CHIMNEY PROBLEM CHECKLIST

Name: _____

Location: _____

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

According to **The Brick Industry Association**, chimneys require special attention to prevent costly damage, which often results from moisture penetration. Because chimneys project above the roofline, they are completely exposed and highly vulnerable to the elements. Proper design, workmanship, materials, and occasional maintenance of chimney exteriors are critical to the safety and performance of masonry chimney systems. When leaking or water damaged chimneys are encountered, the cause/s must be determined before steps to correct the conditions are undertaken. The following checklist will help determine the methods used to satisfactorily recondition the chimney system. Repairs and/or maintenance may be necessary to insure a safe, long-lasting and properly functioning chimney system.

1. Were suitable materials used for base flashing and counter flashing? Is flashing bent, missing?
❑ Yes ❑ No ❑ Not applicable (NA) to this structure
Specific condition _____

2. Are the flashing's lap joints sealed?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

3. Are there problems up roof from the flashing that cause leaking, i.e., potential leaks from valleys, crickets, improperly flashed vents, gutters or downspouts.
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

4. Are mortar joints well filled? Vertical head joints should receive particular attention as they are often improperly filled during the original construction.
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

5. Have small separations or cracks developed where mortar joins the masonry units?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

6. Were incompatible mortar mixes used that resulted in a poor suction bond, between the unit masonry and mortar?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

7. Are mortar joints too wide, which may be causing leakage? Thinner joints are less likely to cause leakage.
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

8. Are mortar joints water resistant, such as concave or V joints? Flush or raked joints almost always cause leaking or water permeance problems.
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

9. Are mortar joints missing, loose or eroded?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

10. Are there cracks in the brick or spalled bricks?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

11. Are there stains or efflorescence on the chimney? When excessive moisture from either condensation or rain exits the system, the soluble salts or minerals are left on the surface.
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

12. Are there vents in the cavity areas or masonry chases surrounding the liner?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

13. Is there excessive moisture in the flue gasses from an improperly vented or sized appliance?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

14. Are there vines or other excessive plant growth on the masonry? This can be a sign of excessive moisture in the system. Plants such as Ivy can weaken mortar joints.
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

15. Is there excessive darkening or visible moisture present in the masonry for several days after a rainfall?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

16. Are there damp musty odors in the firebox or the basement clean out?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

17. Are there eroded firebrick and/or mortar joints in the firebox?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

18. Are damper casings rusty, moisture in the ash or creosote deposits on the smoke shelf?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

19. Are there any exterior corbels or ledges against mortar joints where water can collect or pond, and subsequently seep into the wall system?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

20. Is the chimney terminated on top with a mortar wash? Mortar washes are the most common and least effective chimney crowns. The top of a masonry chimney warrants close attention to prevent moisture penetration.
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

21. Are there cracks in the crown wash?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

22. Is there an expansion joint or a flexible sealant between the crown and the flue tile?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

23. Is there sufficient slope in the crown?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

24. Does the crown project past the exposed chimney?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

25. Are drips provided on the crown's underside?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

26. Is there a rain cover/flue cap covering the flue?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

27. Are flue tiles cracked or damaged? Are mortar joints between tiles missing?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

28. Are there any cracks in the chimney foundation due to settlement or faulty design?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

29. Is there dampness or moisture rising up the chimney wall by capillary suction from ground water?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

30. Is there sufficient slope or drainage away from the chimney foundation?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

31. When water is applied to the visibly dry masonry, does it disappear or soak into the system within a few seconds?
❑ Yes ❑ No ❑ N/A to this structure
Specific condition _____

Inspected by: _____

Company: _____

Address: _____

Phone: _____

Place business card here and photocopy.