quantity of that inspection item. Sometimes, quantities are identified in the notes.
 - 5) PRICE: Total price for that individual item (automatically calculates the UNIT PRICE x QTY).
- ATTACHMENTS: Picture proof of what we are recommending.
- NOTES: Found just below the pictures and just above the grid of inspection items. Can also be found just below each inspection item.
- TOTAL: Located at the bottom right, it's the combined price for all recommended repairs, NOT including price ranges & Alternative Options that are mentioned in the note sections only.

REPAIR DETAILS:

- We suggest repairing ALL recommended items for a full complete satisfactory system, however, the priority repairs are the "Potential Fire Hazard" & certain "Structural" Categories. These make the system usable and functional.
- "Preventative Maintenance" repairs should also be done to prevent the other repairs from receiving immediate damage right after they have been repaired, however, the system can usually still be used without fixing the preventative items, so long as certain Fire & Structural Risks are fully repaired.
- Any completed repairs are to be paid for on-site on the day of completion. No personal checks nor cash accepted over \$1,000. We do accept cashier's checks and credit cards. If there is remaining work to be done, we still get paid for the completed work of that day. The remaining work is rescheduled and paid for upon its completion on the day of its completion.

INSPECTION CATEGORIES:

- STRUCTURAL: This is NOT an in depth search into the attic or beneath the house. The in depth version requires a Level-2 Inspection which we do not perform at this time. We are simply visually looking for any major, obvious & easily accessible signs of structural damage.
- PREVENTATIVE MAINTENANCE: Mainly applies to exterior areas of the system which contribute to water intrusion & colder temperatures, thus creating leaking problems and damage to the system & surrounding areas.
- POTENTIAL FIRE HAZARDS: Mainly applies to interior areas of the system which contribute to smoking problems, lack of ventilation, excessive debris buildup, heat passage near combustible materials and risks of a chimney or house fire.

REPAIR DISTINCTIONS (weather restrictive):

- INTERIOR: These tend to be the higher priority items. Most interior repairs can be done in almost all weather conditions and year round (with few exceptions).
- EXTERIOR: CANNOT do in the Rain, High Winds, High Heat or other Unsafe Conditions. All Exterior repairs (even some interior ones) MUST be performed in NON-WET conditions. Best scheduled for dry/warm days & months.
- INSERTS: We highly Recommend that Exterior Repairs still be completed even when an insert is installed in order to

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prevent water leakage. Interior issues can be technically physically bypassed when an insert has a properly installed full exhaust flex liner, however, almost all manufactures require internal issues to be fully repaired prior to the install of their Appliance. Exceptions apply only when a customer agrees to a waiver and accepts full risk/liability.

THINGS YOU SHOULD KNOW ...

GUARANTEE / WARRANTY:

- In our industry, there is typically little to no guarantees or warranties since the primary contributing factors are out of our control (customer usage, weather, wear & tear, improper material, misuse of system, insufficient curing, acts of nature, outdated aging system, and other unknowns that could be hidden and/or not accessible or not within our field of work).
EXAMPLES: A properly installed cap can be blown off by high winds. A newly formed perfectly smooth mortar crown can crack with an unexpected change in temperature. Sealants can crack and peel with changing weather and various usage patterns. Water can leak into the house and chimney from a roofing area (which is not our scope of work). Heavy rain with high winds can push water through the cap screen even when all is Satisfactory & Repaired. These are just a few cases to illustrate how we are not liable for things out of our control.
- We do however Guarantee our "Workmanship" within 90 days, only on work performed by us. We strive to do things right the first time but if human error results in something being done incorrectly or we did not complete the work as we stated, we will come back for free to complete what was agreed upon & already paid for.
- Some products may come with manufacturer warranties (which we do not provide ourselves) so the customer is responsible to contact the manufacturers for such. A1 Professional Home Services is not responsible for manufacturer defects or faulty products. If a manufacturer replaces a product (under warranty or not), we still charge for our time, labor & service call.

PRICING:

- Prices (set or ranges) will vary due to safety, access, scope, materials, conditions, season/weather, special requests and other factors.
- SET: Prices are individually based & include parts, labor, install, unless otherwise stated.
- RANGES: Found in the notes or description area when a "set" price cannot be determined due to Variable Factors or Alternative Options being suggested. Ranges are common on larger scopes of repairs, larger products, custom items, needed specs and supply costs. **Ranges do NOT show up in the TOTAL price of the Report - pay attention to the notes.**
- DISCOUNTS: For referrals (family, friends, neighbors), multi-services (chimneys, dryer vents... & more). Other Discounts are available on a case by case basis with Manager's approval. Amount depends on season, scope of work, location and other factors.

PAYMENT:

- All Services and Repairs require payment "ON-SITE" or a Credit Card can be given over the phone in "ADVANCE". Without payment, our technicians CANNOT perform service or repairs. (No personal checks for repair jobs especially over \$1,000).
- Any completed repairs are to be paid for on-site on the day of completion. No personal checks nor cash accepted over \$1,000. We do accept cashier's checks and credit cards. If there is remaining work to be done, we still get paid for the completed work of that day. The remaining work is rescheduled and paid for upon its completion on the day of its completion.
- There are no Billing Options for Non-Real Estate Jobs. Appointments can be canceled or rescheduled due to lack of payment. There are a few "EXCEPTIONS" listed below.
- NON-REAL ESTATE: Payment is ALWAYS required "On-Site" -OR- Credit Card in "Advance". NO BILLING.
- REAL ESTATE: Payment due "On-Site" -OR- Credit Card in "Advance". In **rare cases** we can Bill an Invoice (ONLY for initial service) but the Report is NOT Released until payment is received and confirmed. Repairs have NO BILLING options except Escrow (see details below).
- ESCROW: Does NOT apply to Initial services for cleanings and inspections. Repairs can be booked & billed through Escrow ONLY after we are provided with a copy of the "Disbursement Sheet" that clearly identifies A1 Chimney Inc or A1 Professional Home Services and the correct amount to be paid.
- BILLING INVOICE: NOT available for Non-Real Estate Jobs. Billings Only apply to manager approved jobs for certain Real Estate, Commercial, Large Businesses, Apt. Complexes & Property Management jobs.

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TIPS ...

SMOKING ISSUES:

- **CAUSES:** Dirty system, clogged cap, damper closed or not fully open, outside cold air creating too much down-pressure, wet/moist wood, house is too pressurized thus allowing fans or HVAC system to pull air from the fireplace, chimney too short, too many ashes, grate sits too low or forward and improper design/dimensions. These tend to be the most common causes but there are others.
- **SOLUTIONS:** Full Cleaning & Inspection on a regular basis (usually yearly), fully open the damper before every fire, complete recommended repairs, make sure the wood is stored correctly so it stays 100% dry all the time, pre-heat the flue (see online videos for tips), turn OFF HVAC system and any ceiling fans, "open slightly" a window near the fireplace and/or HVAC large return vent to Depressurize the house, install a smoke guard, extension flue tiles/increase chimney height, regularly clean out ashes and use a lifted grate for better oxygen flow. These tend to be the most common solutions but there are others.

FREQUENCY of SERVICE:

- Yearly Inspections are recommended by the Chimney Safety Institute of America (CSIA) since things can change unexpectedly. Cleanings are recommended as needed (or 1/8" buildup or more), which in our 25+ years of experience generally amounts to every 1--3 yrs. This applies to Chimneys & Dryer Vents.
- All Inserts & Stoves should be cleaned & inspected Yearly (manufacturer recommended).
- Depends on pattern of usage, material used, condition of the system, setup, design, weather & other factors.
- Best Times for Service: March -- August (better pricing, weather and scheduling).

BURN DAYS (Nov--Feb):

SOURCE: Sacramento Metropolitan AIR QUALITY Management District ; **WEBSITE:** www.AirQuality.org ; **APP:** Sacramento Region Air Quality
PHONE: 1-877-NO-BURN-5 (1-877-662-8765) ; **SIGN UP** for Alerts: www.SpareTheAir.com ; **CATEGORIES:** Discouraged, Stage 1, Stage 2

DISCLAIMER

- This Level 1 Inspection Report/Estimate is a Professional Opinion/Recommendation based on "readily accessible" visual evidence at the time of service. It's intended as a convenience not as a certification of fire-worthiness/safety. Level 1 Inspections do NOT require roof access or ladder usage and do NOT require video scanning. We do access & inspect the top when safe to do so and we take digital pictures.
- There are other levels of inspections (Level 2 & Level 3). At this time we do NOT offer these other inspections in their entirety but we do go above & beyond in our Level 1's.
- Level 2 Inspections ("accessible") require the same as Level 1 plus access into the attic and crawl spaces if safe and also a video scan. Level 3 Inspections ("non-accessible") require the same as Level 2 plus the removal of fixed items. Time taken is longer, reports are more comprehensive and price is increased.
- We make no guarantees since customer usage, weather & other variable factors are out of our control.
- Opinions & Recommendations may vary from technician to technician and from company to company depending on training, knowledge, experience, personal preference and company policy (just as in other professions).
- The condition of an inspection item may change (minimally or drastically) over time, even a short period of time, due to weather, customer usage, code/standard changes and other factors.
- Codes & Standards do change at times without notice hence, Company Policy/Procedures are updated & change accordingly. This includes pricing.