

# Get ahead of chimney repair this season

Woodburning fireplaces or fuel stoves can add warmth and ambiance to a home. These appliances are particularly coveted in the cooler months when people spend more time indoors. Maintenance is necessary in order for fireplaces and stoves to function safely, and that upkeep must include paying close attention to the functionality of the chimney.



Chimneys are designed to last for decades. Cracks and spalling in brick chimneys are common concerns that can cause significant damage if left unchecked.

Chimney maintenance involves more than cleaning the flue. Rather than running the risk of costly repairs, which can cost several thousand dollars, homeowners can take some simple steps to keep their chimneys in tip-top shape. Certain components of chimney maintenance are do-it-yourself tasks, while others may be better left to the professionals.

- Start from the inside and ensure that dampers

are working properly. When using fireplaces and other appliances, dampers need to be open to allow smoke to vent outside; otherwise, smoke will be trapped in the home and could lead to carbon monoxide buildup. Dampers need to be fixed or replaced if they are not operational. Replacement fireplace dampers should be snug and not have any gaps, states Vertical Chimney Care.

- Conduct a visual inspection of the chimney to check for any cracks or spalling. Spalling is the wearing away of masonry due to water, weather and

time. If enough of the material erodes, that erosion can adversely affect the structural integrity of the chimney. Some repairs can be made by patching up cracks or replacing missing bricks. Chimney tuckpointing is the process of repairing mortar.

- Think about waterproofing the chimney to prevent damage. A water sealant applied to the outside of the chimney can prevent moisture from breaking down the masonry.

- Inspect and replace the chimney cap if it is worn out. A chimney cap is a contraption that sits atop the chimney to allow the smoke to vent while also preventing critters and water from going inside the flue, helping to extend the flue life. The chimney cap attaches to the flue liner, so outside dimensions should be taken to ensure the cap is the right size for the chimney.

- Have the chimney swept. Sweeping helps remove the soot and debris that clings to the inside of

the flue, known as creosote. The amount of time the fireplace is used will determine how often the chimney must be cleaned. Generally speaking, the chimney liner needs to be cleaned if it has 1/8-inch or more of soot.

Regular inspection and maintenance can help keep a chimney working safely for decades. For those who do not like working at such an elevation, leave exterior chimney repair to a certified professional.




*Selling your*  
**HOME?**  
ADVERTISE HERE AND  
*Stand Out!*

I CAN HELP • ASHLEY MANN • 304-348-4852

435644



Open Houses Sunday, August 16, 2020

# Open HOUSES



**44 Little Queen Road, Clendenin**  
**\$199,000**  
2:00-4:00 PM


28 plus private acres surround this home. 2 bedrooms, 2 baths with a huge dorm upstairs about 30 minutes from Charleston. Over-sized garage and shed, central air and heat. About one mile from Elk River and new WV Trails and Rails park. ATV trails and hunting on wooded property.



**Peggy White**  
304-395-0619



R. Joseph Miller, Broker  
oldcolony.com




**2702 Lakeview Drive, Saint Albans**  
**\$257,000**  
2:00-4:00 PM

\$5,000 painting allowance w/ acceptable offer! Spacious two-story home on corner lot in River Lake Estates - a safe, family-friendly neighborhood w/ strong sense of community. 5 bedrooms w/ large closets, 2 full & 2 half baths, 2nd-floor laundry chute, large eat-in kitchen w/ granite countertops & brand-new gas range/oven. Walk-up attic & a walk-out basement w/ 2-car garage. Multiple built-ins, elevated rear deck, and 2 wood-burning fireplaces. Ample Storage. Close to schools & pool.



**Sonny Anderson**  
304-415-4458



Josh McGarth - Broker



**194 Conner Dr Unit A, Charleston**  
**\$205,000**  
2:00-4:00 PM

Cute one-level, all brick end unit townhouse conveniently located close to the interstate, downtown Charleston & outdoor recreation (Coonskin Park). This townhouse features 2 bedrooms & 2 full baths & a 1-car garage. Enjoy your morning coffee on the rear patio that features a retractable awning for your comfort. DIRECTIONS: I-79 North to Mink Shoals exit. Left at the bottom of the exit ramp. Travel approximately 1 mile & turn left onto Conner Drive. Look for 194-A on the right.



**Scott Jones**  
304-415-4275



Josh McGarth - Broker

**Like us on Facebook**  
for special offers and local  
Featured Properties



facebook.com/GazetteMailRealEstate

