



BRITO'S CONSTRUCTION SERVICES

219 Heidinger dr

Chimney
Observation & Recommendation

Based on the visible conditions, the brick chimney appears generally plumb and stable with no obvious signs of significant structural displacement. The separation observed between the masonry chimney and the adjacent wood-framed wall assembly is consistent with normal differential movement commonly found in older homes where masonry and wood components expand, contract, and settle at different rates over time.

At this time, a practical and cost-effective solution is to install a new PVC trim cover over the separation, properly seal all transitions with a premium exterior-grade flexible sealant, and restore the area with matching paint. This repair will improve weather resistance, prevent water intrusion, and provide a clean finished appearance while still allowing the joint to accommodate minor future movement.

The repaired area should be visually monitored during routine exterior maintenance. If future inspections reveal a significant increase in separation, masonry cracking, or signs of structural movement, further evaluation may be recommended. Based on the currently visible conditions, no major structural concerns are evident.

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