

CHIM CHIMENEY CHIMNEY SERVICE, LTD.
SUMMIT STOVE & FIREPLACE, LTD.
619 MAIN STREET SUITE 2A
PO BOX 4273
FRISCO, COLORADO 80443
970-668-2104 FAX 970-668-2098
CONDITION REPORT LETTER

9-1-2021

Lisa Byther
Brooktree
3060 N Torreys Peak Dr
Superior, CO 80027

Dear Lisa,

Below are the conditions in the gas burning systems at Brooktree inspected on September 1st, 2021 accompanied by explanations of what could happen. In general the units were found to be in good condition with the following exceptions:

Units A101, A104, A105, A107, D116, D118, D217, D220 were missing their escutcheon key. This is a potentially dangerous situation as the gas could not be shut off in an emergency.

Units A201, A205, D221 an emergency shut off could not be located. This is a potentially dangerous situation as the gas could not be shut off in an emergency. This is also against code.

Unit B208 has an emergency shut off that can't be turned off based on it's installation. This is a potentially dangerous situation as the gas could not be shut off in an emergency.

Unit D219 a shelving unit is in the way of the emergency gas shut off. This is a potentially dangerous situation as the gas could not be shut off in an emergency.

Unit C115, C301 the valve is shorting out and requires further work.

Unit A103 someone else appears to be working on the system. Chim Chimeneey did not charge for this unit.

Unit C214 has a bad valve. This was written up in 2020 and has not been fixed. Chim Chimeneey did not charge for this unit.

Unit D121 the gas is shut off at the meter. Chim Chimeneey did not charge for this unit.

All units with wood, gas and pellet burning systems should have smoke detectors and carbon monoxide detectors present in those units. All systems should be inspected annually.

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

Karl Bierbaum

Chim Chimeneey Chimney Service, Ltd.

COPY

Chim Chimenees CS Ltd
Summit Stove & Fireplace Ltd
Box 4273
Frisco, CO 80443

Invoice Number: 15302
Invoice Date: 09/01/21

Telephone: 970-668-2104

Brooktree
C/O AB Financial Grp
Box 6982
Avon, CO 81620

Client Number: BROOKT

P.O. Number: BROOKTREE

Date	Staff#	Code	Service	Type	Rate	U/M	Unit	Amount
09/01/21	STD	0050	Info Work Req By: Lisa Byther					0.00
09/01/21	STD	0536	Gas Safety Inspections		49.00	EACH	19.00	931.00
			A Bldg units 101,102,104,105,106,107,201,202,203,205,206					
			B Bldg units 108,109,110,112,208,209,210,212					
09/01/21	STD	0536	Gas Safety Inspections		49.00	EACH	22.00	1078.00
			C Bldg units 113,114,115,213,215,301,302,303					
			D Bldg units 116,117,118,119,120,122,216,217,218,219,220,221,222,304					
09/01/21	STD	0906	Misc No Access		0.00	EACH	3.00	0.00
			Unit A103-someone else working on it Unit C214-bad valve that hasn't been fixed since last year D121-gas shut off at meter					
09/01/21	STD	0906	Misc No Access		0.00	EACH	4.00	0.00
			Units A204,A207,B111,B211-per mgmt					

Total : 2009.00

PAYMENT IS DUE UPON COMPLETION OF WORK. Please remit with copy of invoice.
All invoices past due 10 days will incur a 1-1/2% per month service charge.

CCCS LTD / SUMMIT STOVE & FIREPLACE LTD. IS NOW SELLING A FULL LINE OF GAS
AND WOOD BURNING PRODUCTS. VISIT OUR SHOWROOM AT 5TH AND MAIN IN FRISCO.
AS ALWAYS WE OFFER YEAR ROUND FULL SERVICE ON ALL GAS & WOOD BURNING PRODUCTS.