

Grady's Chimney Sweep & Service LLC



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Date Feb 23rd 2026

To Jonathan and Winlyn Agulia

From Grady High

Re 132 Cafeto Court Walnut Creek Ca

I cleaned and inspected the masonry chimney at the above mentioned address. The chimney is non-operational and should not be used for wood burning, or with an open flamed gas product like a ceramic gas log set, until the following repairs are completed by a licensed masonry contractor.

Item 1

There is a stainless steel cap on top of the chimney. The cap needs to be removed from the top of the chimney. The screen needs to be removed from inside the flue liner. A spark arrestor needs to be installed on top of the chimney.

Item 2

The cracks on top of the crown wash have been painted. The crown wash area of the chimney needs to be re-mortared.

Item 3

The metal flashing that wraps around the chimney is rusted. (The metal flashing needs to be repaired or replaced by a licensed roofing contractor).

Item 4

The top flue tile is cracked/. Here are voids between some of the flue tiles in the flue liner. The flue liner needs to be repaired or replaced.

Item 5

I could not inspect the lower exterior of the chimney because it is covered with sheetrock.

Item 6

There are voids and cracks in the firebox. The firebox needs to be repaired or re-built.

The structure of the chimney is satisfactory. The damper in the firebox, the screens, and the hearth in front of the firebox are satisfactory.

Call masonry contractor Bob Dias, (925) 680-1161, to get a bid to repair the chimney and to complete the work on the chimney before the chimney is used.

Amount paid for the cleaning and inspection of the masonry chimney 339.00.

Should you have any questions please do not hesitate to call.

Sincerely,

Grady High

Owner

Chimney Inspection Pictures

132 Cafeto Ct, Walnut Creek 94598







