

NFPA Standard 211 suggests that chimneys, fireplaces and vents should be inspected at least once per year for soundness, freedom from deposits and correct clearances. Using this standard as a point of departure and on the advice of our insurer, the trust establishes the following policy:

1. **Wood-burning fire places:**

- a. With the view of preventing fires and for the safety of all residents and guests, a qualified chimney service technician shall inspect, as required, on installation or on modification, and annually, fireplaces and vents whether or not the fireplace is used within the year. **The fireplace, vents and flue shall be cleaned and repaired as needed based on the technician's report.**
- b. Proof of initial inspection, inspection on modification and annual inspection and repair if needed shall to be submitted to Lesley Management by October 30 annually.
- c. The cost of the annual inspection of wood burning fireplaces will be borne by the owner.

2. **All fireplaces except woodburning fireplaces (see above):**

- a. All fireplaces, including gas log fireplaces shall be inspected, as required, on installation or on modification and once every three years by a qualified chimney service technician whether or not the fireplace is used within the three years. **The fireplace vents and flue shall be cleaned and repaired as needed based on the technician's report.**
- b. Proof of a once-in-three-year inspection and repair if needed shall be submitted to Lesley Management by October 30 within the year marking three years from the previous inspection.
- c. The cost of the once-in-three-year inspection will be borne by the owner.

3. Failure to comply by the deadlines mentioned in items 1 and 2 above will result in the trust commissioning the inspection and necessary repairs, the cost of which will be billed to the owner with an additional \$100 convenience fee.

A list of qualified chimney services is available from Lesley Management.