

Chimney Repair Cost in Dallas: Tuckpointing, Crowns, Caps, and Rebuilds

Dallas-Area Pricing for Every Chimney Job, and What Each
Line Item on the Bid Actually Buys

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Chapter 1: What Chimney Repair Cost in Dallas Really Covers

If you own a home with a brick chimney in the Dallas area, that chimney is the hardest-working piece of masonry on your property. It takes full sun all day, driving rain from every direction, North Texas freeze-thaw cycles every winter, and constant heat cycling from the flue. Everything else on your house gets a break sometimes. The chimney never does.

So when someone asks about chimney repair cost in Dallas, the honest answer starts with a question back: which part of the chimney? Because "chimney repair" isn't one job. It's a family of jobs, and in 2026 they range from about \$160 for a basic fix to \$15,000 or more for a full rebuild. The national data from Angi puts basic chimney repairs at \$160 to \$750, averaging around \$455 — but that average is almost meaningless until you know whether you're buying a cap, a crown, a flashing repair, or a rebuild. The part determines the price. Every time.

Here's the anatomy, top to bottom, because every bid you'll ever get is written in these parts:

The cap sits at the very top, covering the flue opening. It keeps rain, animals, and debris out while letting smoke escape. Usually metal — galvanized or stainless steel.

The crown is the concrete slab just under the cap, spanning the top of the chimney. It sheds water away from the flue and the brickwork below. When people say "chimney cap" they often mean the crown, and vice versa — a good bid will specify which one it's talking about.

The flue and liner run down the middle — the channel that carries smoke and gases out. Clay tile liners crack with age and heat. Stainless liners are the modern replacement.

The brickwork is the stack itself — the visible column of brick and mortar taking the weather beating.

The flashing is where the chimney meets the roof — bent metal that seals the joint between two things that move differently. This is the number-one leak location on most chimneys.

The chase applies to prefab and framed chimneys (common on newer Dallas homes): a wood-framed box, often sided, with a metal chase cover on top instead of a masonry crown.

Six parts, six different price tags, six different failure modes. The rest of this book prices each one, Dallas-style — because a chimney in Dallas fails differently than a chimney in Chicago, and the bids reflect it.

Chapter 2: The 2026 Price Menu — Every Chimney Job on One Page

Before we go deep on each repair, here's the full menu with 2026 numbers. National figures come from the big cost databases (Angi, HomeGuide); Texas notes come from DFW and Fort Worth contractor reporting.

| Repair | 2026 National Range | Notes |

| ---|---|---|

| Basic chimney repairs | \$160–\$750 (avg ~\$455) | Minor masonry, small fixes |

| Chimney tuckpointing / repointing | \$500–\$2,500 (avg ~\$1,200) | \$20–\$50 per row |

| Chimney crown repair | \$100–\$3,000 (avg ~\$1,550) | Minor \$200–\$700; full replacement \$1,000–\$3,000 |

| Chimney cap replacement | \$200–\$850 | Cap repair \$100–\$800 |

| Chimney flashing repair | \$300–\$1,800 | Minor resealing costs less |

| Brick replacement on chimney | \$350–\$1,000 | \$10–\$20 per sq ft |

| Chimney liner replacement | \$1,500–\$7,000 (avg ~\$2,500) |
Flue tile repair \$65–\$100 per sq ft |

| Partial chimney rebuild | \$1,000–\$5,000+ | Above the roofline |

| Full chimney rebuild / replacement | \$4,000–\$15,000 |
Leaning chimney repair \$2,000–\$4,000 |

| Chimney inspection | \$80–\$200+ | Annual recommended |

| Chimney cleaning / sweeping | \$130–\$380 | Creosote and debris |

| Sealing and waterproofing | \$150–\$820+ | Breathable products only |

Where Dallas lands. If you typed "chimney repair cost Dallas" into a search bar hoping for one number, this table is why you didn't get one. There is no one number — there's a menu, and your chimney orders from it based on which part failed. DFW contractor reporting puts chimney work at \$400 to \$10,000 or more per project, with minor tuckpointing or flashing at \$500 to \$1,500, partial rebuilds above the roofline

at \$1,500 to \$5,000 or more, and full rebuilds at \$5,000 to \$15,000 or more. Dallas runs at or slightly above the national middle — strong demand, skilled-labor shortage in the masonry trades, and the access reality of two-story homes with steep roof pitches. A chimney bid in Dallas is almost never just the repair; it's the repair plus getting a mason safely up to the hardest spot on your house.

Now let's take each line item apart and talk about what it actually buys.

Chapter 3: Tuckpointing the Chimney — The Most Common Chimney Job

More chimney bids in Dallas are written for tuckpointing than for anything else, for the same reason the chimney fails first: it's the most exposed masonry on the house. The mortar joints on a chimney take the full cycle — blazing sun, driving rain, winter freeze-thaw, flue heat — and they give up years before the mortar on your walls does. When the joints go, water gets in, and water in a chimney is how a \$1,200 repoint becomes a \$5,000 rebuild.

The numbers. When Dallas homeowners ask about chimney tuckpointing cost, this is the job they usually mean: \$500 to \$2,500 in 2026, averaging around \$1,200 nationally. Some contractors price it at \$20 to \$50 per row of brick. In the Dallas market, expect the upper half of that range to be normal — chimney work is high work, and high work carries access costs that ground-level wall work doesn't.

Why chimney tuckpointing costs more per foot than wall tuckpointing. Three reasons. First, access: the mason is working off scaffolding or a roof setup, sometimes on a steep

pitch, and every minute up there costs more than a minute at ground level. Second, the joints are smaller targets — chimney brickwork is fiddly, and ornate corbelling near the top has to be hand-worked. Third, the stakes: a bad repoint on a garden wall is ugly. A bad repoint on a chimney is a leak path into your attic.

What the line item buys. A proper chimney tuckpointing bid should specify: the square footage or number of rows being cut, the depth of cut, the mortar type and how it's being matched, and the access plan. On a chimney, mortar matching matters more than on a wall — the chimney is the most visible masonry on the house, and mismatched joints scream from the street. And the mortar rule from my other books applies double here: never harder than the brick. A chimney with hard Portland mortar smeared against old brick will spall those brick faces within a few years, and then you're buying brick replacement on top of the repoint.

The inspection that comes free with the job. When the mason is up on your chimney with his tools out, have him look at the crown and the flashing while he's there. The incremental cost is nothing — he's already up there — and catching a cracked crown early is the difference between a

\$150 tube of crown sealant and a \$1,500 crown rebuild. I tell every Dallas homeowner this, and I'll keep telling it: the most valuable part of a tuckpointing job is the ten minutes the mason spends looking at everything else. A contractor who volunteers that inspection is a keeper. One who charges extra for "looking around while I'm up there" is telling you who he is.

Chapter 4: The Crown — The Cheapest Protection on the Chimney

The crown is a concrete slab, three or four inches thick, spanning the top of your chimney under the cap. Its whole job is to shed water away from the flue and the brickwork. It's the single cheapest piece of protection on a masonry chimney — and the most neglected, because nobody sees it from the ground.

The numbers. The chimney crown repair cost picture for 2026: \$100 to \$3,000, with most homeowners paying around \$1,550 according to Angi's 2026 data. The range is wide because "crown repair" covers three very different jobs:

- **Sealing hairline cracks:** \$150 to \$550. A brush-grade crown sealant over a structurally sound crown with surface cracks. This is maintenance, not repair, and it's the best money in chimney care.
- **Repairing a damaged crown:** \$350 to \$2,300 for crack repair, resurfacing, and patching — for crowns that are deteriorated but still structurally sound.
- **Full crown replacement:** \$1,000 to \$3,000. The old

crown comes off (or gets demolished) and a new one is formed and poured, properly sloped, with a drip edge that kicks water clear of the brick below.

Repair versus rebuild: how to tell. Hairline cracks on an otherwise solid crown — seal it. Large cracks, missing chunks, a crown lifting off the brick, or no drip edge at all — rebuild it. Patching a structurally failed crown buys a little time and not much else. Some chimney companies price crown work by formula — the crown's length times its width plus a base fee — because a crown on a small single-flue chimney and one on a wide multi-flue stack are very different jobs. Whatever the pricing method, the bid should say whether it's a repair or a rebuild, and why.

What the line item buys. A proper crown rebuild isn't just a new slab of concrete. It's a crown sloped to shed water, with a minimum one-inch overhang past the brick face, a drip edge underneath that breaks the water's path so it falls clear instead of running down the brick, and an expansion joint where it meets the flue so the two can move independently. A flat crown with no overhang is just a future repair with a fresh date stamp. When you read a crown bid, look for the words "slope," "overhang," and "drip edge." If they're missing,

ask. If the answer is vague, the crown will be too.

The Dallas angle. North Texas freeze-thaw is what kills crowns here. Water gets into a hairline crack in November, freezes in January, expands, and by March the hairline is a highway. Dallas doesn't get Minnesota winters, but it gets enough freeze cycles to destroy a neglected crown in a few seasons. A \$150 sealing every few years beats a \$1,500 rebuild every time. This is the cheapest insurance in the whole chimney.

Chapter 5: Caps — The Lid That Keeps Everything Out

The chimney cap is the metal lid at the very top, covering the flue opening. It keeps rain out of the flue, keeps animals and debris out, and usually includes a spark-arresting screen. It's a simple part with an outsized job: an uncapped flue is an open pipe into your house for every rainstorm.

The numbers. Replacing a chimney cap costs \$200 to \$850 for the unit and installation in 2026. Repairing an existing cap runs \$100 to \$800 depending on size and material. The spread is mostly material and size: a basic galvanized cap on a single flue is the low end; a large stainless steel cap with screening on a multi-flue chimney is the high end.

What the line item buys. Not all caps are equal. Galvanized steel caps are cheaper and will rust out in Texas weather within years — buying the cheap cap twice costs more than buying the stainless cap once. Stainless steel costs more upfront and lasts decades. Copper is the premium option — beautiful, permanent, and priced like it. The bid should name the material and the gauge. "New chimney cap" without a

material is a coin flip you'll lose.

The animal question. In Dallas, an uncapped or damaged-cap chimney is an invitation to raccoons, squirrels, and birds — chimney swifts love an open flue. Animal removal plus cap installation is a common combined job, and it's always cheaper than animal removal plus the damage the animals did while they were living in there. If you hear scratching from the fireplace in spring, the cap conversation just became urgent.

Prefab chimneys and chase covers. A lot of newer Dallas homes don't have masonry crowns — they have framed chases (wood boxes, often sided) with a metal chase cover on top. Chase covers rust out, especially the cheap galvanized ones builders install. A stainless chase cover replacement is the permanent fix. If your "chimney" is a sided box, your crown chapter is really a chase-cover chapter — same job (keep water off the top), different part, similar money.

Chapter 6: Flashing — Where the Chimney Meets the Roof

Flashing is the bent metal that seals the joint where the chimney passes through the roof. It's the number-one leak location on most chimneys, and it's the repair most often done wrong — because it sits exactly on the border between the roofer's trade and the mason's trade, and each one assumes the other handled it.

The numbers. Chimney flashing repair runs \$300 to \$1,800 in 2026. Minor resealing — fresh sealant on flashing that's fundamentally sound — costs less and sits at the bottom of the range. Full flashing replacement, with new step flashing woven into the shingles and new counter-flashing set into the chimney mortar joints, sits at the top.

What the line item buys. Proper chimney flashing is two parts working together. Step flashing is L-shaped metal woven into each shingle course up the sides of the chimney — the roofer's part. Counter-flashing is metal set into a reglet (a groove cut into the chimney's mortar joints) and folded down over the step flashing — the mason's part. Water

running down the roof hits the step flashing, which kicks it out; water running down the chimney hits the counter-flashing, which kicks it over the step flashing. It's a system, and it only works as a system.

How flashing fails in Dallas. Two ways, both common here. First, hail. Dallas gets real hail, and hail dents and loosens flashing — a 2024 hailstorm is still causing chimney leaks in 2026 because nobody looked at the flashing after the roof got replaced. (If your roof was replaced after hail and the chimney flashing wasn't, that's your leak until proven otherwise.) Second, sealant-only "repairs." A tube of roofing tar smeared where the chimney meets the roof is not flashing repair — it's a bandage with a one-season lifespan. Proper flashing replacement means cutting into the mortar joints and setting real counter-flashing. If a bid says "reseal flashing" and nothing else, ask how long the sealant lasts and what's underneath it.

Roofer or mason? The honest answer: whoever does it needs to understand both sides of the joint. A roofer who doesn't cut reglets properly leaves you with surface-mounted flashing that peels. A mason who doesn't understand shingle coursing leaves you with step flashing that channels water under the

shingles. When I get asked who should do chimney flashing in Dallas, my answer is: the one who'll put both the step flashing and the counter-flashing in writing on the same bid. If the bid splits responsibility, the leak will live in the split.

Chapter 7: The Flue Liner — The Part You Can't See

Down the middle of your chimney runs the flue — the channel carrying smoke, heat, and combustion gases out of your house. In most Texas masonry chimneys it's lined with clay tiles. Clay liners crack with age, heat cycling, and chimney fires (most of which burn slowly and invisibly — homeowners often don't know they've had one). A cracked liner is a safety issue, not a cosmetic one: heat and gases escaping through liner cracks can reach the wood framing around the chimney.

The numbers. Chimney liner replacement runs \$1,500 to \$7,000 in 2026, averaging around \$2,500. Flue tile spot repair runs \$65 to \$100 per square foot. The range depends on the liner type and the chimney's height and condition: a straightforward stainless steel liner dropped down a sound chimney is the low end; rebuilding flue tiles or dealing with offsets and damage is the high end.

What the line item buys. The modern standard is a stainless steel liner — rigid or flexible — sized to the appliance it

serves, insulated where code and safety require. A liner bid should specify: the liner material and diameter, whether insulation is included, and how the connection is made at the top (a proper top plate and cap) and bottom (sealed to the firebox or appliance). "New liner" without a diameter is like "new tires" without a size — the number matters.

When it matters for your wallet. Here's the practical part: liner work is often discovered during other chimney work. The mason is up there for tuckpointing, runs a camera down the flue (a \$80–\$200 inspection), and finds cracked tiles. Now your \$1,200 tuckpointing job has a \$2,500 companion. This isn't upselling — it's the chimney telling the truth once someone looks. The defense is the annual inspection: a camera down the flue every year or two catches liner damage while it's still a spot repair instead of a full replacement. And if you ever have a chimney fire — even a suspected one — the liner gets inspected before the fireplace gets used again. No exceptions. That's not a cost question, it's a house-fire question.

Chapter 8: Partial Rebuilds — The Above-the-Roofline Decision

There's a line on every chimney where repair stops and rebuilding starts. It's usually at the roofline. Everything above the roof takes the worst weather with zero shelter, and when the brick and mortar up there are deteriorated past what repointing can fix — spalled brick through the courses, shifted or leaning stack, mortar that's powder all the way through — the honest answer is to take it down to sound masonry and rebuild it.

The numbers. A partial chimney rebuild — typically from the roofline up — runs \$1,000 to \$5,000 or more in 2026. In the Dallas market, contractor reporting puts partial rebuilds above the roofline at \$1,500 to \$5,000 or more. The drivers: how many courses are coming down, how tall the stack is, brick matching, and access.

Repair versus rebuild: the decision rule. This is the most important judgment call in chimney work, so here's how an honest mason makes it. If the brick cores are sound and the stack is plumb, repair wins — tuckpointing and crown work

reset the clock for a fraction of rebuild cost. If bricks are spalled through, courses have shifted, or the stack is leaning, rebuilding is the honest answer. When it's close, a good contractor quotes both in writing and tells you which one he'd buy for his own house. That's the mason you hire.

What the line item buys. A partial rebuild bid should specify: how many courses (or how many feet) are being taken down and to what point, the brick source and how it's being matched, the mortar spec, whether the flue liner is being addressed while the stack is open (it should be — this is the cheapest moment to replace a liner you'll ever get), the new crown spec (slope, overhang, drip edge — see Chapter 4), the new flashing, and the cap. A rebuild that reuses the old flashing and skips the liner question is a rebuild that's leaving money — yours — on the table for later.

The "while we're up there" principle. Scaffolding and setup are a big fixed cost on chimney work. Once the mason is set up for a partial rebuild, the incremental cost of addressing the flashing, the crown, and the liner is small compared to calling him back for each one separately. Bundle the chimney work. The most expensive chimney is the one the mason visits four times.

Chapter 9: Full Rebuilds — Starting Over

Sometimes the damage goes deeper than the roofline. A chimney that's leaning significantly, has lost structural bond through multiple wythes, or was built wrong from the start doesn't get a partial rebuild — it gets a full one. And sometimes the right answer for a severely damaged, unused chimney is removal.

The numbers. The brick chimney rebuild cost answer for 2026: \$4,000 to \$15,000 for a full rebuild or replacement. Leaning chimney repair — stabilization short of a full rebuild — runs \$2,000 to \$4,000. Chimney removal, for a stack that's unused and beyond saving, runs \$800 to \$2,000 for everything above the roofline, or \$2,500 to \$7,000 if the chimney runs down the side of the house and has to come out above and below the roofline. A structural engineer inspection, which you want before any of this, runs \$350 to \$900.

What the line item buys. A full rebuild is new construction: demolition, disposal (dumpster fees are real — budget a few hundred), new brick matched to the house, proper mortar,

new flue liner, new crown, new flashing, new cap. It should come with an engineer's input on anything structural and a written warranty on the workmanship. At this price, "trust me" isn't a warranty. Paper is.

The removal option. If the fireplace is decorative, the flue is abandoned, and the chimney is failing — removal deserves a real conversation. Taking a dead chimney down to the roofline, decking over, and roofing it in is often cheaper than rebuilding a chimney nobody uses, and it eliminates a permanent maintenance liability. The honest mason brings this up himself when the chimney's service life is over. The hungry one never mentions it.

Permits and engineering. Full rebuilds and leaning-chimney stabilization are the chimney jobs most likely to need a permit and an engineer's letter. Where permits apply, they're typically \$20 to \$50 for crown-level work and more for structural work — cheap compared to the job, and they buy you inspected, documented work. If a contractor suggests skipping the permit on a structural chimney job, that's your sign to keep interviewing.

Chapter 10: Why Dallas Chimneys Fail the Way They Do

Chimney repair cost in Dallas isn't just the national numbers with Texas sales tax. Dallas chimneys fail in Dallas-specific ways, and understanding them saves you from buying the wrong repair.

Freeze-thaw, Texas style. Dallas doesn't get long deep freezes — it gets cycles. Water in a hairline crack freezes overnight, thaws by afternoon, freezes again tomorrow. Each cycle wedges the crack a little wider. A dozen cycles in one bad February can do what a Minnesota winter does in a month. The victims, in order: crowns first, then mortar joints, then brick faces. Everything in Chapters 3 through 5 is downstream of this cycle.

Clay soil and the leaning chimney. North Texas expansive clay moves foundations, and it moves chimney footings too — especially on chimneys built on their own footing separate from the house foundation. A chimney leaning away from the house is a foundation-movement problem wearing a chimney costume. The \$2,000–\$4,000 leaning-chimney repair only

holds if the movement has stopped; if the soil is still moving, the fix is below grade, not above it. Any leaning-chimney bid that doesn't address whether the footing is still moving is a bid for a temporary straightening.

Hail. Dallas hail doesn't just damage roofs. It chips crowns, dents caps and chase covers, loosens flashing, and spalls exposed brick faces. After any significant hailstorm, the chimney deserves the same inspection the roof gets — and if your roof was replaced after hail, verify the chimney flashing was replaced with it. More Dallas chimney leaks trace back to a post-hail roof replacement that skipped the flashing than to any other single cause.

Heat and the flue. Texas summers bake the chimney exterior while the flue cycles with use in winter. That thermal cycling — hot-cold, expand-contract, year after year — is what cracks clay liners and opens the crown-to-flue joint. It's also why the crown needs its expansion joint at the flue: two materials moving at different rates, joined rigidly, will break the joint. Every time.

Prefab chases. A huge share of Dallas-area homes built from the 1980s on have framed chimney chases instead of full masonry stacks — wood boxes with siding and a metal chase

cover. They fail differently: chase covers rust through, siding rots where the cover fails, and the whole assembly can look fine from the ground while taking water damage at the top. If your chimney is a sided box, your maintenance is the chase cover and the siding — and a rusted-through galvanized chase cover is a \$500 problem today and a \$5,000 siding-and-framing problem next year.

Chapter 11: Reading the Bid — What Each Line Item Actually Buys

This is the chapter the whole book has been building toward. Chimney bids are confusing because they're written in parts — crown, cap, flashing, tuckpointing, liner — and each part is a mini-bid with its own scope. Here's how to read one.

Demand the parts list. An honest chimney bid names every part being touched and what happens to it: "Tuckpoint 40 sq ft of chimney brickwork above roofline, cut to 1-inch depth, Type N mortar color-matched" — not "fix chimney." "Remove and replace 24 linear feet of step flashing and counter-flashing, new 26-gauge galvanized" — not "fix flashing." Vague line items are where bid inflation and scope-shrinking both hide. If you can't tell what a line item buys, the bid isn't finished.

Check for the bundle. The best chimney bids bundle related work into one mobilization: tuckpointing plus crown sealing plus flashing, or a partial rebuild that includes the liner, crown, flashing, and cap. Each separate visit carries its own setup cost. A bid that bundles is usually cheaper than three

bids that don't — and it's the sign of a mason thinking about your chimney as a system, not as a series of invoices.

Compare access apples to apples. Two bids for the same tuckpointing can differ by \$800 on scaffolding alone. One mason owns his scaffolding; one rents it; one plans to work off the roof with a harness and prices the risk into his labor. All three can be legitimate. What's not legitimate is a bid with no access plan for a two-story chimney — that bid is either about to grow mid-job or about to put a man somewhere unsafe.

The warranty question. Chimney work should carry a written workmanship warranty — the industry standard from reputable companies is typically in the 1-to-5-year range depending on the work. A crown rebuild with a one-year warranty and a crown rebuild with a five-year warranty are different products at what might look like similar prices. Ask, and get it in writing. Verbal warranties evaporate with the first rainstorm.

The second-opinion rule. For any chimney bid over \$2,000, get a second bid. Not because the first mason is dishonest — because chimney diagnosis has judgment in it, and two experienced masons can honestly disagree about repair

versus rebuild. The second opinion either confirms the first (now you can sign with confidence) or gives you a genuinely different scope to choose between. Either way, you win. For anything structural — leaning, major rebuild — make one of the opinions an engineer's, at \$350 to \$900. It's the cheapest certainty in construction.

Who does this work in Dallas. You want a mason who does chimneys regularly — not a roofer moonlighting in mortar, not a handyman with a caulk gun. [Chimney repair in Dallas](<https://championbrickrepair.com>) is core work for a masonry contractor, and the good ones will show you photos of recent chimney jobs without being asked. If you're dealing with lintel issues on the same visit — and chimney-area lintels fail too — ask about engineered options: [LintelLOCK chimney and lintel systems](<https://lintlerepair.com>) were designed for exactly the kind of permanent, warranted fix that a chimney-adjacent lintel needs.

Chapter 12: Maintenance — The \$200 That Prevents the \$5,000

Every expensive chapter in this book has a cheap prevention. Here they are, all in one place.

Annual inspection: \$80–\$200. Once a year, a professional looks at the crown, the cap, the flashing, the mortar, and runs a camera down the flue. In Dallas, schedule it in the fall — before the freeze-thaw season, after the hail season. The inspection that finds a \$150 crown-sealing need just saved you a \$1,500 crown rebuild.

Chimney sweeping: \$130–\$380. If you burn wood, the flue gets swept. Creosote buildup is a chimney-fire risk, and a chimney fire cracks clay liners — which turns a \$200 sweeping into a \$2,500 liner replacement. Gas fireplaces need less, but the inspection still matters: gas is silent about its problems until they're expensive.

Crown sealing: \$150–\$550. Every few years, or whenever the inspection shows hairline cracks. The cheapest structural insurance on the chimney.

Waterproofing: \$150–\$820+. A breathable, penetrating water repellent on sound masonry — never a film-forming sealer, never on failed mortar. Applied after repointing, not instead of it.

The five-minute homeowner check. You don't need to get on the roof. From the ground with binoculars, twice a year: Is the cap still there and straight? Any visible cracks in the crown? Mortar falling out anywhere? Staining on the brick below the flashing line? White efflorescence blooming on the chimney? Any "yes" gets a professional look. The homeowner check doesn't replace the inspection — it tells you when to call for one early.

Add it up: a few hundred dollars a year in inspection and maintenance against a \$1,200 tuckpointing, a \$1,550 crown repair, or a \$5,000+ rebuild. Chimneys don't fail suddenly. They fail gradually, visibly, and expensively — but only if nobody's looking.

Chapter 13: After the Hailstorm — The Dallas Chimney Check

Dallas gets hail the way other cities get rain — suddenly, violently, and every spring. Your roof gets inspected after a hailstorm. Your chimney should too, and almost nobody does it. Here's the five-minute post-hail check that prevents next year's leak.

What hail does to a chimney. It chips the crown — small fractures that become big cracks after two freeze-thaw cycles. It dents metal caps and chase covers, breaking the seal where they meet the masonry. It loosens flashing, popping the sealant line where counter-flashing meets brick. And it spalls exposed brick faces, knocking the hard outer skin off and exposing the softer interior to water. None of this leaks today. All of it leaks eventually.

The check. From the ground with binoculars, after any hailstorm big enough to damage cars or roofs: look at the crown for new chips or cracks, the cap for dents or displacement, the flashing line for gaps or lifted edges, and the brick for fresh spalling or white impact marks. If your

roof is being replaced after hail, the chimney flashing gets replaced with it — write that into the roofing scope before the roofers leave, because calling them back costs more than the flashing did.

The insurance angle. Hail damage to a chimney is sudden, accidental damage — exactly what homeowners insurance covers, unlike wear and deterioration. Document it: dated photos from the ground, the roofer's hail report, the mason's written diagnosis tying the damage to the storm date. A cracked crown from fifteen years of neglect isn't a claim. A crown chipped by the April hailstorm that also totaled your roof is. The difference is documentation, and the window for it is the weeks right after the storm — not two years later when the leak shows up and the adjuster asks when the damage happened.

The timing trap. Here's what I see every year: hail in April, roof replaced in June, chimney leak discovered the following February. The homeowner assumes the chimney just "went bad," and the insurance window for the hail damage has quietly closed. Put the chimney check on the same day as the roof inspection. It takes five minutes, it costs nothing, and it's the difference between a covered repair and a \$1,500

surprise.

Chapter 14: Three Dallas Chimneys — What the Bids Actually Look Like

Numbers in a table are one thing. Here's what chimney repair cost Dallas homeowners actually face looks like, in three scenarios I see over and over.

The 1990s two-story in Plano. Brick chimney, original crown, mortar failing on the south face, flashing original to the house. The bids: tuckpointing \$1,400–\$2,200, crown sealing \$250, flashing replacement \$900–\$1,400. Bundled by one mason: \$2,800 for all three, one setup, five-year warranty on the flashing and crown work. Bought separately across two years: \$3,900. The bundle saved \$1,100 and one round of scaffolding. This is the most common Dallas chimney story — deferred maintenance on all three wear parts at once — and it's the best argument for the annual inspection that would have caught each part years apart instead of all together.

The 1970s ranch in Mesquite. Chimney leaning two inches away from the house, stair-step cracking in the mortar, clay soil doing what clay soil does. Diagnosis first: the footing was still moving, so the \$2,500 leaning-chimney straightening bid

was honest but temporary. The real fix was below grade — foundation stabilization — then the chimney work. Total chimney-side cost once the movement stopped: \$3,200 for a partial rebuild above the roofline with a new crown and flashing. The lesson: when someone searches "dallas chimney repair" for a leaning stack, the chimney is the symptom. Price the cause first.

The 2005 build in Frisco with a prefab chase. Sided chase, rusted-through galvanized chase cover, water staining on the siding below. The fix: stainless steel chase cover replacement, \$650–\$1,100, plus \$400 of siding repair where water had gotten behind. Caught a year earlier, it would have been just the cover. This is the chimney tuckpointing cost conversation that never happens — because there's no mortar to tuckpoint, homeowners assume there's nothing to maintain. The chase cover is the crown of a prefab chimney, and it needs the same attention.

Three chimneys, three different definitions of "chimney repair." The brick chimney rebuild cost question — the \$4,000 to \$15,000 one — only enters the picture when repair stops being honest. In all three scenarios, the cheapest bid wasn't the winner and the most expensive wasn't either. The winner

was the bid that named its parts, explained the cause, and bundled the work.

Chapter 15: The 50-Year Summary — What I'd Tell My Own Neighbor

Here's the whole book in five sentences.

So what's the real chimney repair cost Dallas homeowners should carry in their heads? It comes down to the part: \$160 to \$750 for the small stuff, \$500 to \$2,500 for tuckpointing, \$100 to \$3,000 for the crown, \$300 to \$1,800 for flashing, \$1,500 to \$7,000 for a liner, \$1,000 to \$5,000 for a partial rebuild, and \$4,000 to \$15,000 for a full one. The part determines the price, so make every bid name its parts. Bundle the work — the most expensive chimney is the one the mason visits four times. Maintain it for a few hundred a year and you'll rarely meet the big numbers. And when the bid is over two grand, get a second opinion — it's free certainty.

Fifty years watching Texas chimneys has taught me this: nobody's chimney surprises them. The crown was cracking for years. The flashing was failing for years. The mortar was falling out for years. The only surprise is the price of finding out late. And here's the thing I want you to remember when

the bids come in: the mason who takes ten minutes to explain your chimney to you is the mason who'll take ten hours to fix it right. Hire the teacher, not the salesman.

Look at your chimney this weekend. From the ground, with binoculars, five minutes. Then you'll know — and knowing early is the cheapest repair there is.

If this book saved you from one bad bid, pass it to the neighbor. That's what it's for.

About the Author

Travis Nech has spent 50 years in Texas brick, masonry, and foundation work. He owns [Champion Brick Repair](<https://championbrickrepair.com>) — (817) 900-6324 — [Metro Foundation Repair](<https://metrofoundationrepair.com>) — (817) 670-4474 — and the [LintelLOCK](<https://lintlerepair.com>) lintel system — (469) 730-0650. All his books are free at [Travis Nech's Free Book Library](<https://metro-foundation-repair.web.app/free-books/>).