



Billy Sweet Chimney Sweep has been inspecting, sweeping, repairing, lining and building thousands of chimneys over the last 30 years. We are the leader in the chimney industry. We inspect *every* chimney we sweep with a state of the art interior chimney camera. The camera is designed to view the entire interior of the chimney. In the industry, it's considered a Level 2 sweep inspection. Most chimney sweep inspections are Level 1 inspections (where they sweep and then use a flashlight). If your chimney is being inspected without a chimney camera, then, at best, that inspection is merely guesswork. We do not guess when it comes to our inspections. We deliver outstanding results when it comes to sweeping, inspecting, repairing and/or building chimneys and fireplaces. We guarantee all of our work and document *every* job with photos.

Safety and peace of mind for owners, homeowners, oil technicians, plumbers, heating specialists as well as property managers and commercial establishments are our top priorities.

We are *Chimney Safety Institute of America certified chimney sweeps* and *NFI (National Fireplace Institute) certified specialists*. We are *licensed contractors* as well. We are active members of the *National Chimney Sweep Guild*, the *Massachusetts Chimney Sweep Guild*, the *Massachusetts Oil Heat Council*, the *North Shore Oil Heat Association*, the *New England Fuel Institute*, and the *PHCC of MA* (Plumbing, Heating, Cooling Contractors of MA). Billy Sweet, himself, is the vice president of the *Massachusetts Chimney Sweep Guild*.

We also have a fully staffed office that is ready to schedule and respond to any job or emergency. We have plenty of references as well if you need them. We service the North Shore area.



Please visit our website at: www.billysweetchimneysweep.com



AFFORDABLE CHIMNEY SWEEPS
"Chimney Relining & Rebuilding Specialists"
1-888-50-SWEEP
 484 Lowell Street, Suite C-4 Peabody, Ma. 01960
"Where Safety Is Always Affordable"
 www.affordablechimneysweeps.com



Date: December 1, 2010
 Name: Pickman Park Condo Association
 Address:
 City, State: Salem, Ma.
 Phone: Fax:

Affordable Chimney Sweeps Inc. is an established business that has been serving the North Shore since 1997. We have a current valid Home Improvement Contractors License # 153482. We will provide upon your request full Insurance Certificates for Workers Compensation and Property Liability Insurance Certificates at your request prior to working at your home. Many companies claim to have insurance, but we will prove it by putting the certificates in your hand so you and your family can be confident who is working in your home!

Fireplace Chimney Sweep & Level 1 Inspection: Set down drop cloths around the perimeter of the fireplace. Using a 6 hp vacuum for dust control and removing fallen creosote, sweep the firebox, damper and chimney liner system from bottom to top with interconnecting brushes and rod attachments to remove creosote from the inside of the chimney flue. Sweep & Level 1 Inspection \$95.00.

Fireplace Level 1 Inspection: Perform a level 1 inspection of the firebox, damper and chimney liner to properly make sure it is in operable condition. Level 1 Inspection \$65.00. *See Note Disclosure Below*

Dryer Vent Cleaning: Using a rotary brush cleaning system scrub the inside of the full vent run of ducts to remove all flammable lint. \$95.00.

***Note Disclosure-** Sometimes there are offsets/bends inside the chimney system. This makes it impossible to see past them and determine if there are any obstructions or creosote adhering to the liner wall. For your safety, we will recommend that the chimney be properly cleaned to insure that the flue is clear and unobstructed as creosote can re-ignite if it glazes into a 2nd - 3rd stage and potentially ignite into a chimney fire. The level 1 inspection will then change to a fireplace cleaning and a level 1 inspection will follow. That cost would be \$95.00. If you chose not to have it cleaned, then the inspection report will specify such to protect our liability. The \$65.00 Level 1 Inspection fee will be due.

"Freeze Rate Plan:" Affordable Chimney Sweeps appreciates the continued business of our customers at Pickman Park and want to prevent any future safety concerns or hazards by being their chimney sweep for life and properly clean and inspect their fireplaces. Starting now until May 1, 2011 All residents of the Pickman Park Condo Association that use our company in the specified time frame will receive a locked in price as stated above for the next 3 consecutive years providing that the chimney's are swept by us before the 1 year anniversary date for proper safety maintenance. The homeowner can request to be put on our limited time "Freeze Rate Plan" before the technician leaves. In 11 months we will contact you to follow up and schedule your annual cleaning at your convenience. At any time you may choose not to participate in this Special Rate Plan, but it will remove you from our discounted rates available only to you.

Terms of Proposal: We price guarantee the Special Rates in this Work Proposal until May 1, 2011. After this date the price will be our regular Spring rate of \$169.00 for Sweeps and Dryer Vent Cleaning and \$119.00 for Inspections.

Terms of Payment: Payment is due in full on completion day as Cash, Money Order, or Bank Check made out to Affordable Chimney Sweeps. We require 24 hours prior notice to reschedule appointments before we arrive for work in the event that the customer can not be there for the scheduled appointment.

Thank you for your business

Affordable Chimney Sweeps



Inspection Findings

Dryer Vent Wizard did an inspection the Pickman Park in Salem and entered 3 units on March 1st 2011 and the findings were as follows:

A quick external inspection showed that most units vent out the back at ground level. However some units have evidently had their dryer vents upgrade and re-routed out the front over the garage.

Of the 3 units I inspected, two had flexible foil duct running from the dryer out the back with a length of about 25 feet or so. The third had been upgrade to a solid metal duct also running straight out the back with a length of about 16 feet. The airflow measure for the units with the foil duct was quite low at 9-10 mph at the vent cover.

Summary

Units with foil duct

Since 1997 Massachusetts building code has mandated the use of rigid metal duct for dryer venting. However since Pickman Park was built prior to this code, the residents are under no obligation to upgrade to a rigid metal duct. But I mention this because foil is no longer considered safe for dryer venting.

There are several reasons it is not considered safe but the three most important are the fact that the foil collects lint very quickly due to sagging and the ridges in the duct, it is not able fire resistant and will melt if any burning lint gets into it, and it cannot be **safely** cleaned. Regarding cleaning, I emphasize the word **safely** since it is possible to clean but running anything from a brush to an air hose through a foil duct will most likely damage it causing moisture and lint to vent into the structure causing damage and risk of fire. I have attached several documents that note that foil is no longer recommended for dryer venting.

For these reasons, Dryer Vent Wizard recommends that foil duct be replaced with rigid aluminum duct. This is a service we offer and have done in thousands of homes in Massachusetts. Replacing the foil with a rigid duct will make your home much safer; dramatically increase your dryer performance saving up to hundreds of dollars a year in utility bills, and make it safe to clean.



Units with metal duct

Units with metal duct pose no problems from a safety and cleaning perspective. As such Dryer Vent Wizard can clean these ducts with no risk of damage assuming the vents were properly installed.

Process and Pricing

Vent Cleaning

Dryer Vent Wizard will clean the vents from the exterior with an electric-powered rotary brush in combination with the airflow from the dryer. This method of cleaning is the most effective as it scrubs the vent to loosen the lint and the air from the dryer pushes the lint outside. We clean all the way from the vent cover to the back of the dryer – not just a few feet which is important with long vents such as these. We take airflow measurements before and after so you can see firsthand how much improvement there is in the airflow. And we clean up the lint when done.

Inspect each unit, run the dryer, and clean the entire vent between the vent cover up to the back of the dryer, take airflow or backpressure readings to ensure proper airflow \$129

NOTE: It is very important to ensure that no matter what vendor or process is chosen, that there is air flow involved in the cleaning process. Cleaning without airflow could result in clogs in the vent or vent covers clogging with the loosened lint during subsequent usage of the dryer both of which can be a fire hazard. It is also important not to try and clean plastic or foil flexible ducts as they are not safe for use with dryers and are damaged by most cleaning processes.

Vent Replacement

For those units desiring to replace their foil duct with rigid metal, Dryer Vent Wizard would perform the following:

We would remove the foil duct, replace it with aluminum duct that exceeds the Massachusetts building code, all sections of duct would be fastened using foil tape per code, and the vent would be anchored at regular intervals per code. The dryer vent would be tested by running the dryer and taking airflow/backpressure readings.

Pricing for this service is available and would vary on the approach taken.



Discounts

Dryer Vent Wizard offers discounts for any service when multi units get together as a group and schedule appointments on the same day. Since a good deal of our overhead is getting to your location, we can pass along our savings to you when multiple units are serviced during a single visit. Discounts start at 10% and go up based on the number of units serviced per day. Call for further information.

Contact Information

If anyone has any further questions at all or would like to schedule an appointment, please contact me directly at 978-490-5517 and mention "Pickman Park". I look forward to serving you!

Webb Dickson – Owner

Dryer Vent Wizard
Westford & Stoneham



3 North Maple Street Woburn, MA 01801

781-933-7400 fax: 781-933-1222

December 7, 2010

American Properties Team
C/O Pickman Condominium
52 Pickman Road
Salem, Ma. 01970

Subject: Dryer Vent Cleaning

Dear Jen Pappas
Thank you for inviting Pro-Care to bid on the Dryer Vent Cleaning

Below please find our breakdown:

- Clean all dryer vents from outside all vents located on back side of buildings, Fronts and soffits. All 4" vent pipe will be cleaned.
 - Our process consists of using compressed air with the reversed spinning ball method. This allows the process to be completed from the exterior of the building. We will remove all birds nest that are located with in pipes
 - All areas listed above completely cleaned. Equipment set up and removal. Final clean up and disposal of debris.
 - Total 240 dryer vents cleaned
- Breakdown of pricing:**

25-100 units	Price per unit is \$65.00 dollars
101-175 units	Price per unit is \$60.00 dollars
176-240 units	Price per unit is \$50.00 dollars

Thanks again, for allowing Pro-Care the opportunity to bid this project. Please feel free to call me or Paula with any questions at 781-933-7400.

Sincerely,
Doug Van Heest
Pro-Care Inc.