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Thermal Imaging Report

This is an individual service provided independently of a property inspection for :
1980 Commercial Street; Arlington, TX 76011

Refer to your contract for important related information.

Thermal imaging is a technology that allows the INSPECTOR to show things about a building that cannot be seen with the naked eye. It is NOT x-ray vision, CANNOT see through walls, & is NOT 100% accurate. Thermal imaging offers an advantage to the educated inspector & client to ASSIST this inspector in discovering anomalies that can be used in further investigation to aid in the discovery of deficiencies. This is not a mold inspection; This service will NOT identify all deficiencies at the subject property. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, aid the inspector in locating & identifying deficiencies such as, but not limited to: Electrical faults, moisture intrusion, deficient building insulation or other components/materials, heat loss or other energy loss /efficiency conditions. The images can then be included in the inspection report providing supporting documentation to the report. Many images will be taken by the inspector; not all images will be included in the report, unless otherwise agreed to between the inspector & client prior to report preparation. Some interpretations are limited or inconclusive, because invasive measures were not performed to fully diagnose all conditions.

Refer to the temperature scale on the thermal image for variance within each image; please understand that even though there may be "many colors" within each image, such does not mean there is excess temperature variance, deficiency, or abnormal condition. There are multiple factors involved in evaluating each image. Some of these factors include, location in/on the building, structural modifications, ambient temperature, humidity, reflective component(s) in proximity to areas within the image, & other areas & or component(s) that may be more or less emissive within proximity to the areas that may or may not be pictured within the image(s).

Basically, when observing the Thermal images the following applies: brighter colors (red, orange, yellow, white, etc) have more heat & darker/blue-tone colors (blue, green, purple, etc) have less heat / cooler.

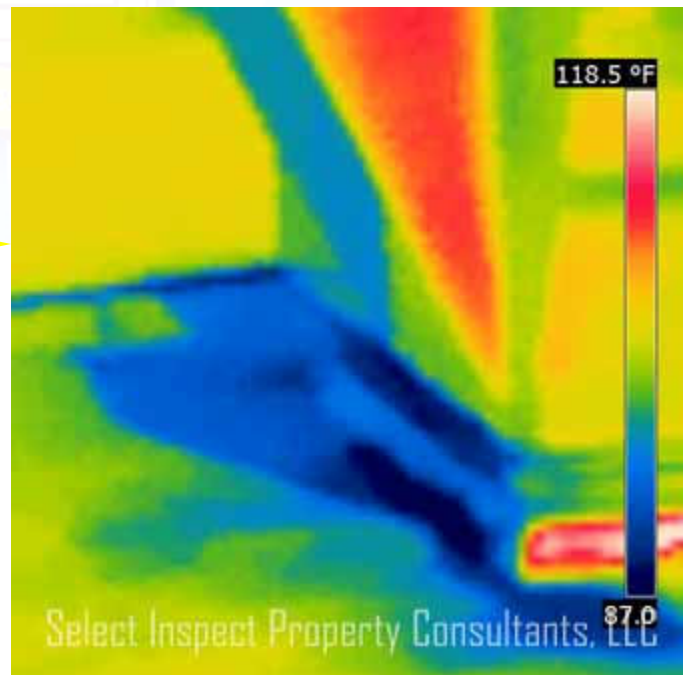
In summer/warmer months the bright colors generally imply heat infiltration at the interior; dark colors imply moisture intrusion or conditioned air loss at the exterior.

In winter/colder months the dark colors generally imply cold infiltration at the interior; bright colors imply moisture intrusion or heated air loss at the exterior.

Some electrical and mechanical components have a high heat or some energy loss signature simply due to the nature of their operation, & unless an unusual condition is discovered, would not necessary be included in this report.



↑ air conditioning condensate leakage (& shadows) at southeast roof



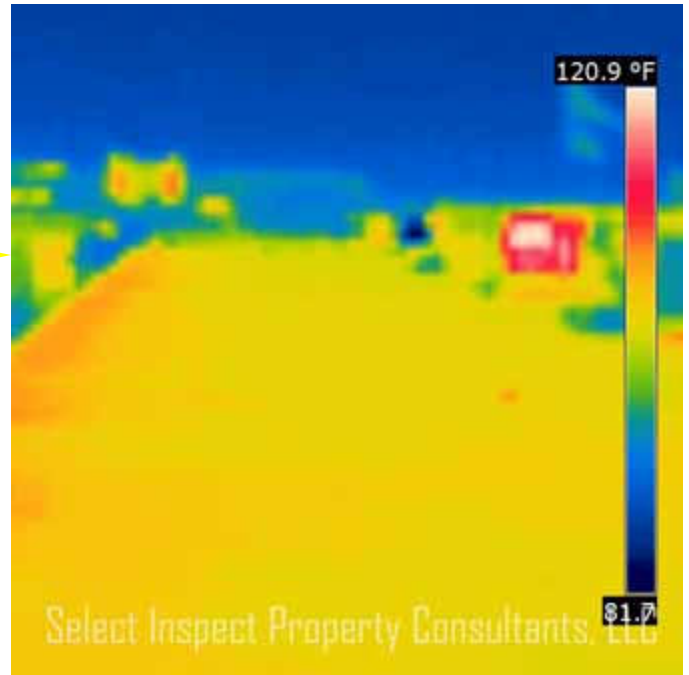
↑

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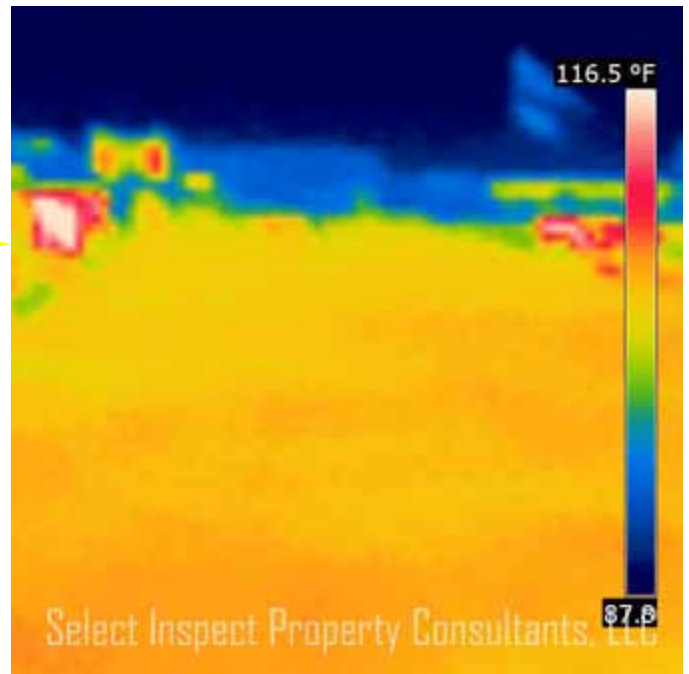
↑ no issues discovered at the south roof



↑



↑ no issues discovered at the south roof



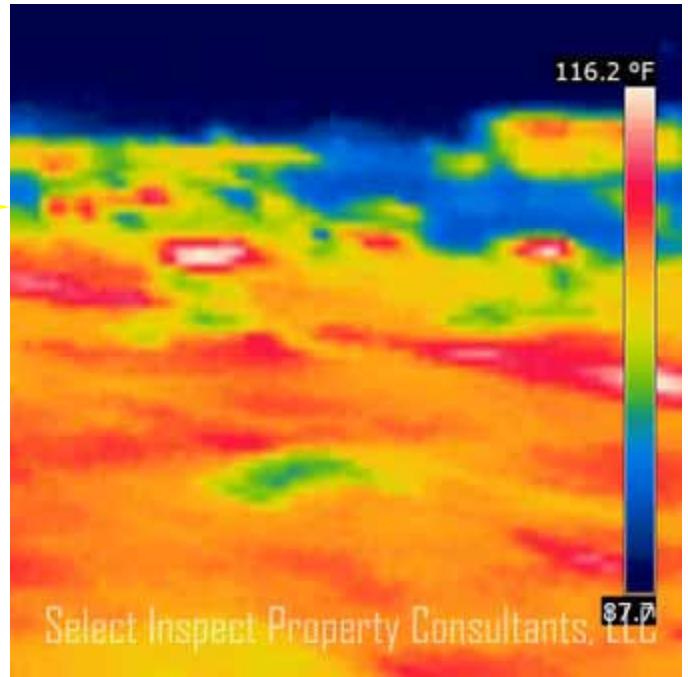
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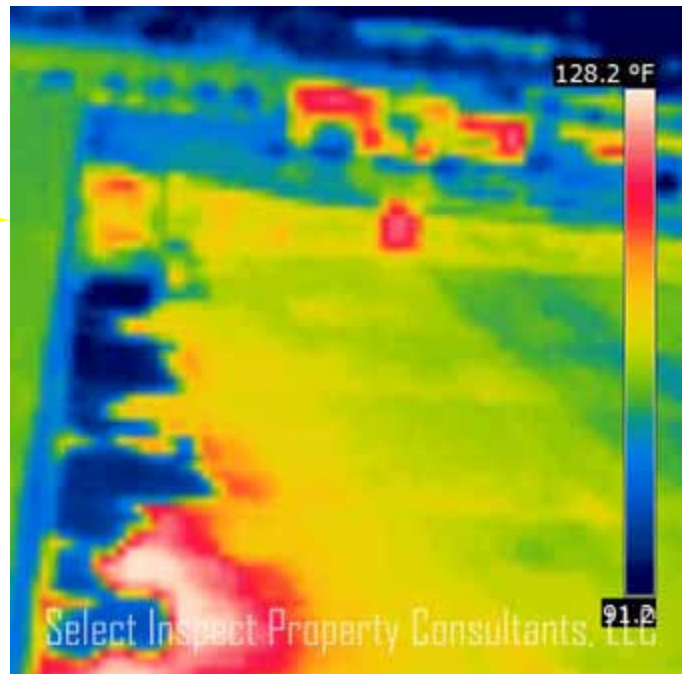
↑ most of the main warehouse roof was satisfactory



↑



↑ south edge of the warehouse roof accumulating condensate & not draining adequately



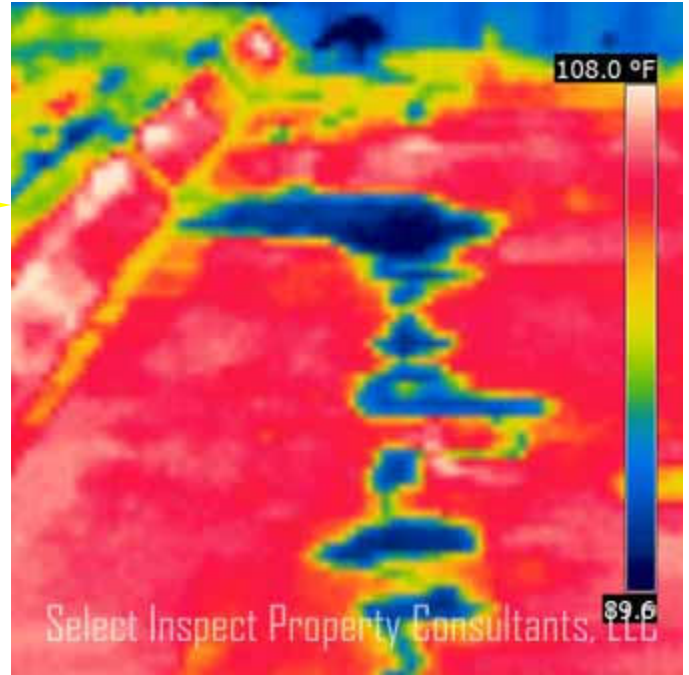
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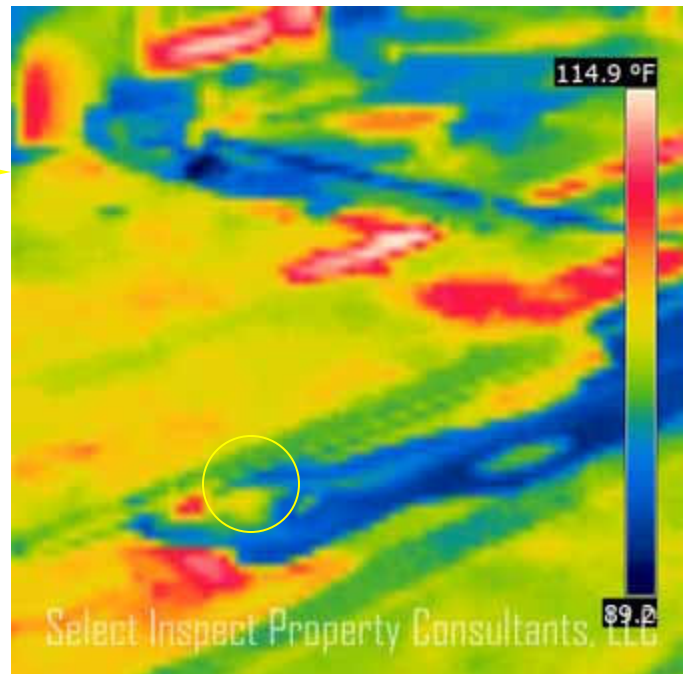
↑ air conditioning condensate; inadequate drainage from rooftop



↑



↑ air conditioning condensate; inadequate drainage from rooftop; leakage active at drain line (circled); damaged drain pipe was discovered; refer to your HVAC report for related information



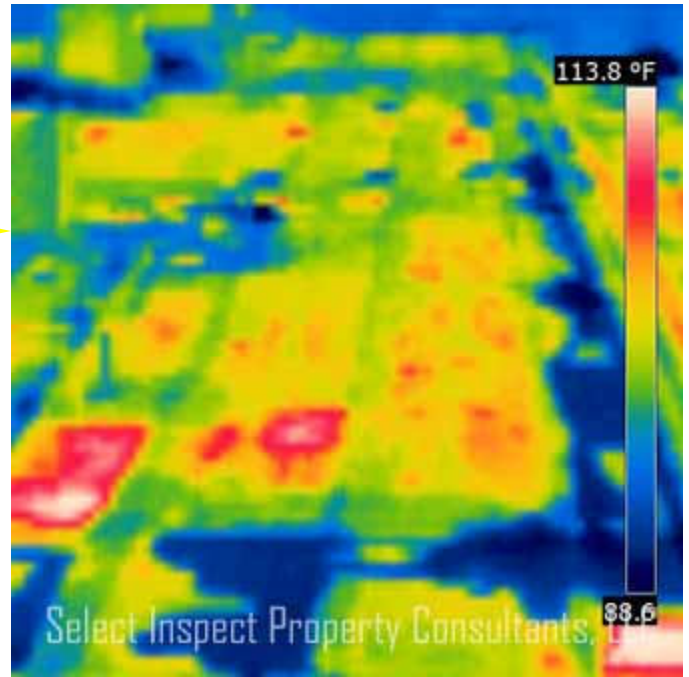
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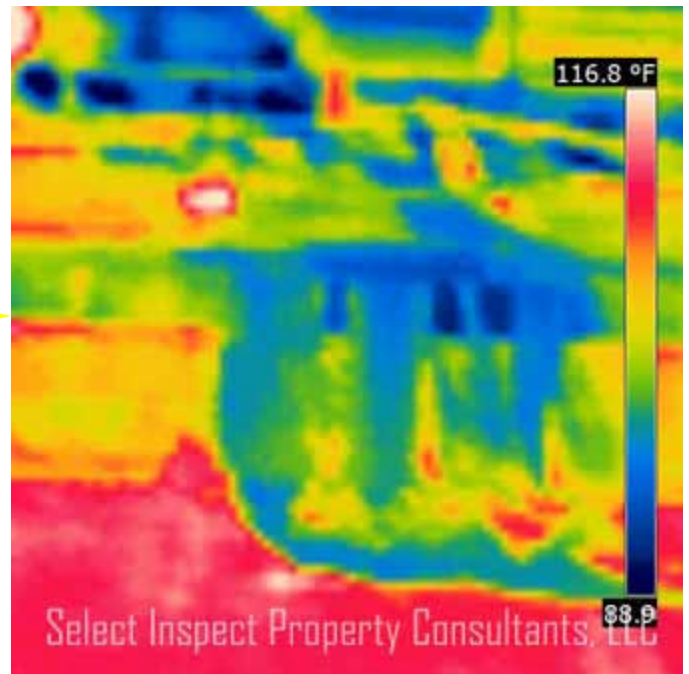
↑ air conditioning condensate; inadequate drainage from rooftop



↑



↑ air conditioning condensate; inadequate drainage from rooftop



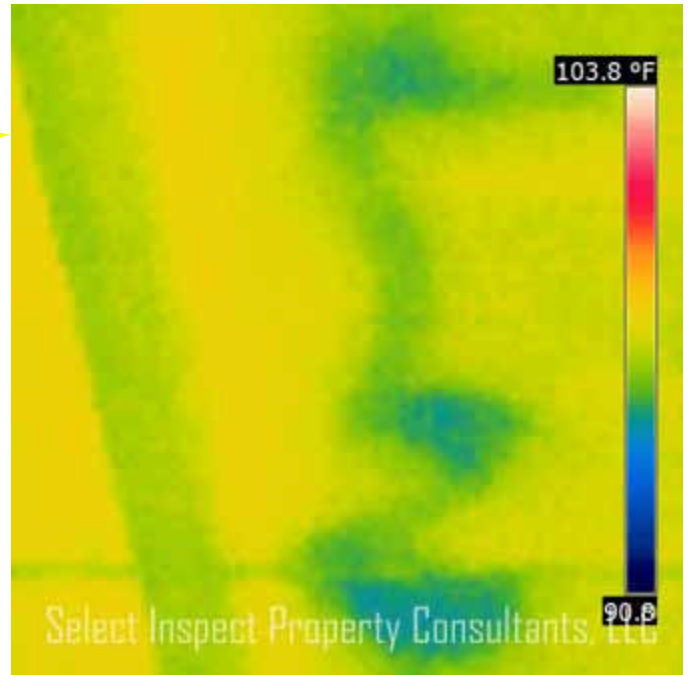
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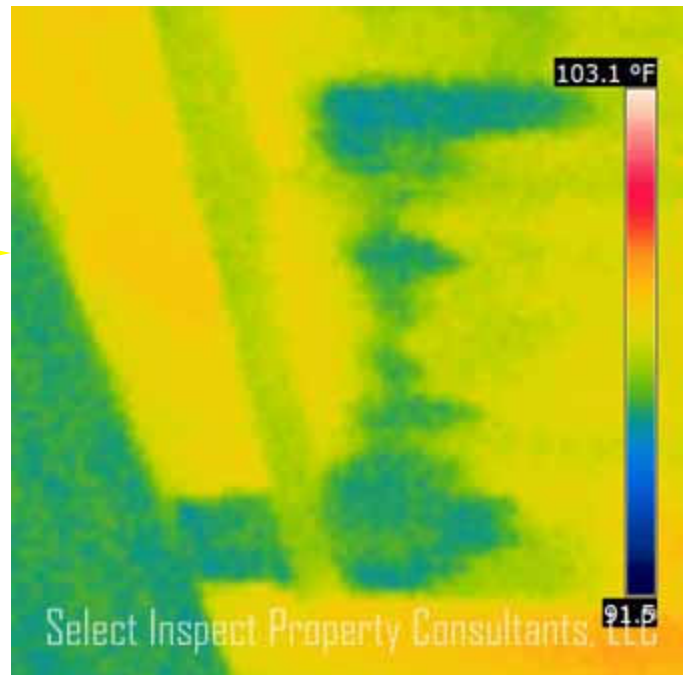
↑ warehouse west; below condensate leakage discovered at roof; adjacent the raised roof section between office & warehouse



↑ cooler temperature implies leakage or "cool-down" from the cold moisture above. Concrete is porous & the stained ceilings imply at least a history of leakage



↑ warehouse west; below condensate leakage discovered at roof; adjacent the raised roof section between office & warehouse



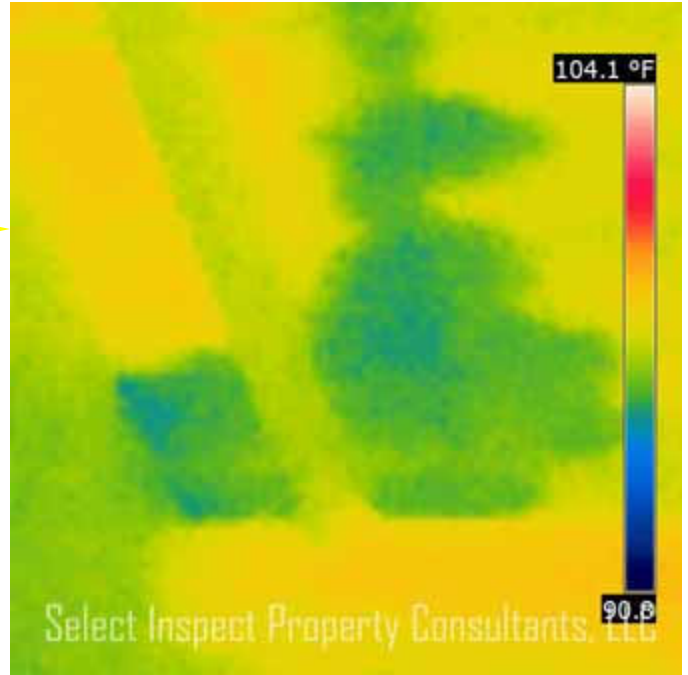
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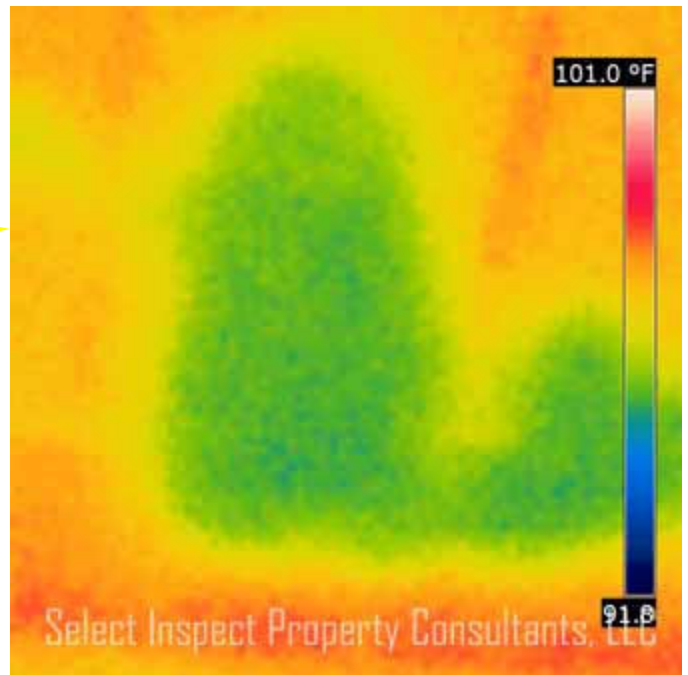
↑ warehouse west; below condensate leakage discovered at roof; adjacent the raised roof section between office & warehouse; same area as image above



↑ cooler temperature implies leakage or "cool-down" from the cold moisture above. Concrete is porous & the stained ceilings imply at least a history of leakage



↑ warehouse west; below condensate leakage discovered at roof; adjacent the raised roof section between office & warehouse



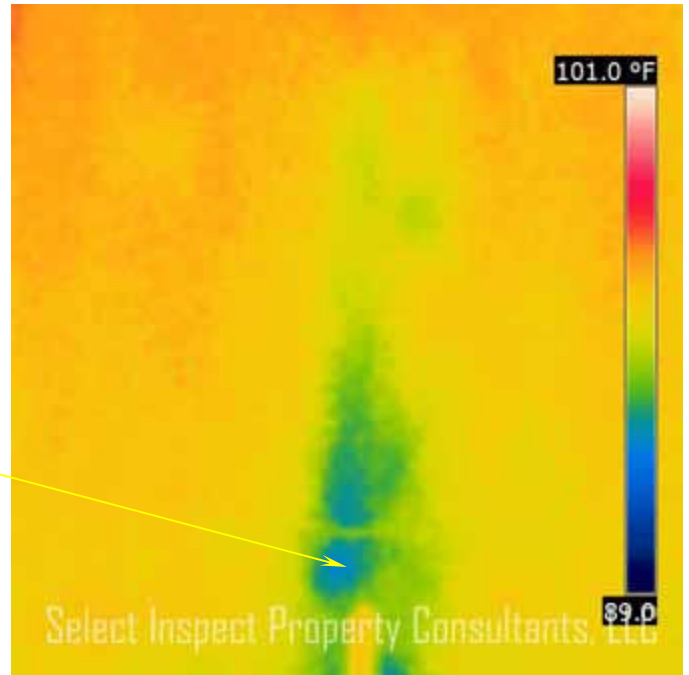
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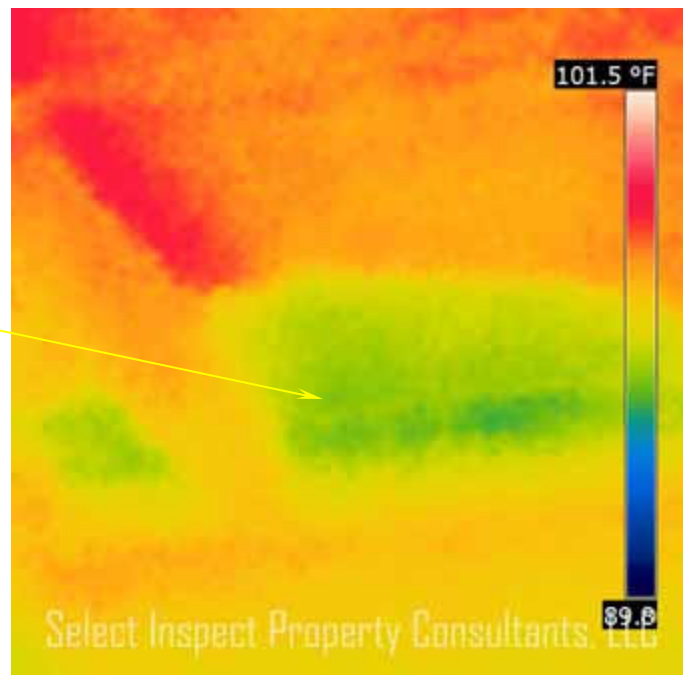
↑ warehouse west; below condensate leakage discovered at roof; adjacent the raised roof section between office & warehouse



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↑ warehouse west; below condensate leakage discovered at roof; adjacent the raised roof section between office & warehouse



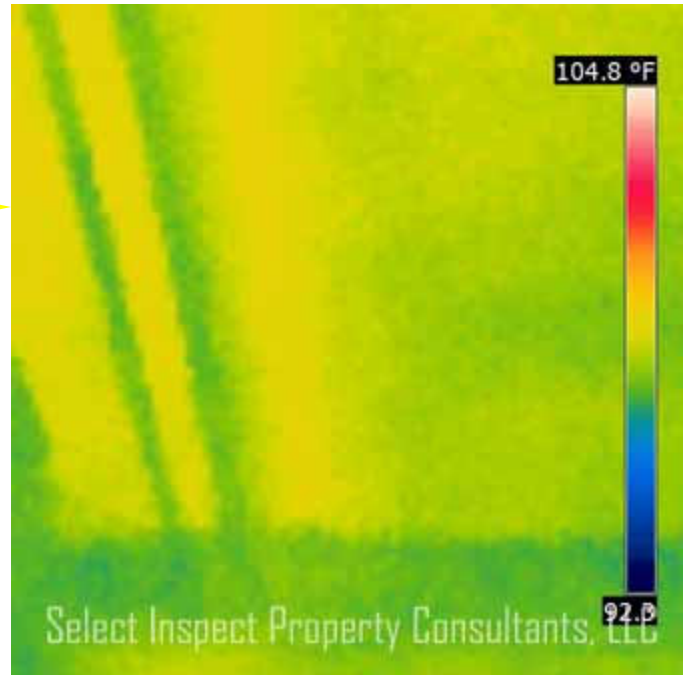
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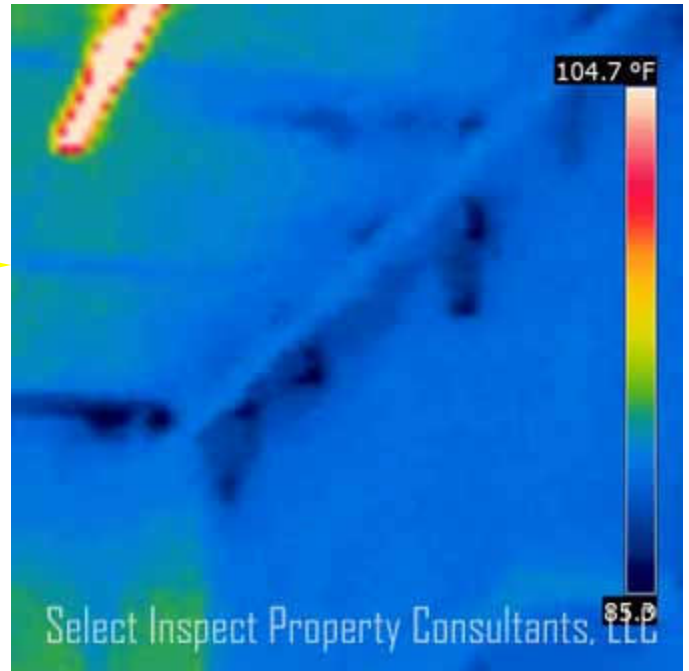
↑ warehouse northwest; stained ceiling, but Thermal imaging implies no anomalies; appears satisfactory



↑ leakage history; active moisture not discovered



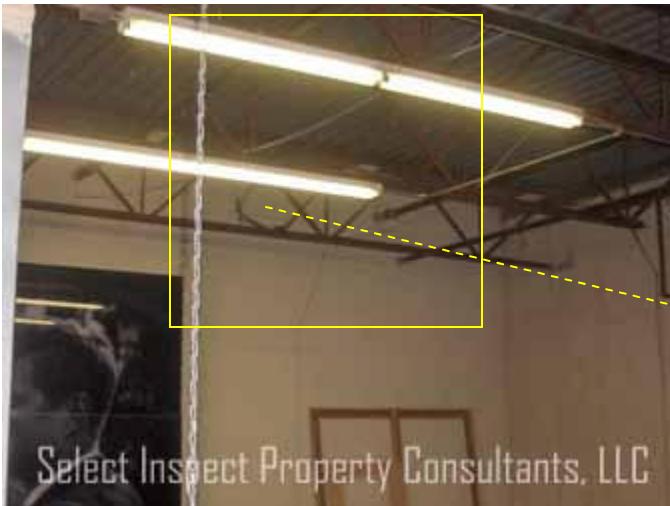
↑ workshop northeast; below condensate leakage discovered at roof; adjacent the raised roof section between office & warehouse/shop



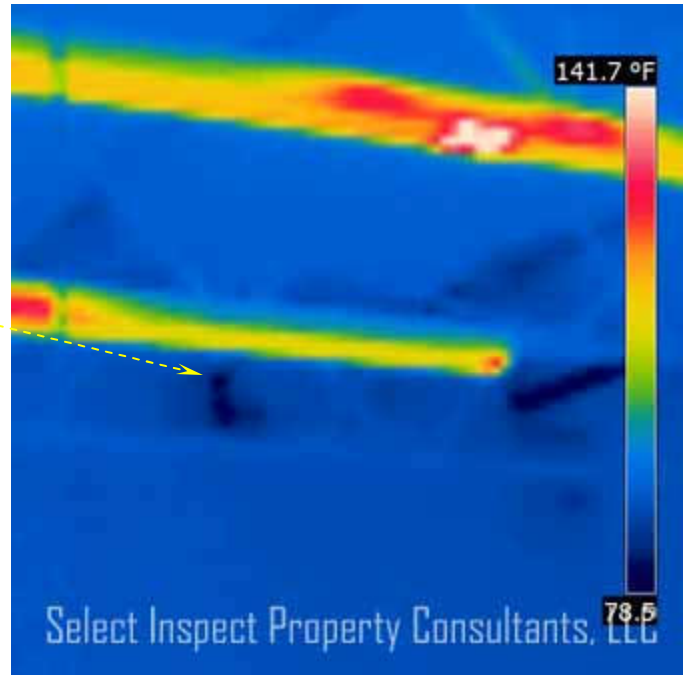
↑ cooler temperature implies leakage or "cool-down" from the cold moisture above. Considering the amount of condensate above, consider at least a history of leakage

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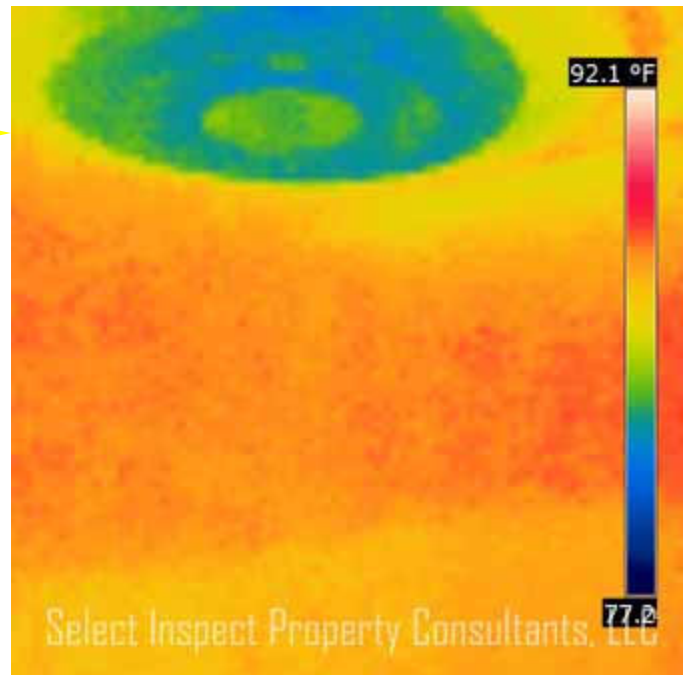
↑ workshop southeast; below condensate leakage discovered at roof; adjacent the raised roof section between office & warehouse/shop; (note: some of the "cool" items in this image appeared to be cold-water pipe & were not a concern (ie. right central, dark blue))



↑ cooler temperature implies leakage or "cool-down" from the cold moisture above. Considering the amount of condensate above, consider at least a history of leakage



↑ stains at many office ceilings including the vending area appeared dry; satisfactory



↑

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↑ corrosion & stains at the gallery ceiling; moisture not discovered, but deficient air ducting noted.



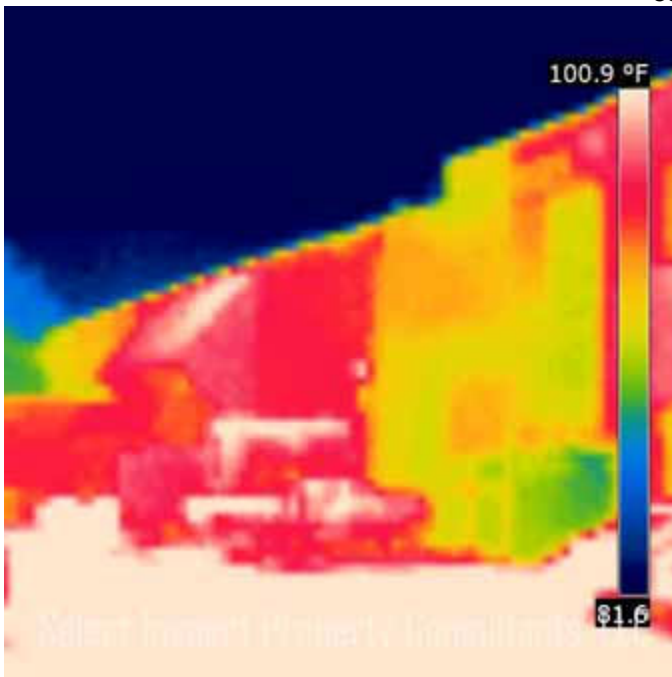
↑ above the image at left in the drop-ceiling; hole at air duct vapor barrier; system was off, but may still drip condensate if made operational



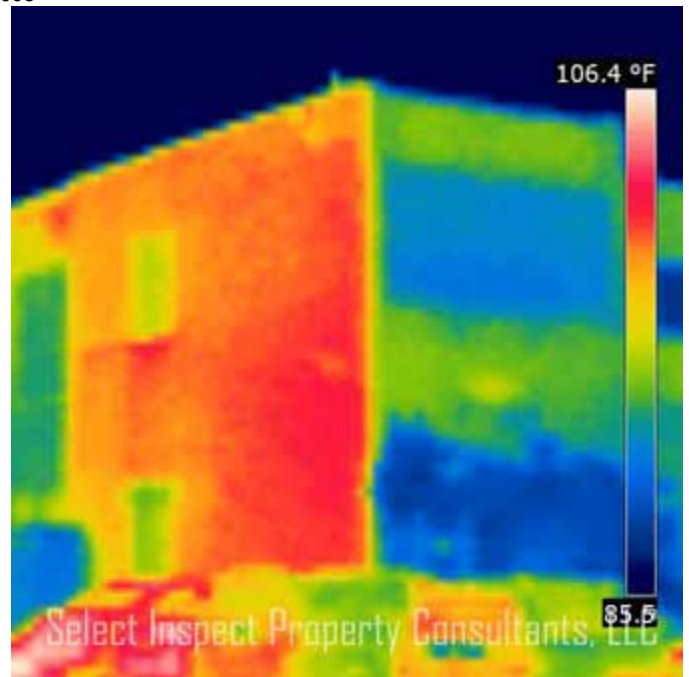
↑ Thermal image of location pictured above; anomaly not discovered; Monitor; provide routine service, and maintain.

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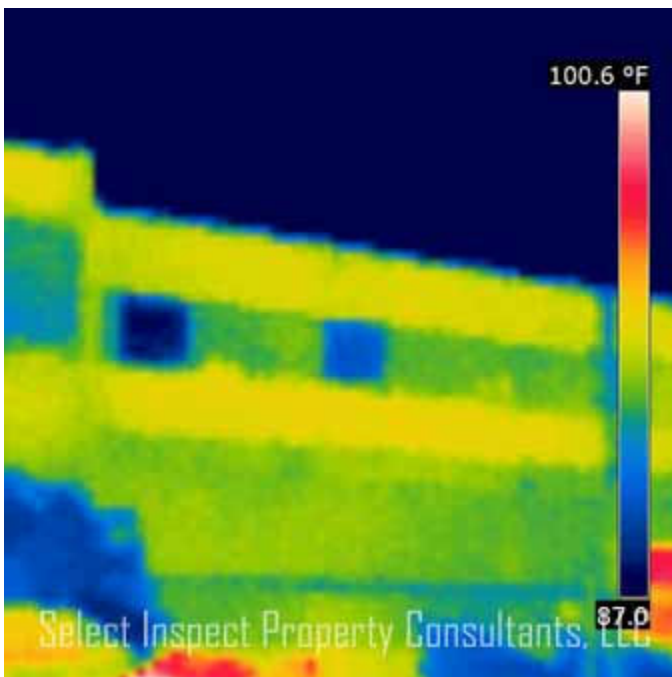
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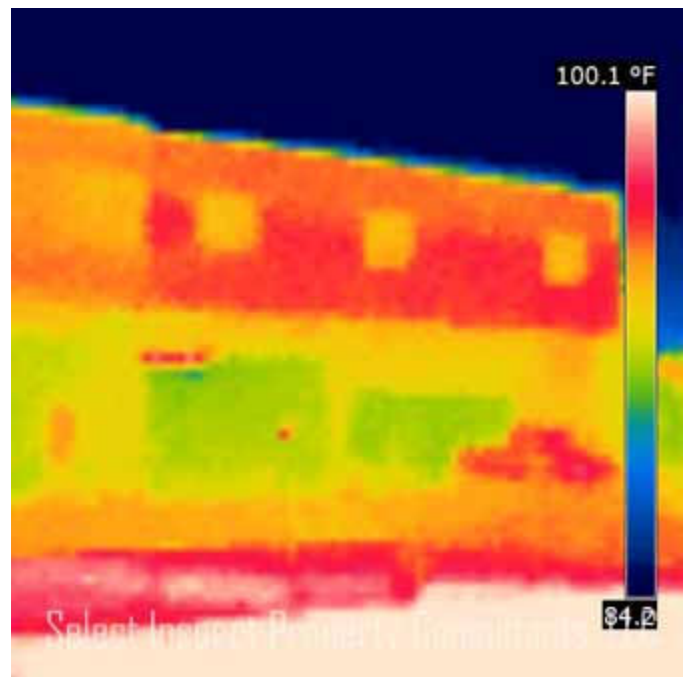
↑ Thermal imaging anomalies not discovered at exterior north



↑ Thermal imaging anomalies not discovered at exterior northwest; west was shaded, & therefore shows as "cooler" at the right of the image



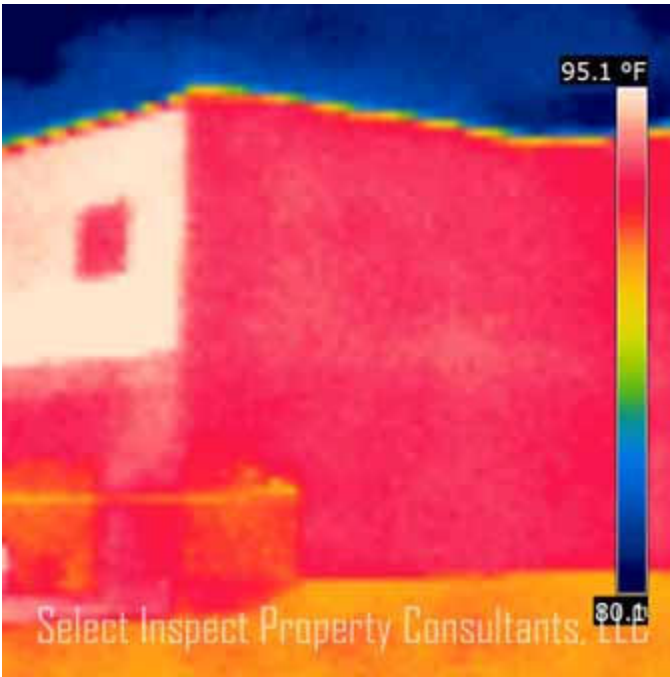
↑ Thermal imaging anomalies not discovered at exterior west



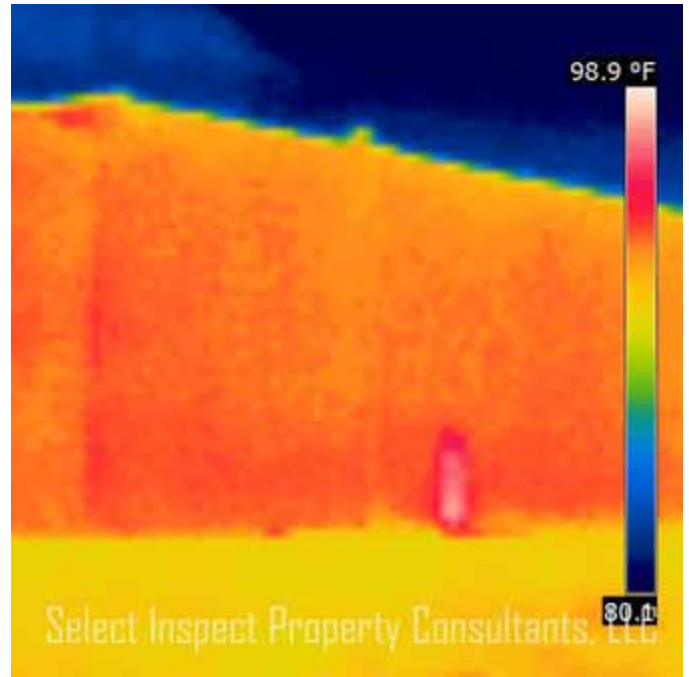
↑ Thermal imaging anomalies not discovered at exterior west-southwest

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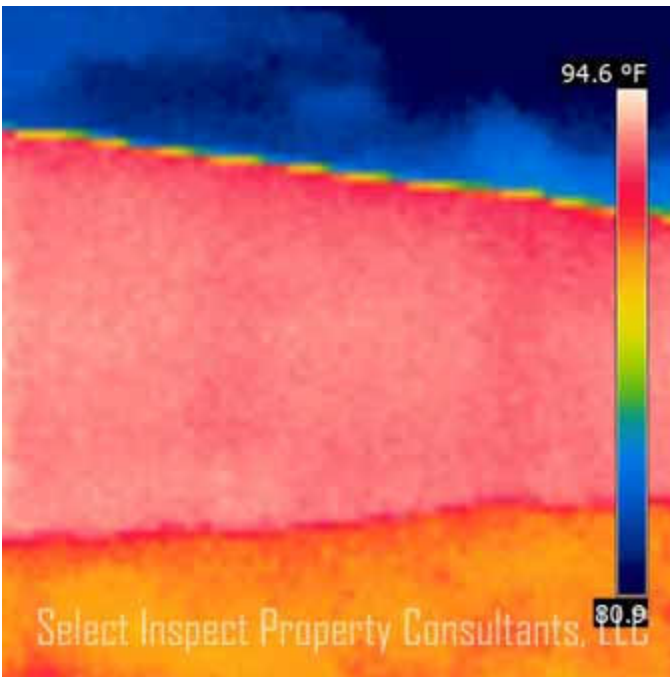
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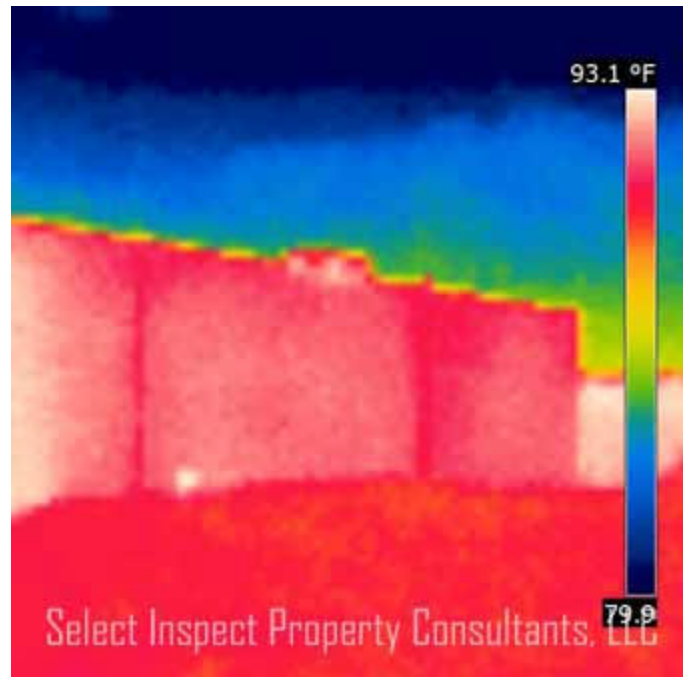
↑ Thermal imaging anomalies not discovered at exterior southwest



↑ Thermal imaging anomalies not discovered at exterior south



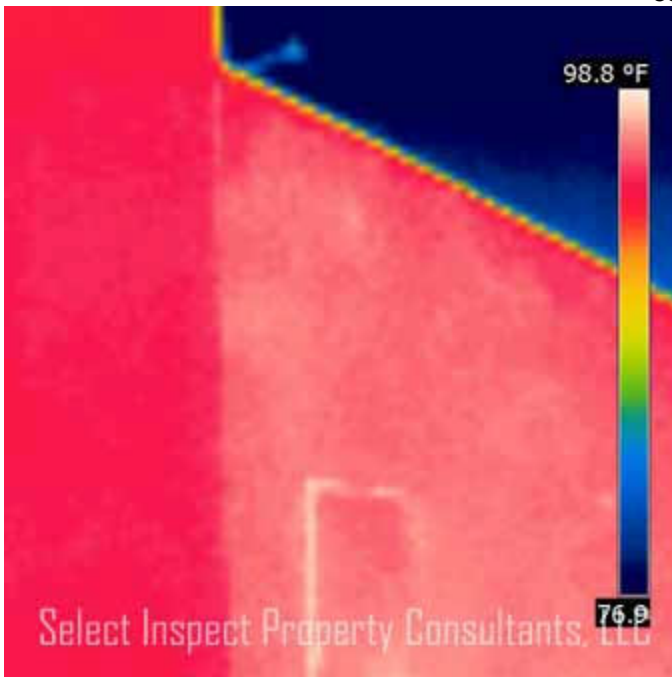
↑ Thermal imaging anomalies not discovered at exterior south



↑ Thermal imaging anomalies not discovered at exterior southeast

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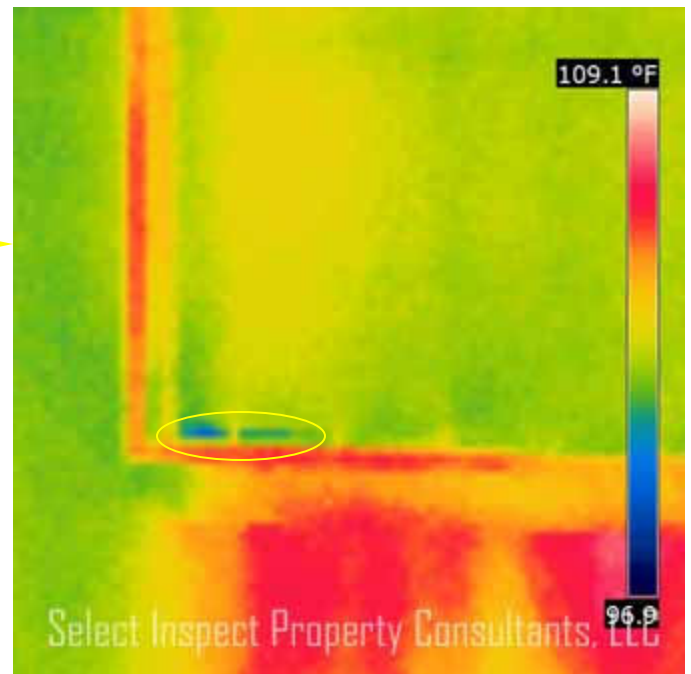
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↑ Thermal imaging anomalies not discovered at exterior east



↑ Thermal imaging implies energy loss at the east-northeast overhead door; weatherstrip was in poor condition; corrosion & moisture in the concrete are prone to promoting further deterioration of the concrete & steel components; routine maintenance is recommended



↑ cool air escaping at damaged weatherstrip; may also likely be allowing infiltration to conditioned space seasonally; apparent rodent gnawing evidence was seen as well.