

**CHIM CHIMENEE CHIMNEY SERVICE, LTD.  
SUMMIT STOVE & FIREPLACE, LTD.**

619 MAIN STREET SUITE 2A  
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FRISCO, COLORADO 80443  
970-668-2104 FAX 970-668-2098  
CONDITION REPORT LETTER

9-24-2020

Brooktree  
Attn: Lisa  
3060 N Torres Park Dr  
Superior, CO 80027

Dear Lisa,

*Below are the conditions in the wood and gas burning systems at Brooktree inspected on September 24th, 2020, accompanied by explanations of what could happen. Generally, the systems were found to be in good condition with the following exceptions;*

*.Unit A207 is the only wood burning unit observed by Chim Chimenee. It has a wood hearth. Sparks and ash can fall out of the opening and cause a fire. This is also against code. Additionally the couch is way too close and could catch on fire. This fireplace should not be used until these problems are rectified.*

*Unit A201-the emergency gas shutoff valve could not be located. This is a potentially dangerous situation as the gas could not be shut off in an emergency. An emergency shutoff is required by code. NOTE-both Karl of Chim Chimenee and Joe the property manager looked extensively for the shutoff.*

*Unit A103 was shorting out and requires further testing.*

*Unit B208-the emergency shouoff could not be turned due to the fireplace facade blocking the operation. This is a potentially dangerous situation as the gas could not be shut off in an emergency.*

*Unit C214 the system did not shut itself down within the three minute requirement. It was still running after 15 minutes. Valve and pilot assembly need to be replaced. NOTE-the tenant is aware of this situation and will notify the owner. System was left off.*

*Unit D221-the emergency gas shutoff is blocked by the TV stand. This is a potentially dangerous situation as the gas could not be shut off in an emergency. Stand needs to be moved.*

*A Bldg units 103,104,105,107, B Bldg units 208,212,112,D Bldg units 116,118,120 are missing their escutchion keys. This is a potentially dangerous situation as the gas could not be turned of in an emergency.*

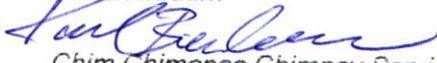
*A Bldg units 201,204,206,102,103,104,105,106,107, B Bldg units 208,210,212,108,109,110,111,C Bldg*

units 302,303,214,215,114,115, D Bldg units 120,218,219 all have "Whiting" on the glass. Glass should be cleaned. Failure to do so and the "Whiting" will permeate the glass. This is a cosmetic issue.

All units with either a wood, gas or pellet burning system should have a smoke detector and a carbon monoxide detector present.

If you have any questions, please do not hesitate to give me a call.

Karl Bierbaum



Chim Chimenee Chimney Service, Ltd.

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