



COPELAND
BUILDING
ENVELOPE
CONSULTING

CASE STUDY: CHIMNEY CAP FLASHING

the problem

A single-family residence chimney's lack of proper metal or membrane cap flashing allowed water intrusion into the chimney's wood frame structure.

**incremental cost for proper flashing
approx. \$1,000**



damages & repairs

This residence experienced water ingress and damages to interior finishes. Further investigation identified significant deterioration to the chimney's wood frame structure.

Required Repairs:

- demolition and rebuild of the entire masonry clad chimney, including full height scaffolding
- installation of a new fully-soldered and sloped-to-drain copper chimney cap with proper flashing transitions between the chimney cap, exterior walls, and roof systems

**cost of repairs
approx. \$40,000**

true cost comparison

**cost of improper
flashing approx.
\$40,000**



**incremental cost for
proper flashing
approx. \$1,000**



**40x ROI
to do it right!**

**STILL HAVE QUESTIONS?
REACH OUT TO US!**

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