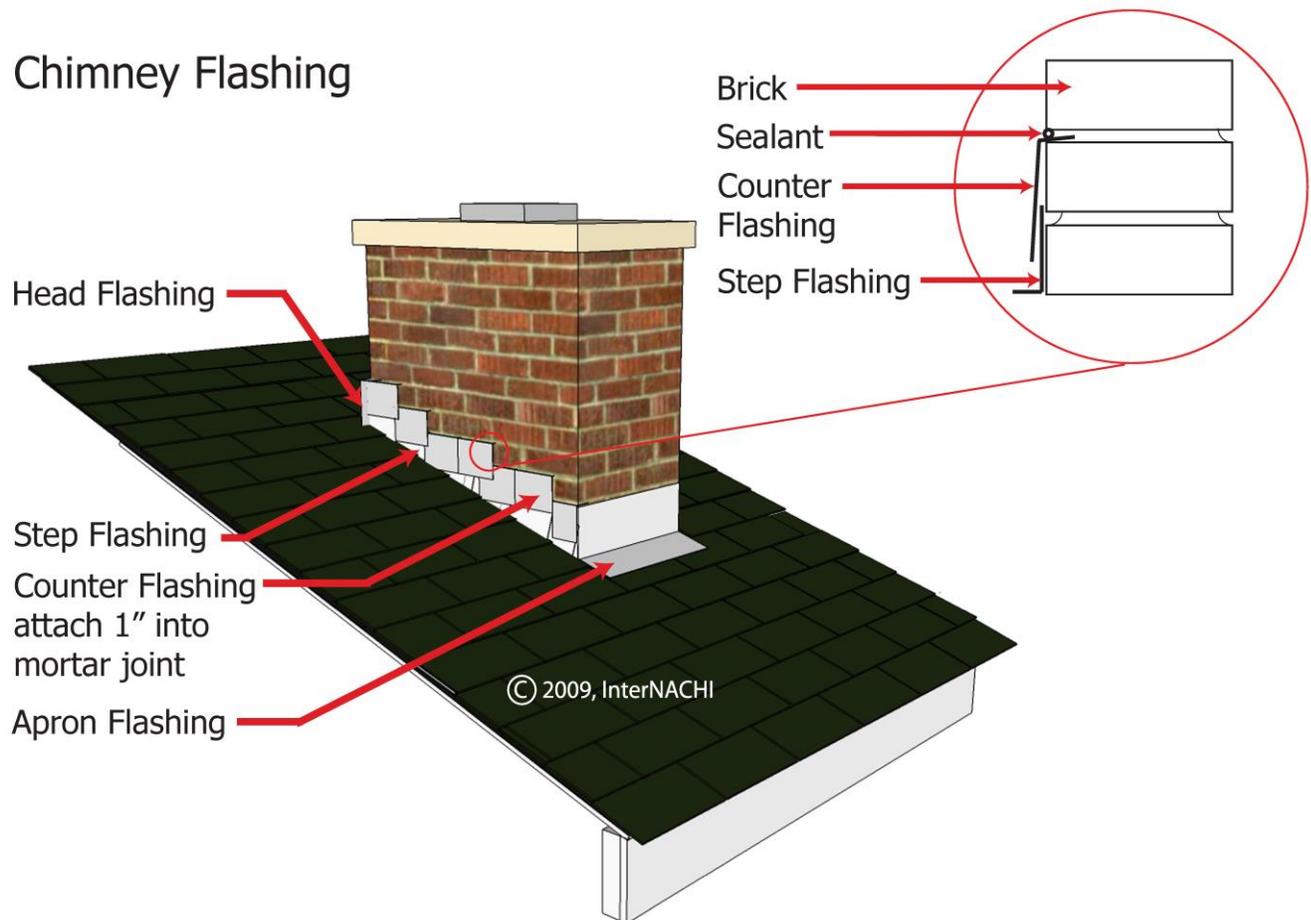


CHIMNEY AND FLUE MAINTENANCE

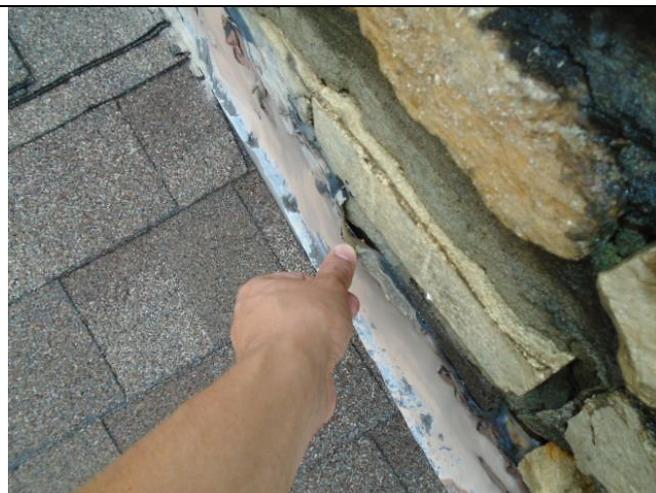
The flashing around a masonry chimney should be properly installed to reduce the potential for water intrusion through failed caulking seams. Chimney flashing failures can lead to expensive repairs because they are often not noticed until water damage has occurred in the living space resulting in saturated attic insulation, drywall damage and potential mold concerns. Chimney flashing should be installed with both step and counterflashing as observed in the photo at below. We recommend installing liners in all masonry chimneys, maintaining the chimney cap/crown and sealing the exterior brick with a penetrating sealer to minimize the potential for spalling in the future.

Chimney Flashing





This photo shows a chimney with the proper flashing installed poorly. Note the counter flashing is not secure against the brick and the top is not sealed in the masonry joint.



Close up of step flashing caulk that has deteriorated causing water penetration into the attic. This caused saturated insulation and interior wall and ceiling damage.



Cracks in chimney caps should be sealed brush on elastomeric sealant for long term protection. This covers the entire chimney cap and provides a waterproof seal.



Some cracks are large enough that you can apply a polyurethane caulking to fill cracks prior to applying the brush on sealant.



A chimney cricket is a 'peak' at the center of the chimney base that diverts water and minimizes the potential for snow accumulation. A cricket, as shown here, is recommended for any span over 30 inches.



We recommend installing chimney covers to prevent pest and moisture intrusion.



Interior view of unlined masonry chimney. We recommend liners for all chimney applications be installed by a licensed professional to ensure the appropriate flue liner material is used for each application.



This photo shows a gas appliance flue discharging into an open masonry chimney; this has a high potential for flue gasses to leak back into the home due to pressure differential and down drafting.



Spalling occurs when brick deteriorate and layers 'flake off' causing damage.



Prevent spalling by spraying on a penetrating masonry/brick sealer. There are several products to choose from.



A chimney liner should always be installed up the full height of a clay/terracotta flue. Some are installed in sections and others are continuous flexible flue liners.



Photo of a relined chimney completed instead of installing a steel liner. This type of repair is completed using a sprayer.