

Regal Home Inspections, LLC

Find of the Week 2/16/2019

This week's find of the week is a combination of a finding outside and how it may be affecting a problem inside. While conducting an inspection yesterday I noticed some unusual cracks on a brick chimney. The cracks are horizontal and there are some fairly large (for cracks of this sort). There's also a gap along the chimney edge where it meets



the vinyl siding. Noted & photographed for including in the report.

The interesting thing though is that inside, on the floor next to the fireplace, was some discoloration. It's a slab foundation here so there wasn't a basement to check out. Localized discoloration of wood can mean staining but the cause, degree of any damage and the timing can't be determined simply by seeing the discoloration. So, the invaluable moisture meter was used.

The moisture meter confirmed that the hardwood floor was indeed very wet.



The report did not make, in a concrete manner, the link between the chimney and the moisture found inside but recommended that a qualified contractor consider that as a possible source. Again, because it's a slab I can't see below. The report suggests that it could be a water pipe embedded in the slab. It could be a copper pipe for the heating system (this house has a boiler and hot water baseboards) or something else. The problem was found, identified as a, "Material Defect" in accordance with the NJ home inspection standards of practice and hopefully the source will be identified and fixed without too much trouble.