

How we use infrared in our Home Inspections.

- Find hidden water from plumbing leaks and other sources in walls, ceilings, floors
- Document Working Appliances.
- Find uninsulated walls and ceilings.
- Find “HOT” electrical circuits.
- Find infestations, Ants, Termites, Bees & other vermin.

4 Important facts about infrared

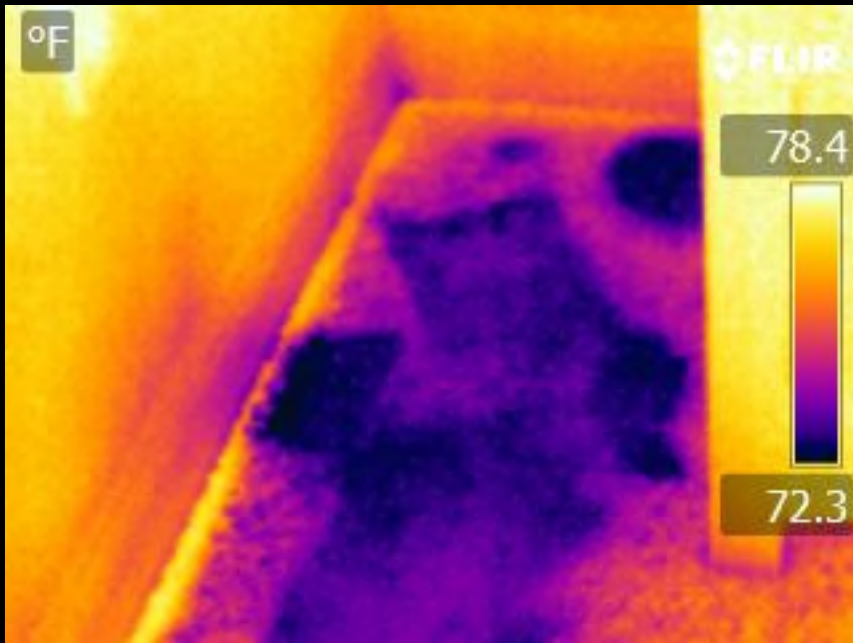
1. Infrared Cameras are not X-Ray machines!
2. Infrared cameras only show surface temperature patterns
3. I am trained to properly interpret the infrared findings.



Find the “WET”

- Specific conditions are needed to find wet building materials. But when those conditions are met. WOW!

Wet Carpet in the corner



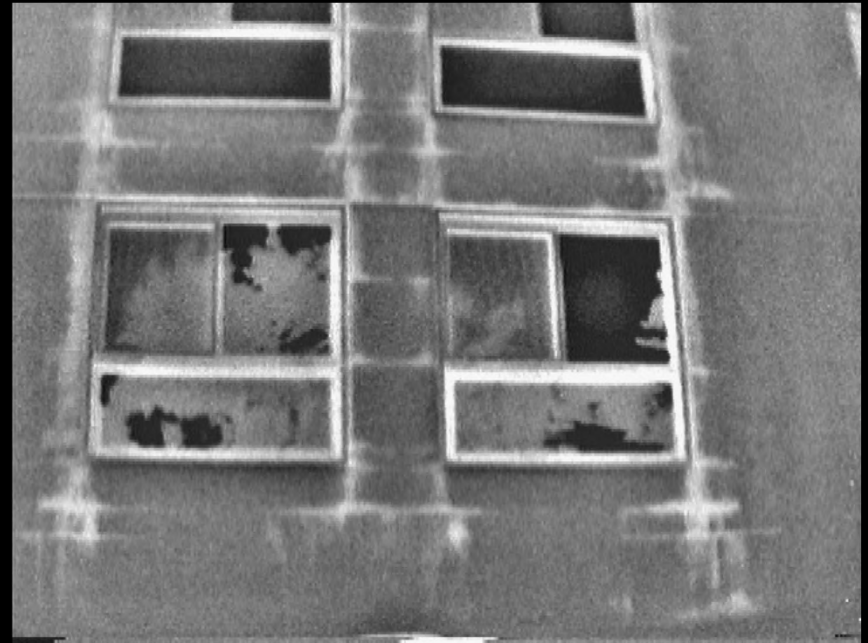
Water Behind Drywall!



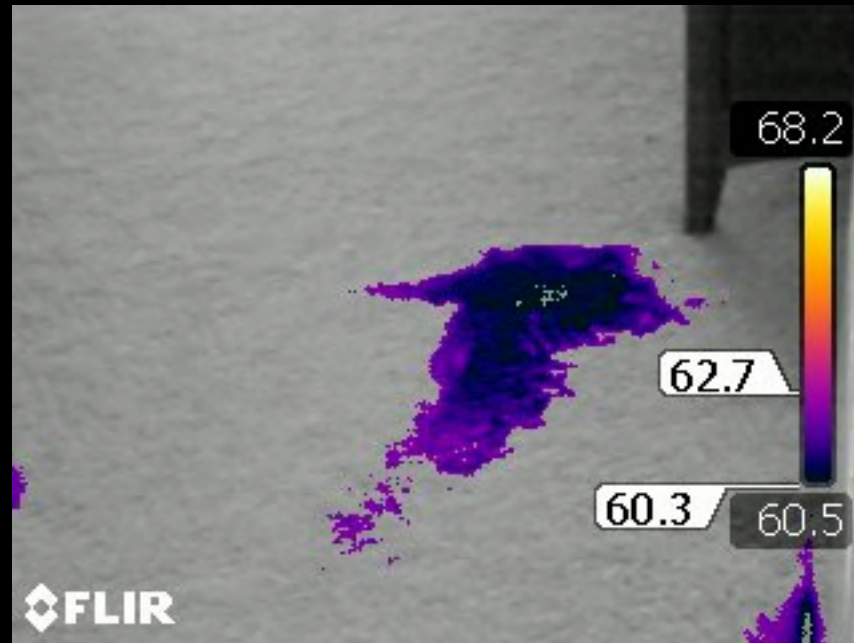
Condensate overflow



Water in Exterior Stucco



My Pet is “House Trained”..NOT!



Water in wall from window leak



Document Appliance Conditions

- Properly operating appliances will exhibit thermal differences that are easily detected with an infrared camera.

Water Heater Working?



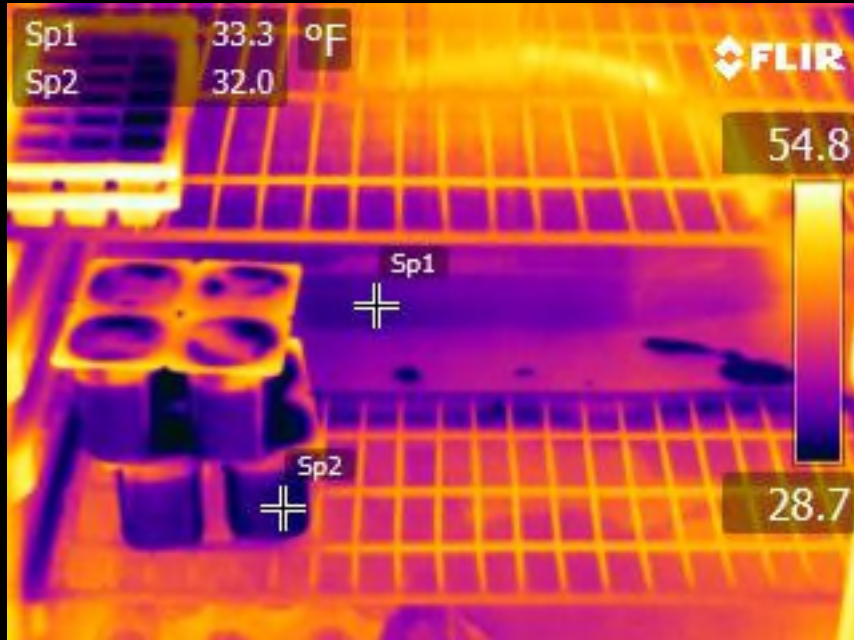
Hot water to kitchen sink?



Range Top working properly?



Refrigerator cold?



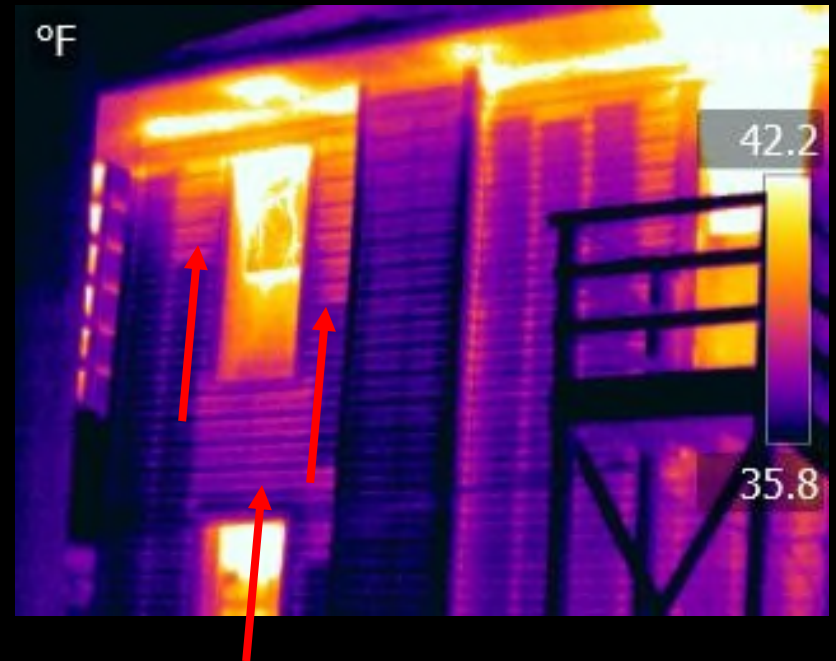
Are the walls insulated?

- Energy Audits have become a full time job for some people and the use of thermal imaging systems is one of the leading tools used.
- What can you see?

Missing Insulation



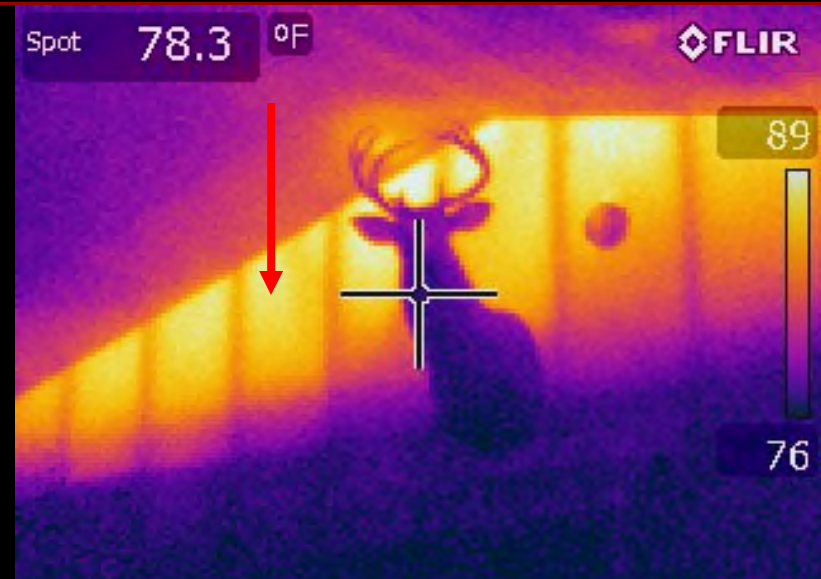
Missing insulation under and next to window.



Energy Examples

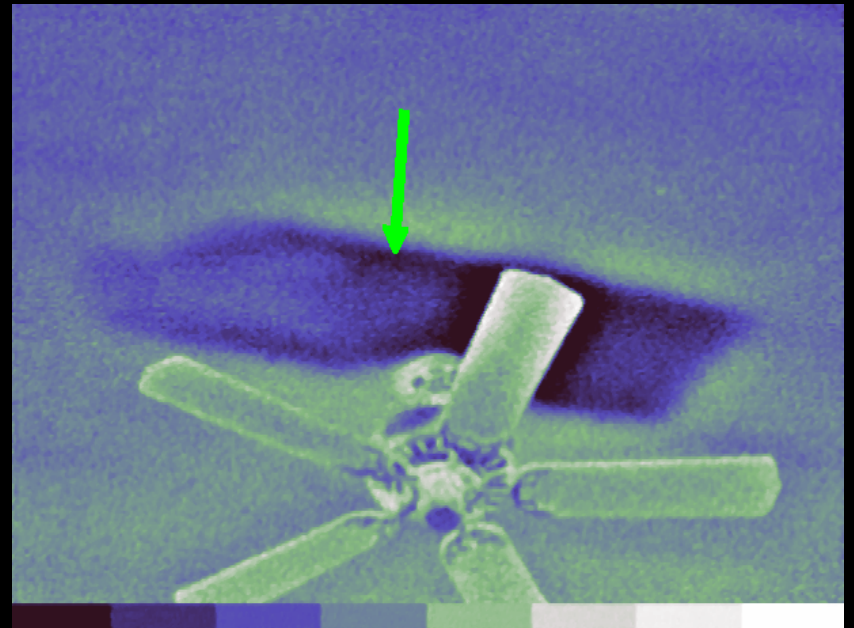


Missing insulation in “BRAND NEW CONSTRUCTION”. Cold cavities show where insulation was never installed.



Side wall never insulated. Hot in attic show up hot in picture.

Energy Examples



Energy Examples



Energy Examples



Air Infiltration

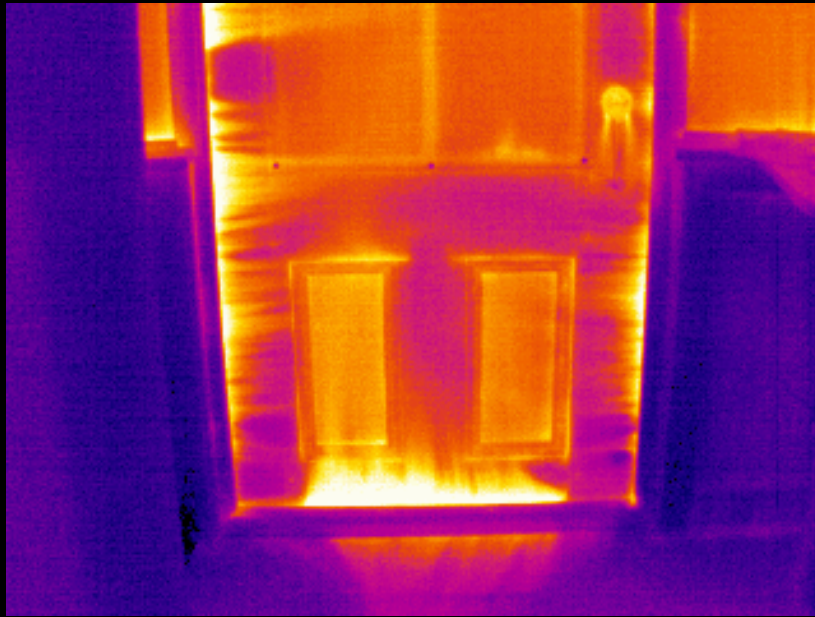


Leaking Ductwork

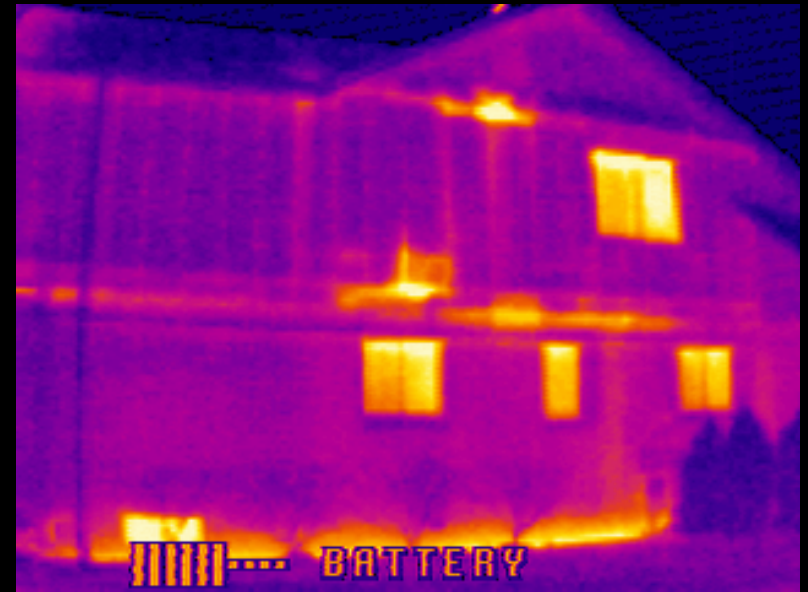


Air leaking around attic hatch.

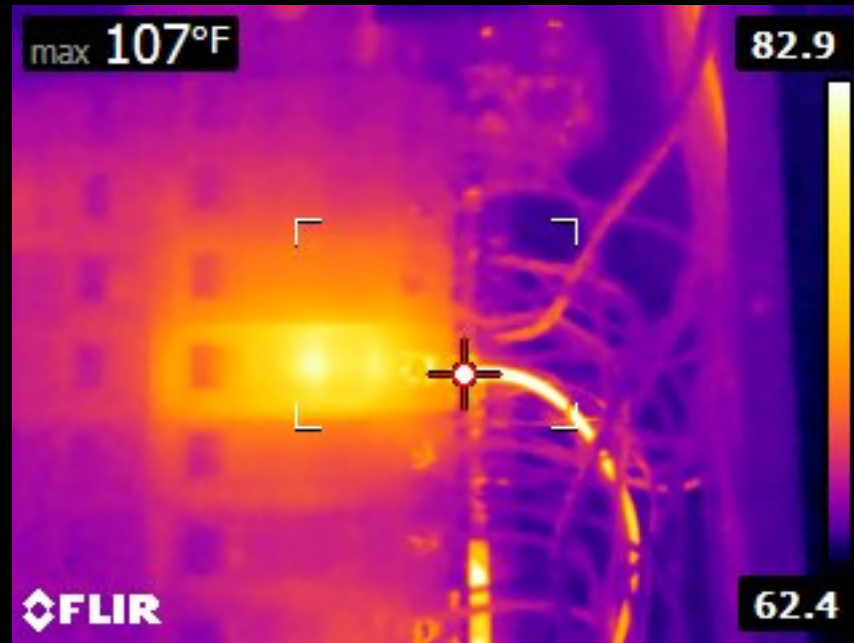
Door weatherstripping bad?



Hot areas showing heat loss.



Electrical Panel Inspection

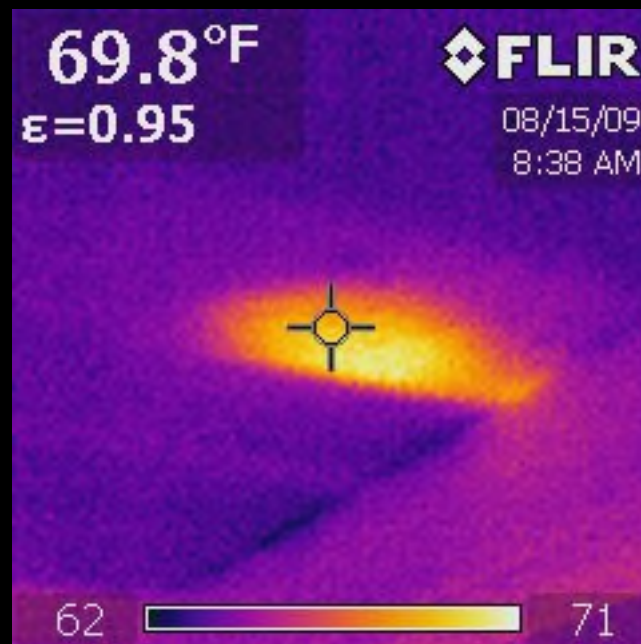
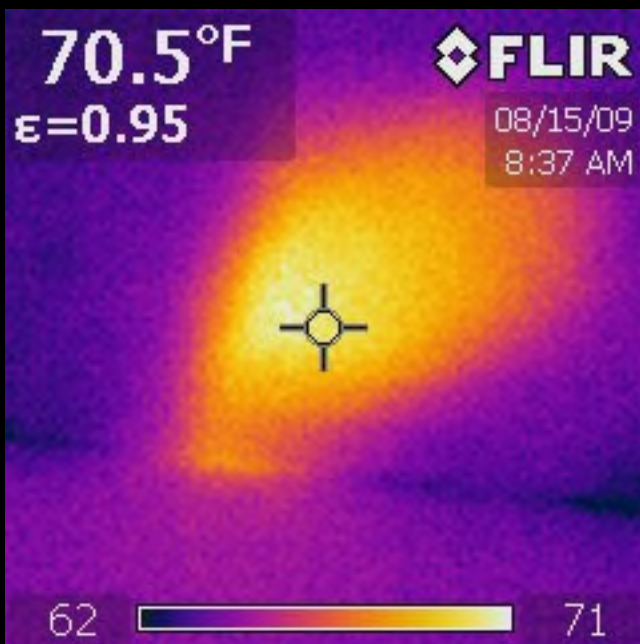


Insect and Vermin Locations

- Again, under the proper conditions, infestations are easily detected using infrared cameras.

Infestations

Bee's nest above porch roof



Infestations

Bee's nest in wall of home.

