

### 13. CHIMNEYS AND FIREPLACES

#### 13.1 Joint or crack in chimney cap allows water leak

##### Acceptable Performance/Condition

Chimney caps shall be water resistant.

##### Warranty Coverage

5 years, if resulting in unintended water penetration

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

##### Claim Response

Chimney caps not meeting the Acceptable Performance/Condition are to be repaired.

Where repairs are required, colour, finish or texture may not have an exact match.

### 13.2 Roof flashing leaks at chimney

#### Acceptable Performance/Condition

Roof flashings at chimneys shall not leak under normal weather conditions.

#### Warranty Coverage

5 years, if resulting in unintended water penetration

Ice or snow build-up around chimneys can contribute to water penetration. Keeping roofs clear of heavy snow and ice is important to help prevent ice build-up.

Damage resulting from maintenance not conducted in keeping with maintenance documentation provided to the owner by the warranty provider or builder is not covered.

#### Claim Response

Roof flashings not meeting the Acceptable Performance/Condition are to be repaired.

### 13.3 Bricks breaking up on surface

#### Acceptable Performance/Condition

Exterior bricks used shall not deteriorate or become displaced.

Moisture migration into the chimney brick can contribute to premature deterioration.

#### Warranty Coverage

12 months

15 months common property

24 months for cladding detachment, or material damage to the new home

#### Claim Response

Bricks not meeting the Acceptable Performance/Condition are to be repaired.

Where repairs are required, colour, finish or texture may not have an exact match.

### 13.4 Chimney serving solid-fuel-burning appliance does not draw properly

#### Acceptable Performance/Condition

Chimneys serving solid-fuel-burning appliances shall be installed in accordance with the Building Code.

The combustion air supply for the appliance shall be installed in accordance with the Building Code and free of any construction defect.

Chimneys may not draw properly if:

- adjacent buildings, trees or high winds create downdrafts
- chimney is plugged
- chimney is cold, or
- combustion air supply for the appliance has become restricted.

The above items are not considered as a construction defect and therefore are excluded.

#### Warranty Coverage

12 months

15 months common property

24 months for Building Code violation resulting in unsafe conditions

Damage resulting from maintenance not conducted in keeping with maintenance documentation provided to the owner by the warranty provider or builder additions, deletions or alterations made by a homeowner is excluded.

Inspecting and cleaning the chimney should be part of regular home maintenance.

#### Claim Response

Chimneys not meeting the Acceptable Performance/Condition are to be repaired.

### 13.5 Fireplace firebox paint colour changed

#### Acceptable Performance/Condition

Even though the firebox paint is designed for high temperatures, paint may change colour with time and with use.

#### Warranty Coverage

None

#### Claim Response

None

### 13.6 Firebrick is broken

#### Acceptable Performance/Condition

Under normal use conditions, firebrick should not break.

Firebrick shall be installed in accordance with the Building Code.

#### Warranty Coverage

12 months

15 months common property

Damage resulting from maintenance not conducted by the owner in keeping with maintenance documentation provided to the owner by the warranty provider or builder, or from additions, deletions or alterations made by the homeowner is excluded from coverage.

#### Claim Response

Firebricks not meeting the Acceptable Performance/Condition are to be repaired.

Where repairs are required, colour, finish or texture may not have an exact match.