

Lintel Replacement Cost in Texas: What a Window, Door, or Garage Opening Really Runs

by Travis Nech

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Three Openings, Three Different Bills — Explained Straight

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LintelLOCK — lintlerepair.com

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Chapter 1: Three Openings, Three Different Bills

A window lintel, a door lintel, and a sixteen-foot garage span are three different jobs with three different bills. They share a name — they're all steel angles holding up brick over an opening — but everything about the work scales with the span: the steel, the labor, the shoring, the brickwork, and the price.

Here's the frame for 2026, before we break it apart:

- **Window lintel replacement:** typically **\$500 to \$700** per opening for a standard residential window.
- **Door lintel replacement:** usually a bit more than a window — the openings are wider and the loads are bigger.
- **Garage lintel replacement:** **\$1,000 to \$5,000**, with a full replacement on a standard two-car garage usually landing **\$1,000 to \$2,500**, and large or complex spans running higher.

Those are replacement numbers — cutting out the failed steel and installing new. Simple repairs — cleaning and treating surface rust, repointing around a sound lintel — run less: \$150 to \$400 for a window, around \$400 for a door, \$200 to \$700 for a garage. But repair is only honest when the steel is

sound, and Chapter 6 will show you how to tell the difference.

The lintel replacement cost question, like every cost question in this trade, comes down to what's actually involved: the span, the height, the condition of the steel, the brick that has to come out and go back, and the matching. This book walks through all of it — so when the bid arrives, you know exactly what you're buying.

Chapter 2: The Window Lintel — The Most Common Job

The window lintel is the bread and butter of lintel work. Every window in a brick veneer home sits under a steel angle, and in Texas, those angles have been rusting since the day the house was built — slowly, quietly, for decades.

What the job costs. A standard window lintel replacement in Texas runs \$500 to \$700. That covers the full job: shoring the brick above the opening, cutting out the failed angle, installing the new steel, replacing the brick that had to come out, repointing, and cleanup. Most window lintels take a day.

What moves it. The window's width — a wide picture window costs more than a narrow bathroom window, because the span is longer and the steel is heavier. The height — a first-floor window is straightforward; a second-story window needs scaffolding or lift access, and the price climbs. The brick — if the existing brick is a standard production brick that's still made, matching is easy; if it's a discontinued color or texture, the mason hunts for reclaimed matches, and that takes time and money. And the corrosion — surface rust on an otherwise sound angle is a different job than an angle that's swelled to twice its thickness and lifted six courses of brick.

The material itself. A steel lintel for a window isn't expensive as a part — steel angles run roughly \$30 to \$60 per linear foot in material, and a single lintel piece runs \$45 to \$300 depending on size. The money in a \$600 window lintel job isn't the steel. It's the shoring, the cutting, the brickwork, and the skill. Anyone who quotes you "just the steel" isn't quoting the job.

When it's a repair instead. If the angle is sound — light surface rust, no swelling, no brick displacement — the honest fix is cleaning, rust treatment, and repointing the joints around it: \$150 to \$400. A contractor who recommends a \$600 replacement on a sound angle is selling. A contractor who recommends a \$200 repair on a swollen, jacking angle is stalling. Chapter 6 teaches you to tell which is which.

Chapter 3: The Door Lintel — Wider Span, Bigger Load

Door openings are wider than windows, and wider means more load on the steel and more brick above it. A standard entry door lintel replacement typically runs a bit above the window price — figure the window range plus 20 to 40 percent for the added span and work.

Patio doors and French doors are the bigger version of this job. A six- or eight-foot patio door opening carries a real load of brick, and the lintel is correspondingly heavier. The shoring has to be more serious — you're holding up more wall while the steel comes out. The brick removal and replacement area is larger. Everything scales, and so does the bill.

What to watch on door jobs: the threshold and the door frame itself. On older homes, the door frame may have settled with the failing lintel, and the new steel changes the geometry slightly. A good mason checks the door's operation before and after — it should open, close, and latch cleanly when the job is done. If your door has been sticking for years because the lintel was sagging, the replacement often fixes the door as a bonus. That's not a sales line; it's geometry.

Sliding glass doors deserve a special mention. The openings are wide, the loads are significant, and the original builders sometimes undersized the steel — especially on 1970s and 80s homes where the opening was widened during a remodel without upgrading the lintel. If your slider's lintel is sagging and the original steel looks light for the span, the replacement isn't just a swap — it's an upgrade to properly sized steel. That's the right call, and it's worth paying for.

Chapter 4: The Garage Lintel — Where the Real Money Is

The garage opening is the biggest span on a residential home — typically sixteen feet on a two-car garage — and it's where lintel replacement gets serious. A sixteen-foot span of brick is enormously heavy, the steel is correspondingly massive, and the job is correspondingly bigger.

What it costs. Full garage lintel replacement typically runs \$1,000 to \$2,500 for a standard job. Larger spans, heavier loads, second-story brick above the garage, or structural complications push it to \$2,500 to \$5,000 and beyond. On a very large or complex span — a wide opening with significant brick load above — \$6,000 is a fair price for the engineering involved. That's not a scare number; it's what a hefty beam with a proper brick shelf costs to engineer, fabricate, and

install over a big opening.

Why garage lintels fail first. The garage lintel carries the most load, spans the farthest, and — critically — lives in the worst environment. Garage openings face the weather head-on, and the steel is often the least protected on the house. Add Texas rain, sprinkler overspray, and forty years, and the garage angle is usually the first to go. If your garage lintel is showing rust and your window lintels look fine, that's normal — it's the span and the exposure, not a defect.

The sagging garage lintel is the classic symptom: the steel was undersized from day one — common on tract homes where the builder saved money on the one piece of steel nobody sees — and over the decades it's deflected under the load. You'll see it as a visible dip in the brick courses above the garage door, sometimes with the garage door itself starting to bind. An undersized sagging lintel isn't a repair job. It's a replacement with properly sized steel, full stop. Putting the same light angle back in is malpractice.

What the job involves. Temporary shoring across the full sixteen feet — this is serious structural support, not a couple of 2x4s. Removal of the brick above the opening, often several courses. Cutting out the old steel. Setting the new beam — and on a sixteen-foot span, that's a proper engineered beam with a brick shelf, not a bigger angle iron. Rebuilding the brick, matched. Repointing. This is a multi-day job, and the shoring design alone separates the professionals from the handymen.

Chapter 5: What Drives the Cost — The Five Factors

Every lintel bid is built from the same five factors. Learn them and you can read any bid in sixty seconds.

1. Span. The width of the opening. Wider span, heavier steel, more shoring, more brickwork, more money. A three-foot window and a sixteen-foot garage are different planets. This is the single biggest cost driver.

2. Height and access. First-floor work is one price. Second-story work needs scaffolding or a lift, and the price reflects it. A failed lintel twenty feet up costs more than the same lintel at six feet — access, safety, debris control, and the sheer difficulty of doing precise masonry work at height.

3. Corrosion extent. Surface rust is a cleaning job. Deep corrosion that has swollen the steel — rust jacking — has lifted and cracked the surrounding brick, which means more brick comes out, more goes back, and the job gets bigger. The

mason can't always know the full extent until the brick is opened, which is why honest bids include a contingency clause for hidden conditions.

4. Brick matching. The brick that comes out around the old lintel has to go back — or be replaced with matching brick. Standard production brick in a current color: easy. Discontinued brick, custom blends, forty-year-old faded stock: the mason becomes a detective, sourcing reclaimed brick that matches. Matching is craft time, and craft time is money. A bid that doesn't mention matching is planning to use whatever's closest, and you'll see the patch forever.

5. What's above the opening. A window with a few courses of brick above it is one job. A garage with a full second story of brick bearing on the lintel is another — the load is enormously greater, the shoring is more serious, and the engineering matters more. The bid should reflect the load, not just the opening.

Chapter 6: Repair or Replace — How to Tell

This is the decision that separates honest contractors from salesmen, so here's how to make it yourself.

Repair is right when: the steel is structurally sound — surface rust only, no swelling, no displacement of the brick. The fix is wire-brushing or grinding the rust, treating with a rust converter, priming and painting, and repointing the surrounding joints. \$150 to \$400 for a window. The steel has decades left in it; it just needs maintenance.

Replacement is right when: the steel has swollen from deep corrosion (rust jacking) — you'll see the brick courses above the opening lifted, with horizontal cracking along the mortar lines. Or the steel is undersized and sagging — visible deflection, the opening's geometry changing. Or the steel is perforated — rusted through in spots. In any of these cases, treating the surface is theater. The steel is done. Cut it out.

The test you can do: look at the brick courses directly above the opening. If they're level and the joints are intact, the steel is probably sound — repair territory. If the courses step up or crack horizontally above the opening, the steel has swollen and lifted them — replacement territory. If the middle of the span visibly dips, the steel is undersized or failing — replacement, and properly sized this time.

The contractor's version of this test involves opening the wall — removing a brick or two above the bearing to see the steel's actual condition. A good mason does this during the

estimate when the diagnosis is uncertain. It takes ten minutes and it replaces guessing with knowing. If a contractor insists on full replacement without looking at the steel, get a second opinion. If he insists on a cheap repair while the brick is jacked six courses up, same advice.

Chapter 7: What a Proper Replacement Looks Like

Here's the job, step by step, so you know what your money buys.

Shoring. Before anything comes out, the brick above the opening gets supported. Temporary shoring — adjustable steel posts and beams — carries the wall's weight while the lintel is removed. This is structural work, and it's non-negotiable. Any contractor who talks about cutting out a lintel without shoring is someone to show the door.

Opening the wall. The brick above and around the old lintel comes out — enough to expose the full angle and its bearings. The removed brick is stacked and saved for reuse wherever it's sound.

Cutting out the old steel. The failed angle gets cut out, usually in sections. This is where the corrosion's full extent becomes visible — sometimes it's worse than the estimate assumed, which is what the contingency clause is for.

Setting the new steel. The new lintel goes in — properly sized for the span and the load, bearing adequately on the masonry at each end. On a LintelLOCK job, this is the system: engineered steel, sized right, set right. The steel gets primed and painted before it goes in — corrosion protection starts on day one, not after the rust starts.

Rebuilding the brick. The saved brick goes back, supplemented with matched brick where the old units were damaged. Joints are repointed to match the original profile. The wall should look like nothing happened — that's the standard.

Flashing and water management. This is the step cheap jobs skip. The new lintel area gets proper flashing — because water is what killed the last one, and putting new steel into the same water trap is planning the next replacement. Ask about it. "What are you doing for flashing?" is a question that separates the craftsmen from the installers.

Cleanup. Mortar haze off the brick, debris hauled, the site left clean. The opening should work — doors and windows operating freely — and the wall should look untouched.

Most window and door lintels take one to two days including the brickwork cure time. Garage spans take longer. Anyone who promises a full garage lintel replacement in half a day is cutting the steps you can't see.

Chapter 8: The Steel — What Goes Over Your Opening

The lintel itself deserves a chapter, because "steel angle" covers a range of quality and the difference matters.

Plain painted angle. The standard for decades: a structural steel angle, primed and painted, set over the opening. It works. Its enemy is water — once the paint fails and moisture reaches the steel, the rust cycle starts. Lifespan depends entirely on keeping it dry and painted. On a protected opening with good flashing, decades. On an exposed garage with sprinklers hitting it, less.

Hot-dip galvanized. The angle gets coated in zinc — inside and out, every surface. Galvanizing is a fundamentally better corrosion defense than paint because it's metallurgical, not cosmetic: the zinc sacrifices itself to protect the steel. Costs more than plain painted. Worth it on exposures that eat paint — which in Texas is most of them.

Stainless steel. The premium option. Doesn't rust, period — or more precisely, resists corrosion so well that in residential service it's effectively permanent. Costs significantly more. Makes sense on high-end work, coastal exposure, or anywhere you never want to think about the lintel again.

Sizing. This is where the engineering lives. The steel has to carry the brick above the opening — and brick is heavy, roughly 120 pounds per cubic foot of wall. A sixteen-foot garage span with a full story of brick above it is carrying tons. The angle's dimensions, its thickness, and its bearing length on the masonry at each end all have to be right. Undersized steel sags — slowly, over years — and sagging steel is how you get the dipped courses and binding doors. There's no virtue in oversizing either; the right size is the engineered size.

The LintelLOCK approach is to treat the lintel as a system, not a part: properly sized steel, corrosion-protected, set on adequate bearings, with flashing that keeps water off it and brickwork matched around it. The steel is the heart, but the system is what lasts. A great angle with no flashing is a future repair. A good angle in a complete system is a permanent fix.

Chapter 9: Reading a Lintel Bid

A lintel bid should tell you exactly what job you're buying. Here's the checklist:

The opening, specified. Which opening — window, door, garage — with dimensions. "Replace lintel over the double garage" is a start. "Replace lintel over 16-foot garage opening, second-story brick above" is a bid.

The steel, specified. What size, what type, what corrosion protection. "New steel lintel" is not a spec. "New 6x4x3/8 galvanized steel angle, primed and painted" is a spec. If the bid doesn't name the steel, ask.

Shoring described. How the wall gets supported during the work. You don't need engineering drawings, but you need the words "temporary shoring" and a description that sounds like it was planned.

Brickwork scope. How much brick comes out, how it goes back, and how matching is handled. "Match existing brick" in writing. If matching requires sourcing reclaimed brick, that should be stated — and priced.

Flashing. What's being done to keep water off the new steel. This line's absence is the most common corner cut in lintel work.

Contingency clause. What happens if the corrosion is worse than expected once the wall is opened. A per-unit or time-and-materials clause for hidden conditions is honest. No clause means the price goes up by argument later.

Schedule. How many days, and what the cure times are. Brickwork needs to set before shoring comes off — anyone rushing that is rushing your wall.

Warranty. In writing: what it covers, how long, whether it transfers. (More in Chapter 13.)

Price, itemized enough to understand. You don't need every nail listed, but you need to see the steel, the labor, the brickwork, and the extras as separate thoughts.

Get three bids. Interview the middle. You've read this book — you're now better equipped than most of the people writing the bids.

Chapter 10: Red Flags in Lintel Bids

"We can do it without shoring." No. The wall above the opening weighs thousands of pounds. Cutting the lintel without supporting it risks structural damage and personal injury. This isn't a judgment call — it's physics. Walk away.

The steel isn't specified. If the bid says "new lintel" without size, type, or coating, you're buying a mystery. The cheapest angle iron from the steel yard technically qualifies. So does properly sized galvanized steel. The price difference is real and so is the quality difference. Make him name it.

No mention of flashing. Water killed the old lintel. The new one needs protection. A bid without flashing is a bid for a repeat job in fifteen years — possibly from the same contractor.

"We don't need to match the brick." You'll look at the patch every day for the rest of your life. Matching matters. A contractor who dismisses it is dismissing your house.

Cash upfront, full amount. Deposit for materials: normal. Full payment before the shoring goes up: not normal. Your leverage is the unpaid balance.

The price is per opening with no site visit. Lintel work can't be priced blind — the span, the height, the brick, the access all change the job. A per-opening price quoted over the phone is a guess at best and bait at worst. The "bait" version goes up 50 percent once the wall is open and you're committed.

He's a handyman, not a mason. Lintel replacement is structural masonry. It needs a mason — someone who understands loads, bearings, and brickwork. A handyman with a grinder can cut steel. He can't engineer a shoring plan.

Chapter 11: The Inspection Report — "Corroded Lintel, Recommend Evaluation"

If you're buying a home, you might meet the lintel through an inspection report: "Corroded lintel observed above garage — recommend evaluation by qualified masonry contractor." Here's how to read that line.

How serious is it? It depends on what the inspector saw. Surface rust with intact brick: maintenance item, budget a few hundred for cleaning and treatment. Swollen steel with lifted brick courses: real repair, budget per this book's ranges. Sagging span with displaced brick: significant — get the masonry contractor's eyes on it before you close.

What it costs to cure. Now you know: \$500 to \$700 for a window, more for doors, \$1,000 to \$2,500-plus for a garage. Use the ranges in this book, not the inspector's guess — inspectors flag, contractors price.

Negotiating it. A failed lintel is a legitimate inspection objection. You've got three paths: ask the seller to repair it before closing (get the contractor's scope in writing — "repaired" by the cheapest handyman isn't the same as repaired right), ask for a credit at closing based on a real bid, or accept it and budget the repair yourself. What you don't do is ignore it — lintels don't heal, and the price only goes one direction.

For sellers: a corroded lintel on the inspection report kills deals or costs credits. Fixing it before listing — with a proper job you can document — is almost always cheaper than the credit a buyer will demand. A \$700 window lintel replacement beats a \$2,000 closing credit every time.

Chapter 12: Second-Story and Difficult Access

Everything about lintel work gets harder with height. A failed lintel twenty feet up — second-story window, gable end — is the same steel problem as the ground-floor version, but the job around it is completely different.

Access. Scaffolding or a lift, set up safely, often for multiple days. That's hundreds of dollars before any masonry happens, and it's non-negotiable — ladder work on structural masonry is how people get hurt.

Debris control. Brick and mortar coming off a second-story wall falls a long way. Ground protection, barriers, and cleanup take real time. Your landscaping, your patio, your neighbor's fence — all in the drop zone, all need protection.

Precision at height. Tooling joints, matching brick, setting steel — all harder twenty feet up. The mason's time per square foot goes up, and the price follows.

The "while you're up there" conversation. If the scaffolding is going up for one second-story lintel, have every second-story lintel on that elevation inspected. The access cost is the expensive part; adding a second opening to the same setup is incremental. Same logic as the chimney chapter in every masonry book: bundle the high work.

Budget 50 to 100 percent over the ground-floor price for second-story lintel work. That's not gouging — it's scaffolding, safety, and skill at height.

Chapter 13: Warranties — What the Paper Should Say

What's warranted: the steel, the installation, and the brickwork. The meaningful promise: the new lintel won't fail from defects in materials or workmanship. Corrosion protection — the paint or galvanizing — should be covered against premature failure, not against fifty years of Texas weather.

What's not: the wall moving for other reasons. If your foundation shifts and cracks the new brickwork, that's a foundation issue, not a lintel warranty claim. Normal weathering of mortar joints over decades isn't a defect either.

Transferability: ask. You're selling the house someday, and a transferable lintel warranty is a selling point — "new LintelLOCK system, 2026, warranty transfers." Get the transfer terms in writing.

The company test applies here like everywhere: a warranty from an established local company with a track record is worth something. A "lifetime warranty" from a truck with no address is a story. Check the business, check the reviews, check how long they've been around.

Chapter 14: Questions Homeowners Ask Me

Can a lintel be repaired instead of replaced? Yes — when the steel is sound. Surface rust gets cleaned, treated, primed, painted, and the joints get repointed. That's maintenance, and it's the right call on sound steel. It's the wrong call on swollen, perforated, or undersized steel. Chapter 6 is the whole decision.

How long does a new lintel last? Properly sized, corrosion-protected, flashed, and kept dry: decades. The steel doesn't have an expiration date — water does the killing, and the system is designed to keep water off. That's the entire philosophy: it's not the steel that fails, it's the water management. Get the system right and the lintel outlives the mortgage.

Will my homeowner's insurance cover it? Corrosion is wear and tear — not covered. Sudden damage — a vehicle hits the wall, a storm tears the opening — that's a different story, and the resulting lintel work can be part of the claim. But "my 1985 angle iron rusted" is maintenance. Budget it like maintenance.

Do I need a permit? Depends on your city. Structural work on the building envelope often requires one, and the permit triggers an inspection — which is actually in your favor, because it's an independent set of eyes on structural work. Your contractor should know your city's rules and handle the paperwork. If he suggests skipping a required permit to save money, that's information about him.

Can I just paint over the rust? Painting over active corrosion without cleaning and treating it first is makeup on a wound — it looks better for a season and the rust keeps going underneath. Proper treatment means removing the rust to sound metal, converting what's left, then priming and painting. On a sound angle, that's legitimate maintenance. On a failing angle, it's delay, not repair.

How do I know if my lintels are failing? Walk the house twice a year. Look above every opening for horizontal cracking in the mortar, lifted or stepped brick courses, visible rust staining, and any sag or dip in the span. Catch it at the staining stage and you're buying maintenance. Catch it at the jacking stage and you're buying replacement. The walk is free — Chapter 10 of the tuckpointing book has the full routine, and it applies here too.

Chapter 15: Rust Jacking — The Science of the Swell

"Rust jacking" sounds like slang, but it's precise engineering language for what's happening above your opening. Here's the science, because understanding it explains every symptom.

Steel rusts by oxidation — iron combining with oxygen in the presence of water. The rust that forms — iron oxide — occupies roughly six to ten times the volume of the steel it replaced. Read that again: the corrosion product is up to ten times bulkier than the metal it came from. So a steel angle that's lost a sixteenth of an inch of steel to rust has grown nearly half an inch of rust scale. That expansion has to go somewhere, and the somewhere is up — into the brick courses above.

That's the jacking. The swelling steel lifts the brickwork course by course, cracking the mortar joints horizontally as it goes. Those horizontal cracks above your window aren't the wall settling — they're the steel pushing up. It's the single most diagnostic symptom in lintel work: horizontal cracking over an opening means rust jacking until proven otherwise.

Three things accelerate it in Texas. **Water** — the obvious one. Every wetting cycle feeds the oxidation. **Salt** — coastal air,

de-icing salts tracked near the opening, even salts in the mortar itself. And **time without maintenance** — paint fails, nobody repaints, water gets in, and the cycle runs unopposed for a decade.

The reason this matters for cost: rust jacking doesn't just damage the steel, it damages everything the steel touches. The lifted brick courses have to come down and go back. The cracked joints need repointing beyond the immediate opening. A lintel that jacked six courses up is a bigger rebuild than one that just rusted in place. Catch it early — at the staining stage, before the lift — and you're buying a \$400 maintenance job instead of a \$700 replacement with extended brickwork.

This is also why the corrosion protection on the new steel isn't optional and isn't upselling. Paint, galvanizing, flashing — they're all fighting the same chemistry. The rust never sleeps; the system just has to outlast it.

Chapter 16: The LintelLOCK System — What Makes It Different

You've seen the name through this whole book. Here's what it actually means — not a sales pitch, the specification.

A LintelLOCK replacement is a system, not a steel swap. Five elements, every job:

1. Engineered sizing. The steel is sized for the actual span and the actual load — the brick above, the stories above, the real weight. Not the angle that was there, not the angle that's in stock. The right size, calculated. Undersized steel is how half the replacements we're called to fix got that way.

2. Corrosion protection from day one. The steel is primed and painted — or galvanized where the exposure demands it — before installation. Not after, not "we'll paint it when we're done." Before. Every surface, including the bearing ends that disappear into the masonry and never see daylight again.

3. Proper bearings. The lintel has to sit on enough masonry at each end to carry the load into the wall — typically a minimum of six inches of solid bearing each side on residential work, more on bigger spans. Short bearings are a classic failure: the steel is fine, but it's sitting on two inches of crumbling mortar and it settles. We check the bearings and rebuild them when they're shot.

4. Flashing and water management. The detail that decides whether this is a twenty-year fix or a fifty-year fix. Through-wall flashing above the lintel, weep holes to let water

out, and the whole assembly detailed so water goes around the steel instead of onto it. Water killed the last lintel. The system doesn't give it a second chance.

5. Matched brickwork. The wall goes back the way it was — same brick, same joint profile, same look. The repair should be invisible. If you can spot our work from the street, we did it wrong.

That's the system. Any one element done poorly compromises the rest — great steel with no flashing is a future callback, perfect flashing on undersized steel is a future sag. The five together are what the name means. When you get a LintelLOCK bid, those five elements are what's itemized on it. If a competitor's bid doesn't address all five, you're not comparing the same job.

Chapter 17: The Cost of Waiting

Lintels don't get better. Here's what the delay costs, stage by stage.

Stage one: surface rust and staining. The angle is sound. Maintenance — clean, treat, paint, repoint — runs \$150 to \$400 per opening. This is the cheapest this job will ever be.

Stage two: rust jacking begins. The steel swells, courses lift, horizontal cracks open. Now it's a replacement: \$500 to \$700 for a window, more for bigger openings — plus the extended brickwork the jacking damaged. The \$400 maintenance window has closed.

Stage three: advanced displacement. Multiple courses lifted, brick spalling from the stress, water pouring through the opened joints into the wall cavity. The replacement now includes significant brick rebuilding, possibly structural assessment of what the movement did to the surrounding wall. The bill keeps climbing.

Stage four: structural compromise. On garage spans, advanced failure can affect the opening's structural integrity — the sagging steel, the displaced masonry, the load paths all compromised. Now you're into engineered solutions, possibly temporary support while the work is planned, and costs in the thousands.

At every stage, the work needed is the work the previous stage would have prevented. I'm not telling you this to scare you — I'm telling you because the walk-around in Chapter 14 is free, and catching it at stage one is the best money in this whole book.

The same logic applies to the whole house. If one lintel is at stage two, the others are probably at stage one — same age, same steel, same weather. That's the argument for having them all assessed at once. The assessment is cheap. The staging is everything.

Chapter 18: Lintels on Commercial and Multi-Family Buildings

Everything in this book applies to commercial buildings, scaled up. Apartment complexes, retail strip centers, office buildings — they all have lintels, and the Texas stock of 1970s-1990s commercial brick has the same aging steel as the residential stock, often with less maintenance history.

The differences: **scale** — dozens or hundreds of openings instead of a handful. **Access** — occupied buildings, tenants, business hours, liability. **Engineering** — commercial work almost always involves a structural engineer, and the specs are tighter. And **bidding** — commercial lintel work goes through formal bid processes, which is exactly why this book exists: so the property manager reading the bids understands what the line items mean.

Per-opening costs on commercial work often run lower than residential — volume, repetition, and efficient access bring the unit price down. But the total tickets are bigger, the engineering is mandatory, and the scheduling around occupants is its own discipline. If you manage Texas commercial property with brick of a certain age, budget a lintel assessment the way you budget a roof assessment. It's the same category: envelope, structural, and invisible until it isn't.

Chapter 19: The Lintel Maintenance Schedule — Fifteen Minutes, Twice a Year

The cheapest lintel job is the one you never need. Here's the maintenance routine that keeps it that way — fifteen minutes, spring and fall, same walk as the tuckpointing book's wall check.

Look. Above every opening: rust staining on the brick or mortar, horizontal cracking in the joints, lifted or stepped courses, any dip in the span. Binoculars for the second story. You're looking for change — photograph anything suspicious and compare next season.

Touch. On ground-floor openings, run your hand along the exposed steel. Flaking paint, rough scale, pitting — that's the paint system failing. Sound paint is smooth and intact. If the paint's going, it's time to recoat before the steel starts.

Water. Check what's hitting the lintels. Sprinklers spraying the wall? Regrade so water runs away. Gutters overflowing above an opening? Clean them. Caulk failed around the window frame above the lintel? Recaulk. Most lintel corrosion is a water problem wearing a steel disguise — fix the water and the steel lasts.

Recoat. Every five to seven years, wire-brush the exposed steel on your lintels, spot-treat any rust, and repaint with a quality exterior metal paint. It's a Saturday morning job on ground-floor openings. It resets the corrosion clock. Skip it for twenty years and you're buying steel instead of paint.

Document. Keep a one-page log: date, what you saw, what you did. When you sell the house, that log is worth money — "lintels maintained, records available" is a line in a listing that a buyer's inspector loves to see. And when you call us, the log tells us the history in thirty seconds.

Fifteen minutes, twice a year, plus a paint Saturday every few years. That's the whole program. The alternative is in Chapters 1 through 4.

About the Author

Travis Nech has spent fifty years in Texas brick and masonry — cutting out failed lintels and setting proper steel over thousands of openings. He created the LintelLOCK™ system for lintel replacement done right: engineered steel, corrosion protection, proper flashing, matched brickwork. For [lintel replacement cost Dallas TX](<https://lintelrepair.com>) estimates and straight answers, call (469) 730-0650. [Champion Brick Repair estimates](<https://championbrickrepair.com>) cover the rest of your masonry, and the whole free library lives at [free books library](<https://metro-foundation-repair.web.app/free-books/>).