

Infrared Inspection Report

1234 Sample St, Anywhere

Inspection Date/Time:

3/12/2007 - 11:00 AM

Prepared For:

Dave Smith

Prepared By:

Norton Inspection Co.
6632 Telegraph Rd, #346
Bloomfield Hills, MI 48301

(248) 641-9339

(248) 391-9785 Fax

info@nortoninspection.com

Report Number:

070312-2

Inspector:

Patrick Norton



INTRODUCTION

Infrared thermography utilizes an infrared imaging camera that can “see” and “measure” the invisible heat energy that is emitted by the building components and produce thermal images (called thermograms) that can identify and document a wide variety of problems that may not be visible to the naked eye. Water intrusion, moisture problems, heat loss, air infiltration, missing or damaged insulation and electrical overheating all produce different heat signatures and can be identified in the thermal images. The infrared inspection report will consist of digital photos and thermal images along with written comments describing the type and location of the suspect conditions.

INSPECTION DESCRIPTION

Norton Inspection Co. was contracted to perform an infrared building inspection at 1234 Sample St, Anywhere on March 12, 2007. The purpose of the inspection is to identify and investigate all thermal anomalies using an infrared imaging camera and to produce a report listing all of the suspect conditions.

THE SCOPE OF THE INSPECTION

Norton Inspection Co. will perform a non-invasive infrared survey of the readily accessible components of the home. We will not remove floor and wall coverings or move furniture or stored materials. Infrared thermography measures surface temperature only; furniture, window drapes, floor and wall coverings may prevent accurate assessment of these areas. The infrared survey is not a mold survey. Infrared technology can be used to find moisture, which is necessary for the growth of molds/mildews etc. but will not directly detect the presence of mold. Further investigation by qualified professionals is required where evidence of water intrusion and moisture problems are noted to determine the presence of any mold/mildew and the means and costs of any necessary remediation.

The appropriate specialists should visually verify the suspect conditions, identified in the report. Visual confirmation of the suspect conditions may require demolition of the building components.

WEATHER

The outside temperature was 45 degrees F with sunny conditions. The day prior to the inspection was cloudy with rain.

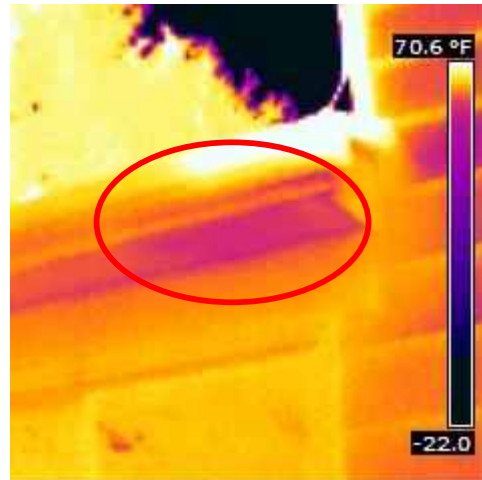
OBSERVATIONS

The infrared inspection discovered two exterior locations that have high moisture content and need further investigation and repairs as necessary. Several areas, as visible from the interior, have poor or missing insulation and air infiltration into the home. These areas can be improved with better insulation levels or installation and sealants. There was one plumbing leak detected at the kitchen ceiling from the bathtub drain above. Repairs are needed as necessary.

Photos and thermograms

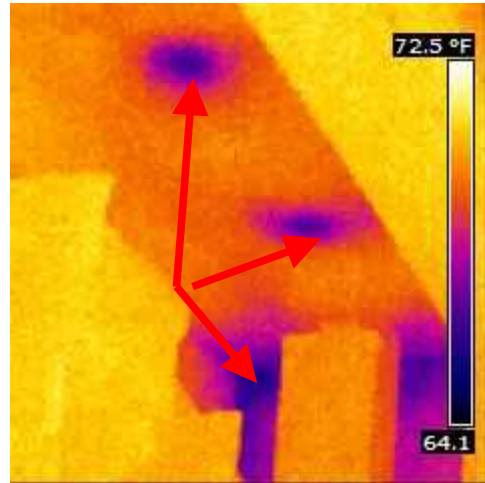


High moisture content is visible at the fascia board below the gutter. A moisture meter had a reading of 45%. Some of the wood is rotted and should be replaced. The gutter and flashings in this area should be investigated and repaired as necessary.

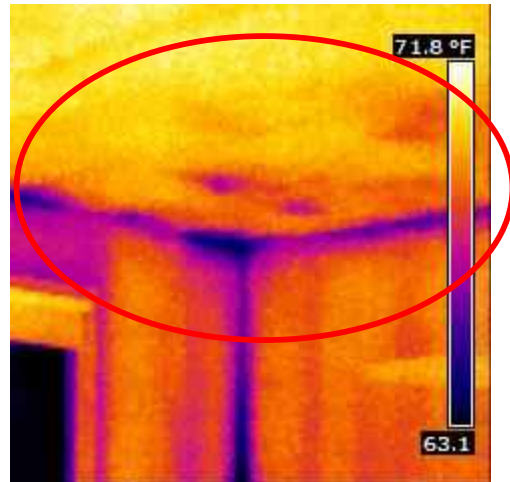


High moisture content is visible at soffit above rear dining room window. A moisture meter had a reading of 28%. The gutter and flashings in this area should be investigated and repaired as necessary.

Photos and thermograms

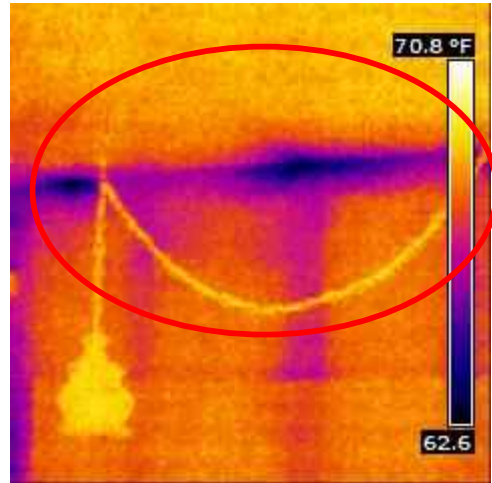


Missing insulation and air infiltration above southeast guest bedroom closet ceiling.

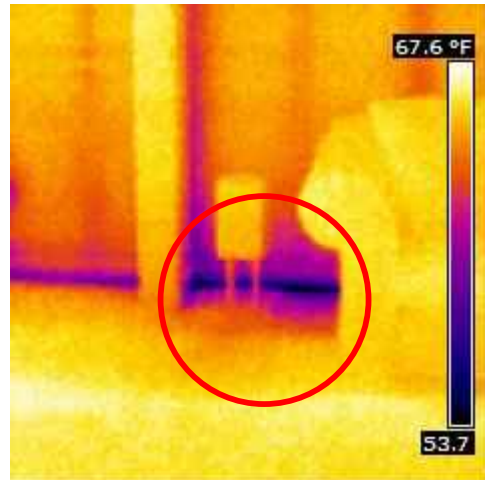


Poor/missing insulation and air infiltration at southeast corner of southeast guest bedroom.

Photos and thermograms

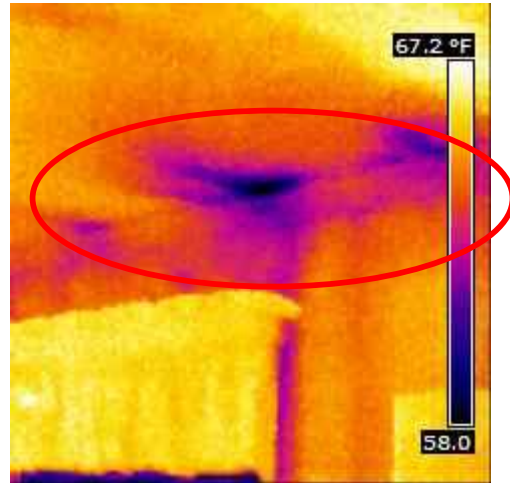


Air infiltration at ceiling and outside wall in hall bath.

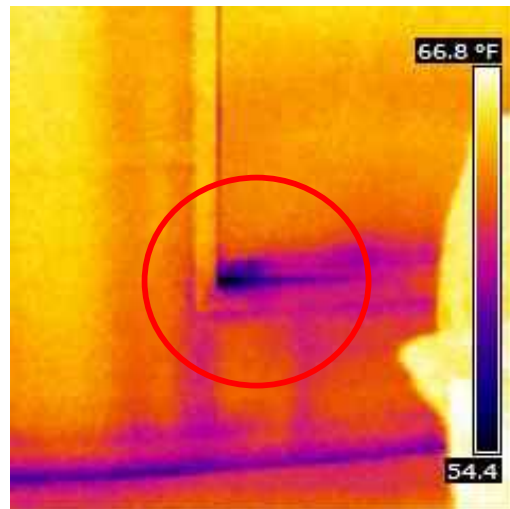


Air infiltration at base of south living room wall.

Photos and thermograms

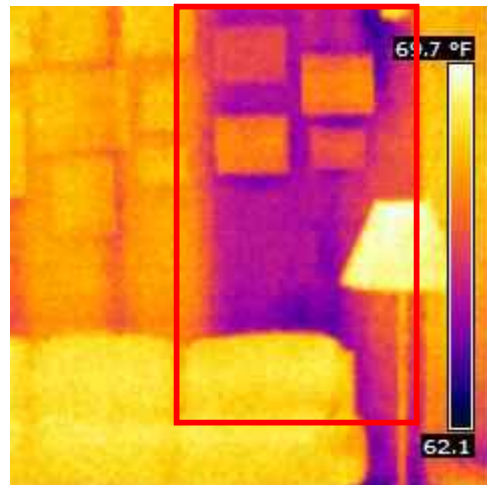


Air infiltration at west living room wall and ceiling.

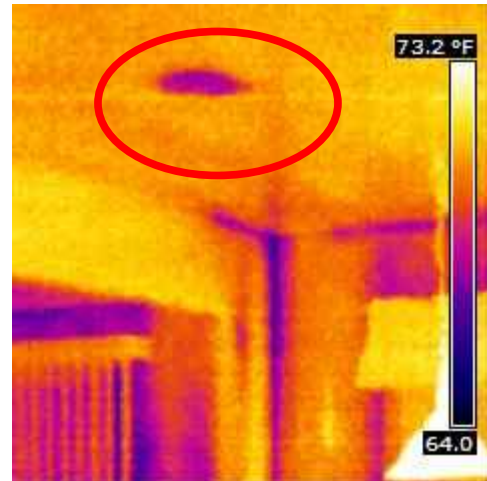


Air infiltration at base of dining room window.

Photos and thermograms



Poorly installed and/or missing insulation.



Bathtub drain leak into kitchen ceiling below. High moisture readings were detected by a moisture meter. A plumber needs to repair the drainpipe.