

## Select Inspect Property Consultants

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### Thermal Imaging Report

This service was provided regarding property at:  
876 North Street; Denton, TX 76209

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.

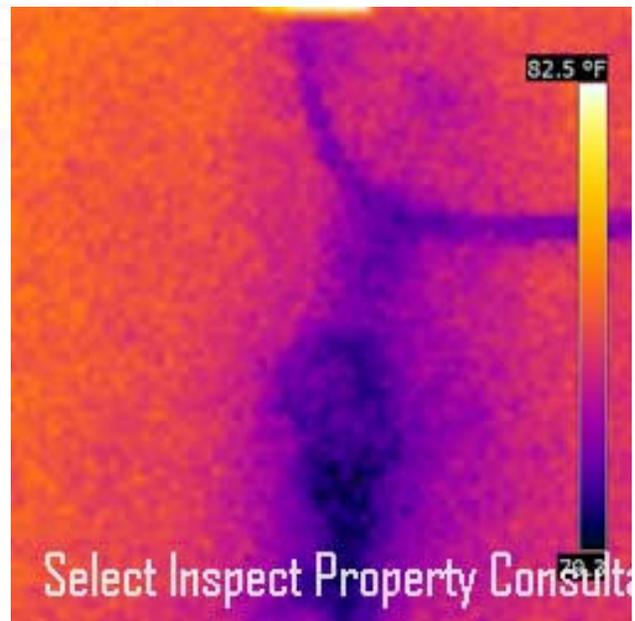
Refer to the temperature scale on the thermal image for variance within each image; please understand that even though there may be “many colors” within each image, such does not mean there is excess temperature variance, deficiency, or abnormal condition. There are multiple factors involved in evaluating 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.



↑ Thermal imaging of image at left

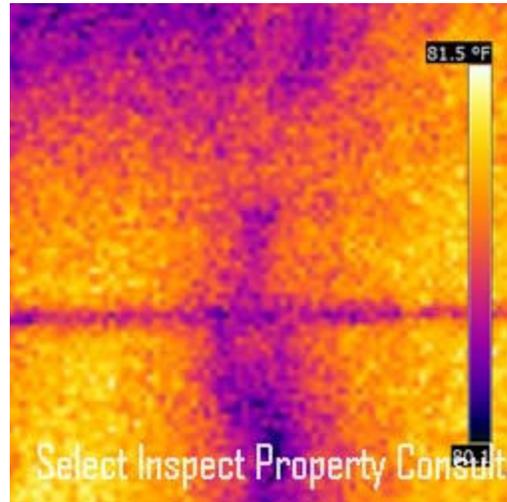
↑ active moisture intrusion through the concrete wall at the west of VSAB-2

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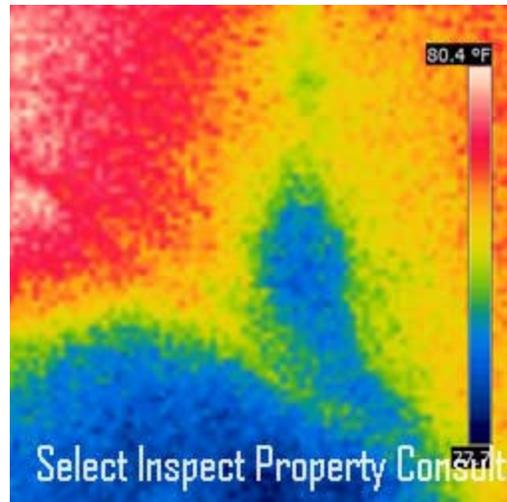
↑ active moisture intrusion through the concrete wall at the west of VSAB-2



↑ Thermal imaging of image at left



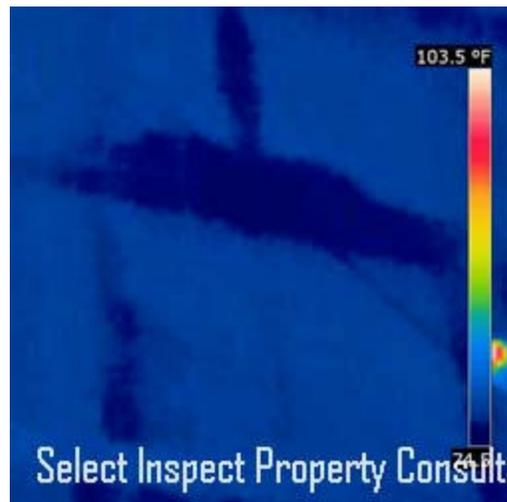
↑ active moisture intrusion through the concrete wall at the west of VSAB-2



↑ Thermal imaging of image at left



↑ active moisture intrusion through the ceiling/roof at the west-northwest of VSAB-2; water was seen dripping from the roof/ceiling, splashing & pooling atop the structural steel, & penetrating the insulated wall components



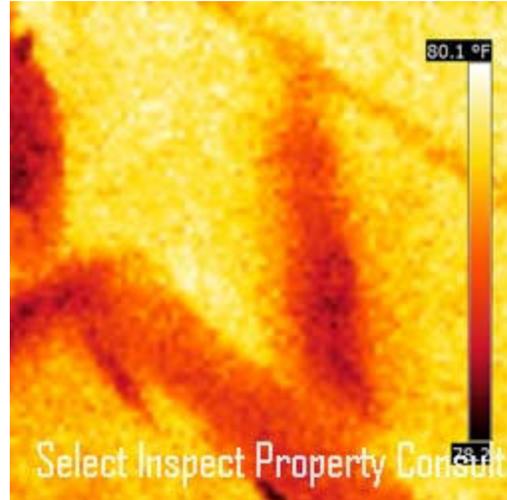
↑ Thermal imaging of image at left

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↑ active moisture intrusion through the concrete wall at the west of VSAB-2



↑ Thermal imaging of image at left



↑ active heavy water flow at the northwest corner of VSAB-2



↑ (outside of image at left) negative grade; gutter down-spout termination toward negative slope, water returns to the inadequately sealed corner of the structure & enters the structure.



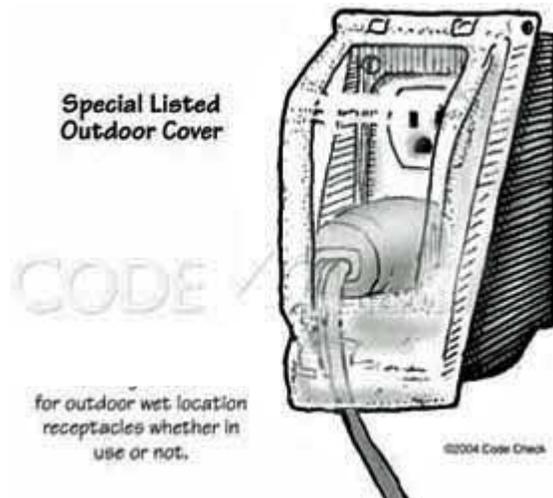
↑ close view of image above; inadequately sealed concrete/steel structure corner allowing significant moisture intrusion into the building.

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↑ moisture intrusion at / on / into electrical receptacle at west VSAB-2; potential fire hazard



↑ electrical receptacles at exterior locations did not have currently approved “weather-tight” outdoor covers in place; recommend approved modern covers at all exterior locations that are not protected by eaves & all exterior receptacles lower than 6 feet from grade should also be ground-fault circuit interrupt (GFCI) protected.

Recommend sub-grade drainage system be installed along the west foundation wall(s) with minimum slope of 1/4” per foot to terminate at a location where all water will be released & remain a minimum of 10 feet from the structure. if a drainage system is present, it apparently is not functioning as intended & would require replacement.

Roof leaks were discovered at the west-northwest, central, & southern areas of VSAB-2; roof repair is necessary; extent of the conditions would require roof access during suitable weather conditions.