

Spalling Bricks by Finn Home Inspectors

Spalling bricks are ones that their surface is deteriorating and falling off. Spalling is failure of the brick with age, it may be from using the wrong type of brick or how the brick was installed (if installed with the mortar cut back, for aesthetic reasons, exposing the top edge of the brick, this may lead to spalling).

Some temporary “band-aid” repairs can be done, such as a parge coat over the damaged brick or completely enclosing the bricks with stucco or a wood covering. These “fixes” can be effective if done correctly. If the chimney has been covered over, your home inspector likely will not be able to determine what they did under the coatings.

To restore the chimney, sometimes the damaged bricks are replaced and the chimney bricks sealed. The chimney may need all the exterior bricks replaced, which can involve a total chimney rebuild. It is advised to have a chimney repair company fully evaluate the chimney, there could also be damage inside that your inspector cannot see.



Above- Bricks are deteriorated, note mortar is still intact, bricks likely not the correct type for this application



Above- Spalling brick, surface falling off

