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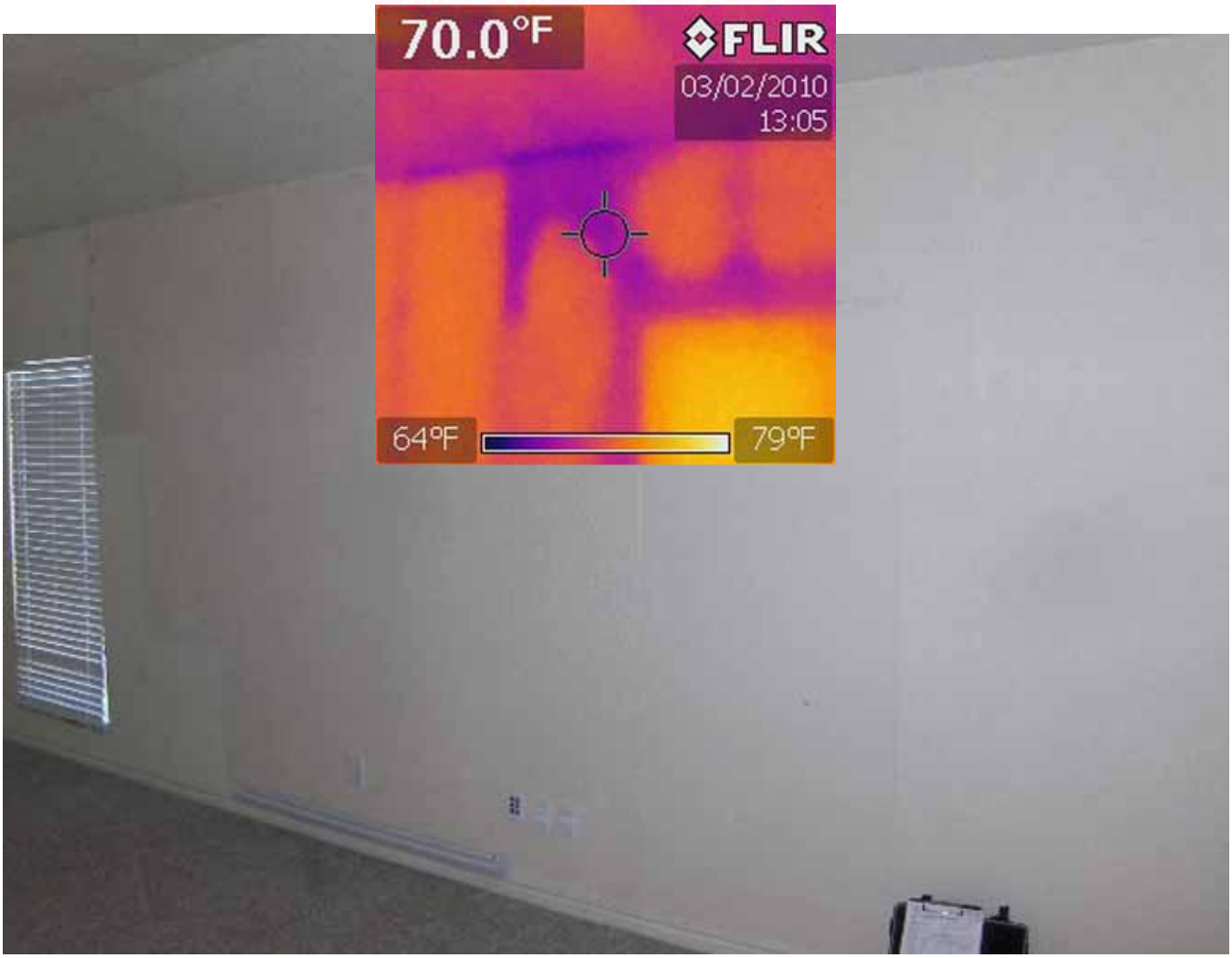
This is an individual service provided independently of a property inspection regarding:
7043 & 7075 Christmas Street, Frisco, TX 75034

Refer to your contract for 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).



↑ suspected inadequate insulation above an abandoned window & energy loss at the abandoned window adjacent the handicapped ramp.

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↑ suspected inadequate insulation above & beside the rear door, facing the garage

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↑ suspected inadequate insulation at vaulted ceiling; example at main room doorway to the front northeast room 7075

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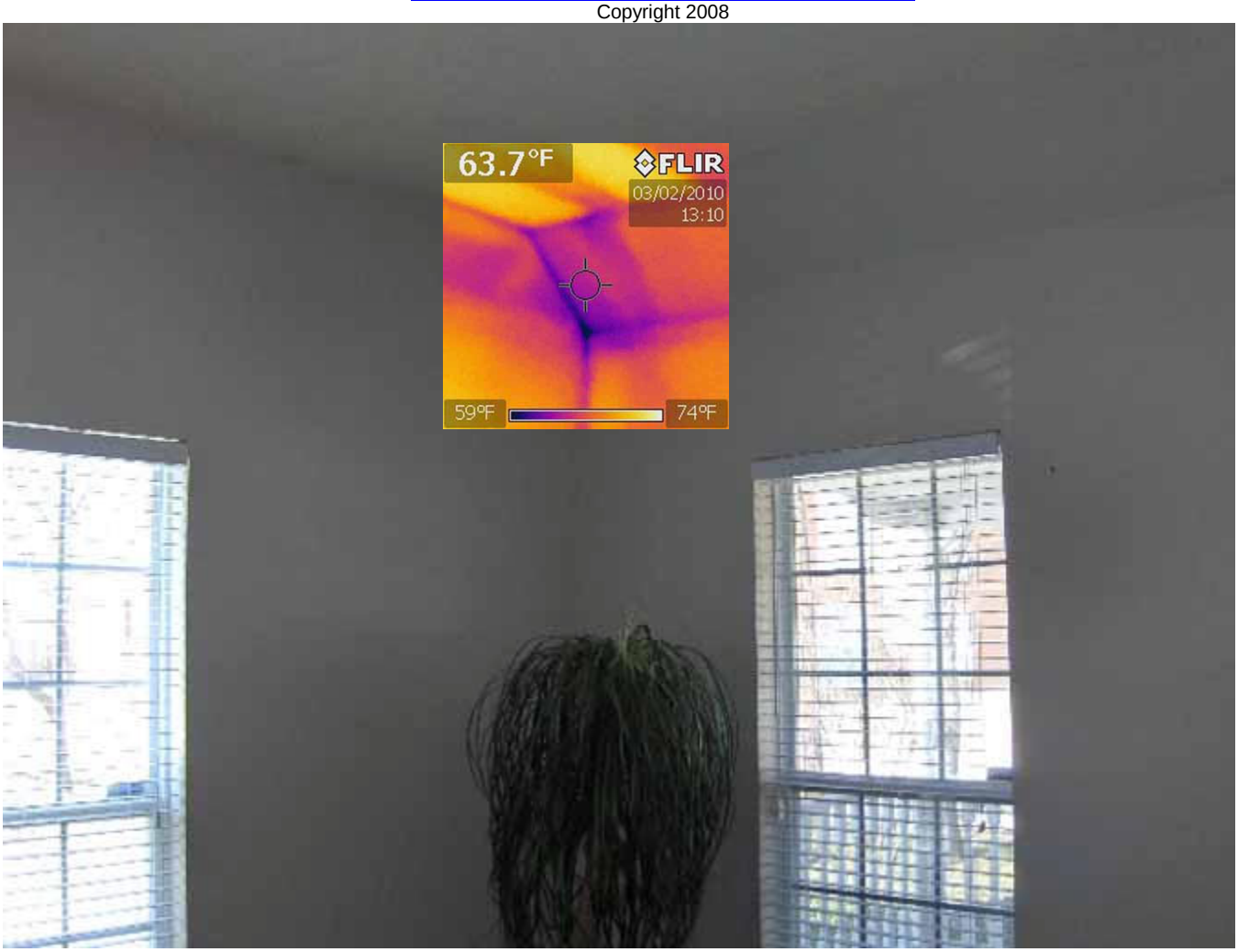

↑ suspected inadequate insulation at 7075; example at one vaulted ceiling

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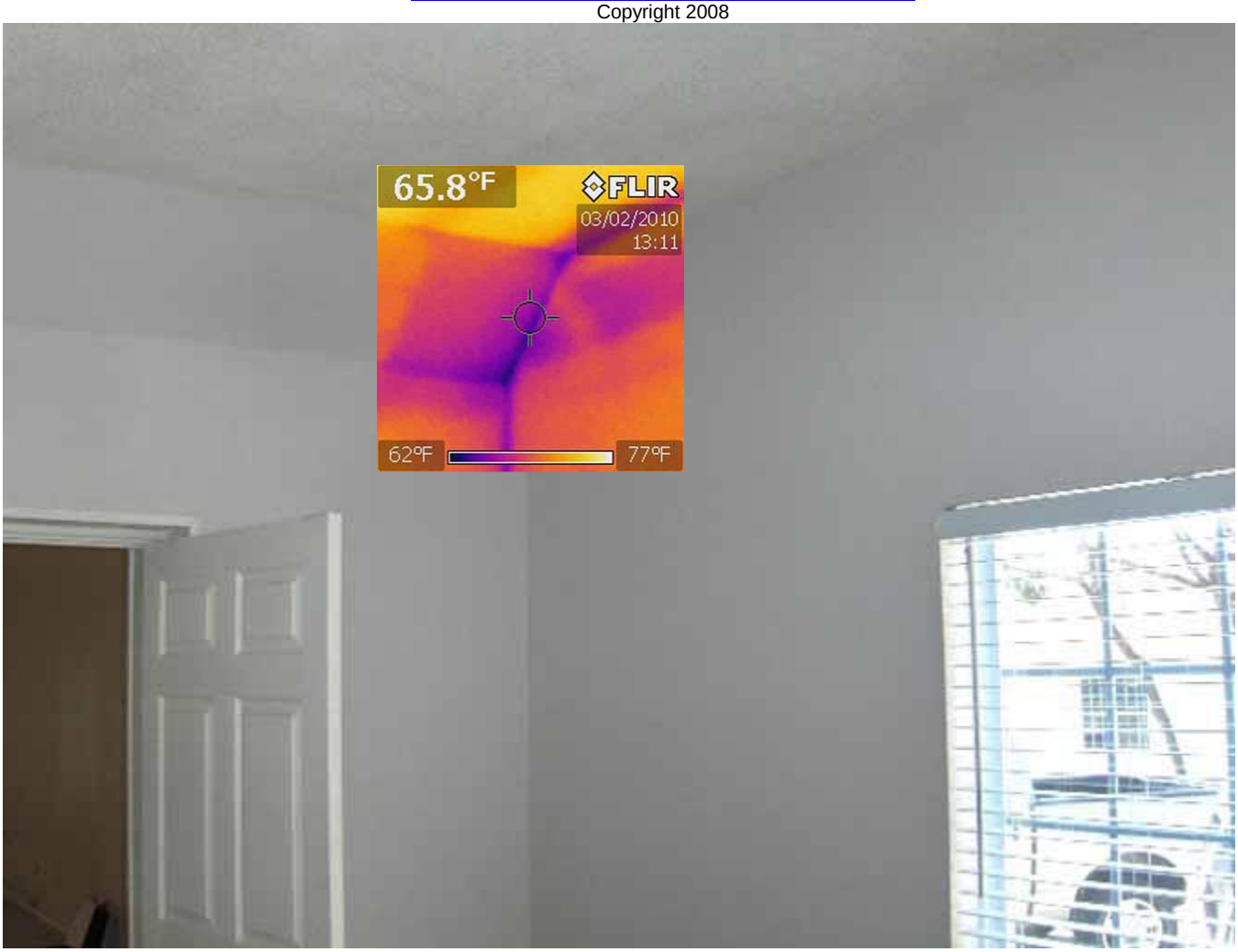

↑ suspected inadequate insulation at vault ceiling; example

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Decent; but not perfect insulation example above window; Obvious/significant deficiencies were not discovered; monitor and maintain

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↑ leakage not discovered; thermal image appears satisfactory; though some slight anomalies were noted below the toilet supply pipe & shut-off-valve; active moisture was not discovered.

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↑ thermal image appears satisfactory; Monitor; provide routine service, and maintain

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↑ suspected air infiltration from below & at baseboards, common for older property; or possible leakage below the toilet; could be improved with other upgrades, such as foam or similar sealants/insulation & or toilet repair

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↑ heating of water heater element did not appear excessive; Monitor; provide routine service, and maintain.

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↑ suspected inadequate insulation & or air infiltration at kitchen upper wall & ceiling corner

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↑ active moisture was present a the kitchen sink area; may have been leakage or from the plumber; moisture damage at the cabinet base would imply leakage history.

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↑ suspected inadequate insulation & or air infiltration above the handicapped entry.

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↑ suspected air infiltration above handicapped entry;

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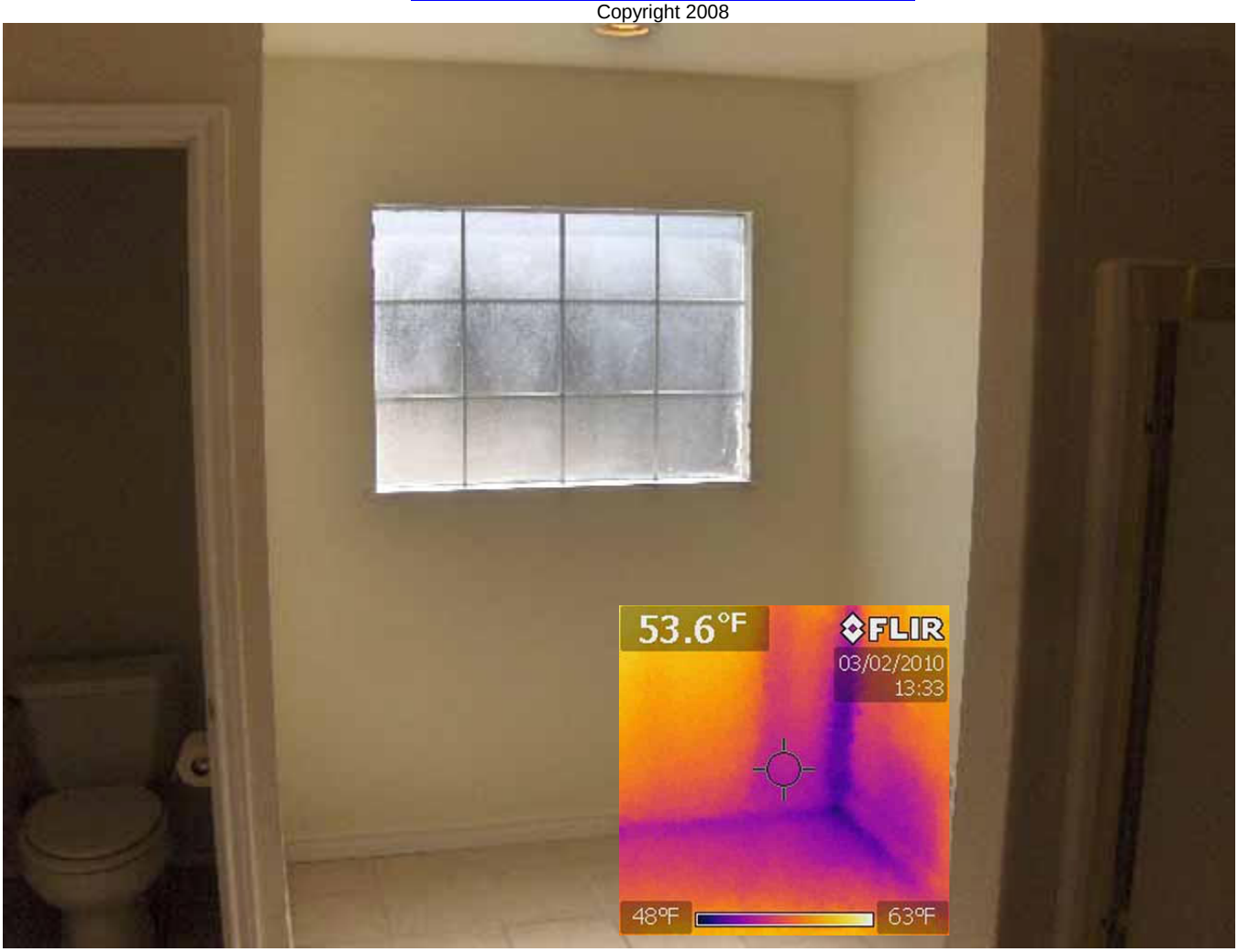

↑ suspected slight air infiltration likely from poor seal/insulation; common with older property, but could be improved with other energy upgrades. 7043 bathroom.

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↑ bright spot is the ground-fault circuit interrupt (GFCI) receptacle in the 7043 bathroom; noted as deficient in the electrician report; heat did not appear excessive; dark areas imply air infiltration

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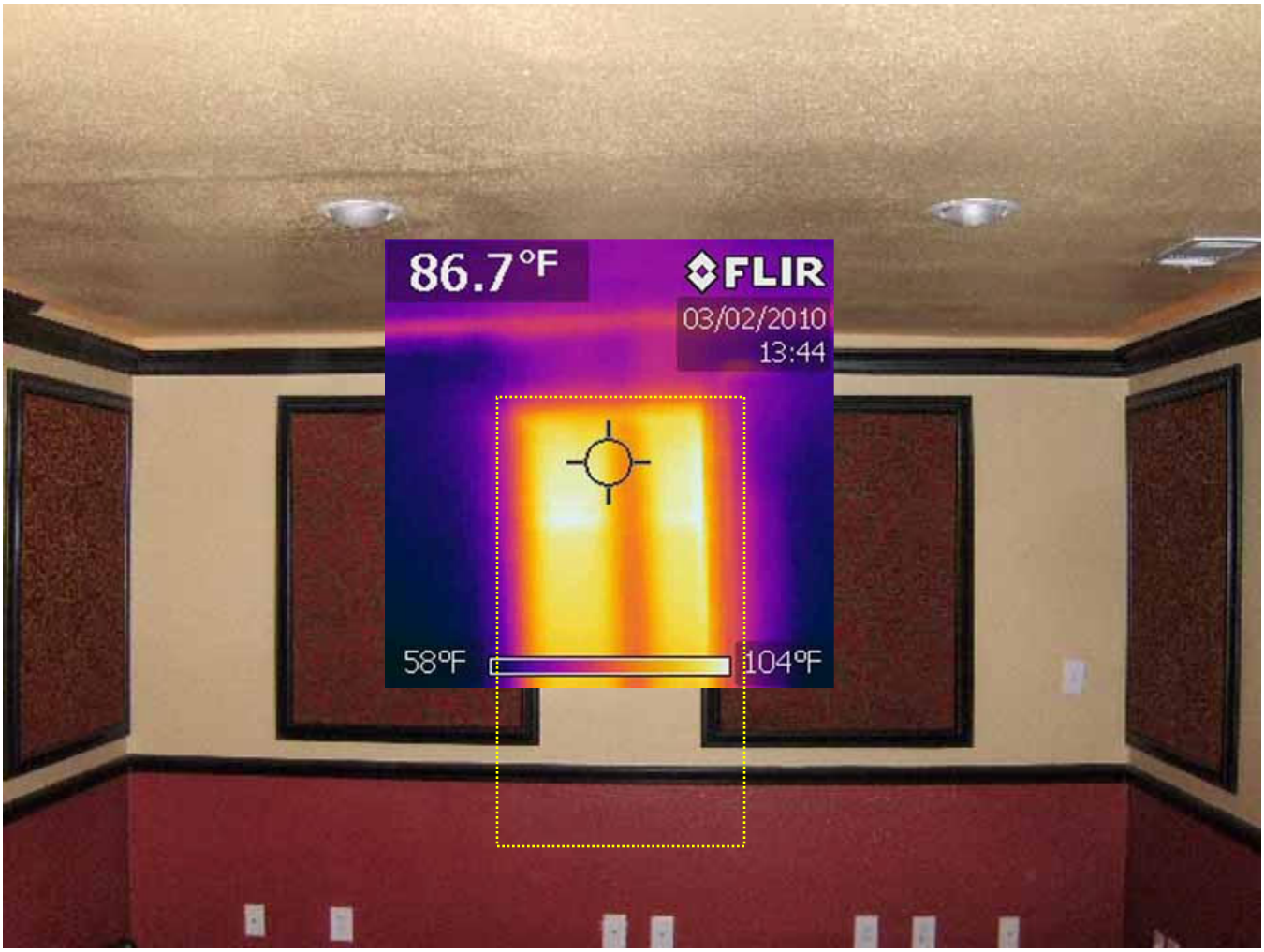
Window seen from exterior of 7043



↑ inside adjacent the image above; abandoned window; energy loss

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Windows seen from exterior of 7043

↑ inside adjacent the image above; abandoned window; energy loss

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↑ moisture staining evidence & leakage history below the kitchen sink at 7043

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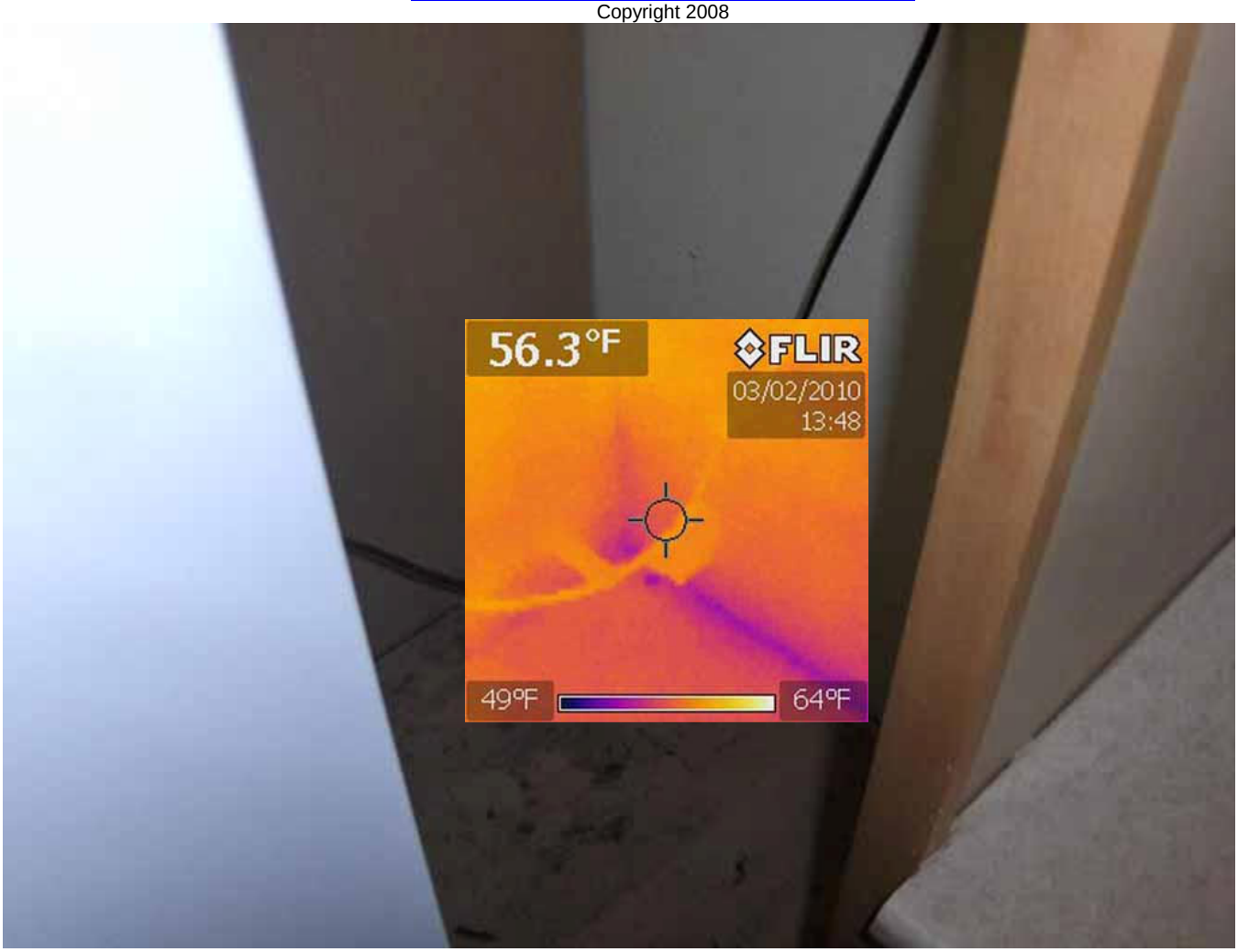

↑ fungus behind the refrigerator did not show to be “cooler”, & such was determined to be dormant & not actively moist. Some slight air infiltration was suspected at the baseboards

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↑ slight air infiltration suspected at the front of 7043; Significant issues were not discovered; monitor & maintain. Door appeared workmanlike/in good order & insulated type

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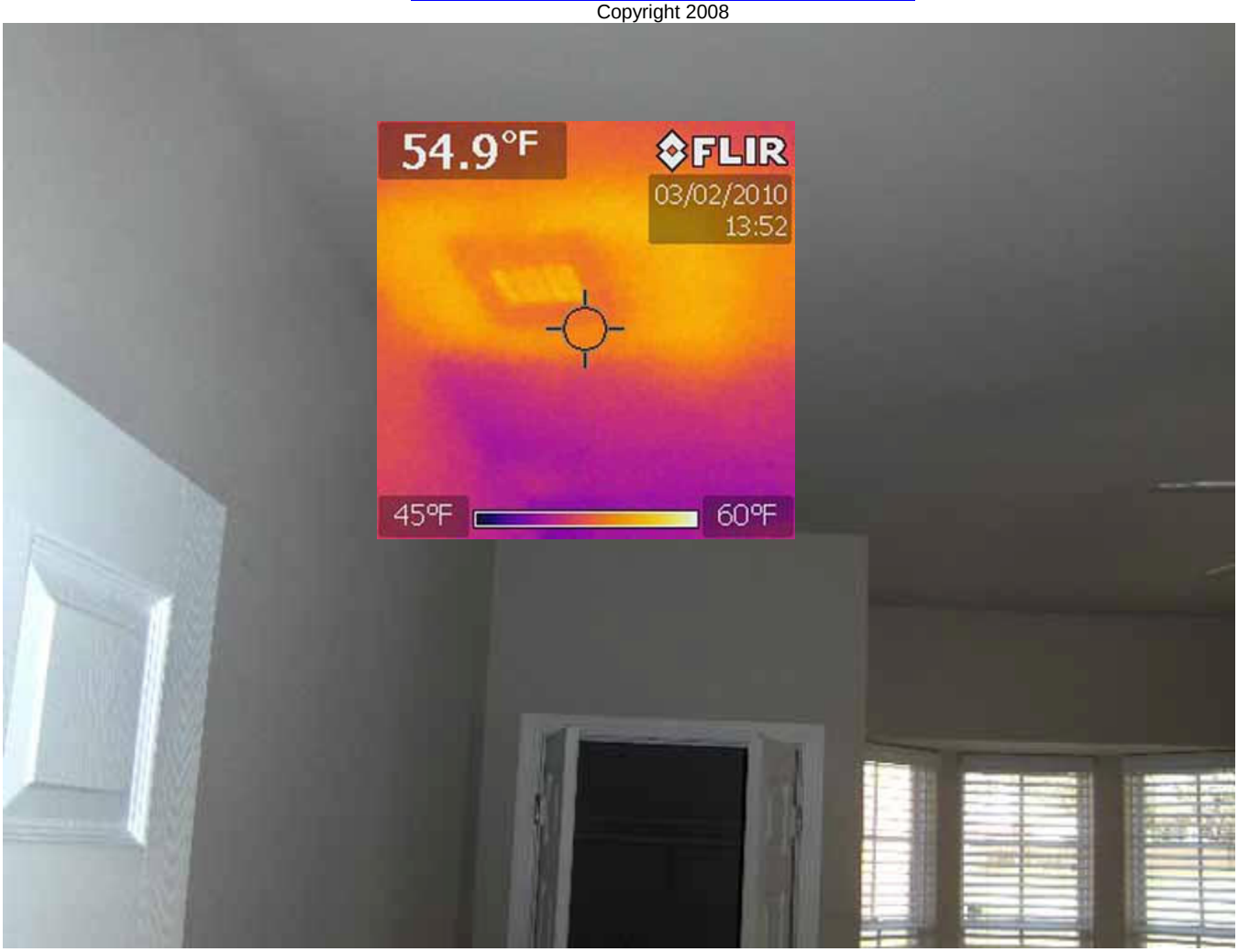

↑ slight air leakage/infiltration noted around air registers; example; also example of inadequate insulation around air registers.

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↑ suspected inadequate insulation at ceiling; example

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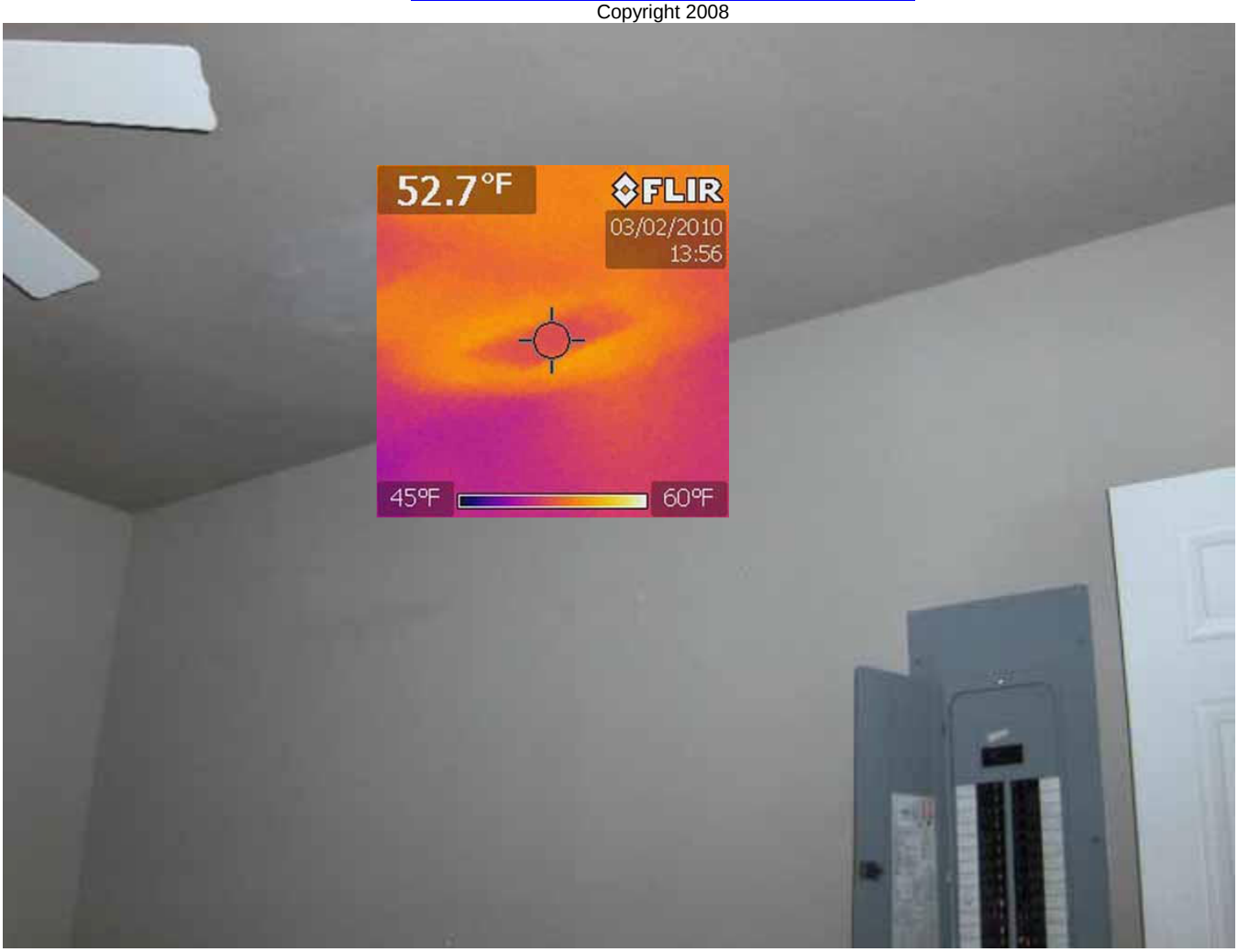

↑ slight air leakage/infiltration noted around air registers; example; also example of inadequate insulation around air registers.

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↑ electrical service did not appear excessively “hot” during the inspection, though various fire hazard & safety conditions were noted regarding these components in the electrician report.

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↑ Significant issues were not discovered; monitor & maintain; variances in many areas were obscured by reflection & shadows at the exterior. Due to these obscurities, deficiencies/anomalies may have gone unnoticed.

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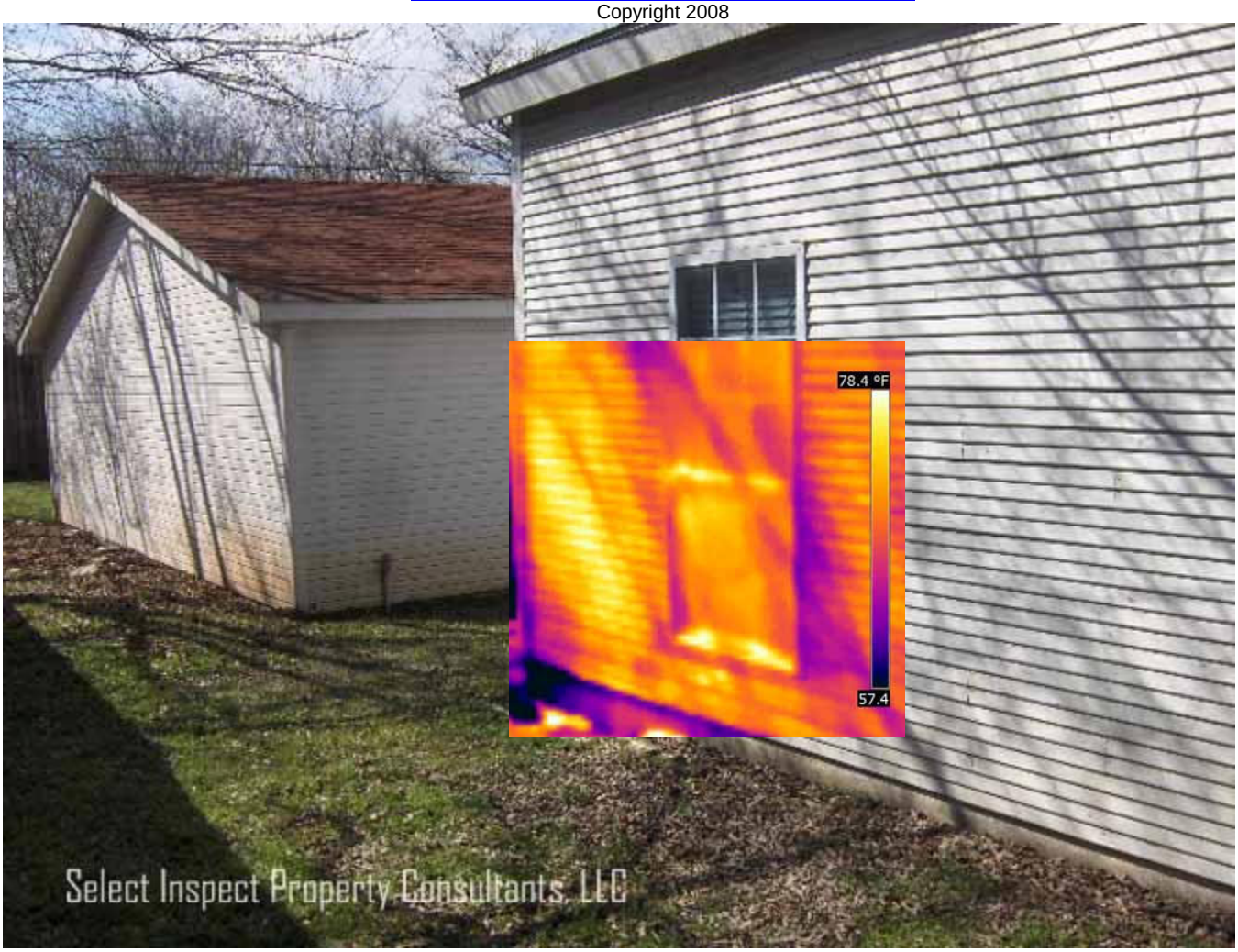

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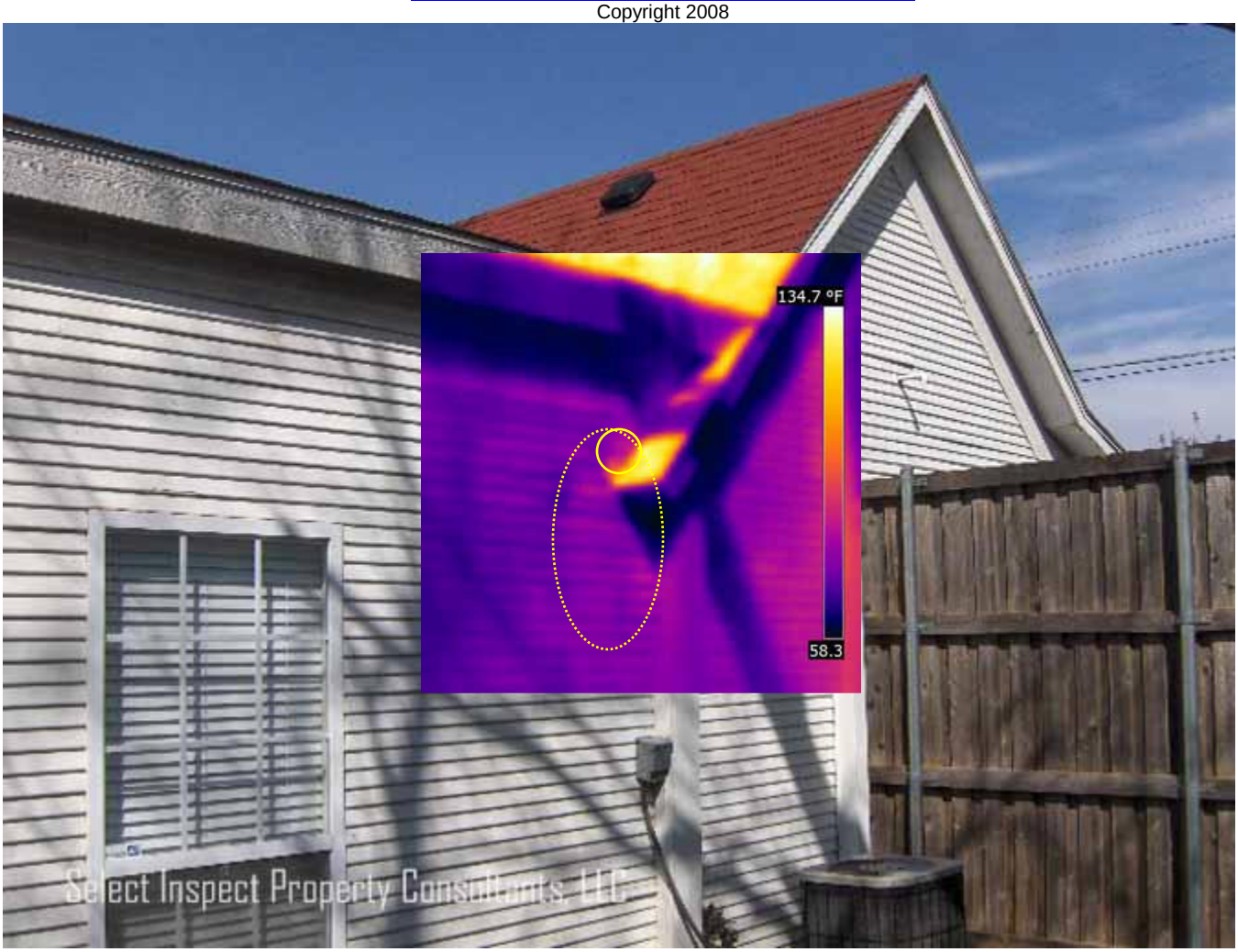

↑ Active wood decay was seen, & the brighter purplish tone below the leakage intrusion point imply suspected additional decay exists; such should be addressed when flashing & wood repairs are made. variances in many areas were obscured by reflection & shadows at the exterior. Due to these obscurities, deficiencies/anomalies may have gone unnoticed

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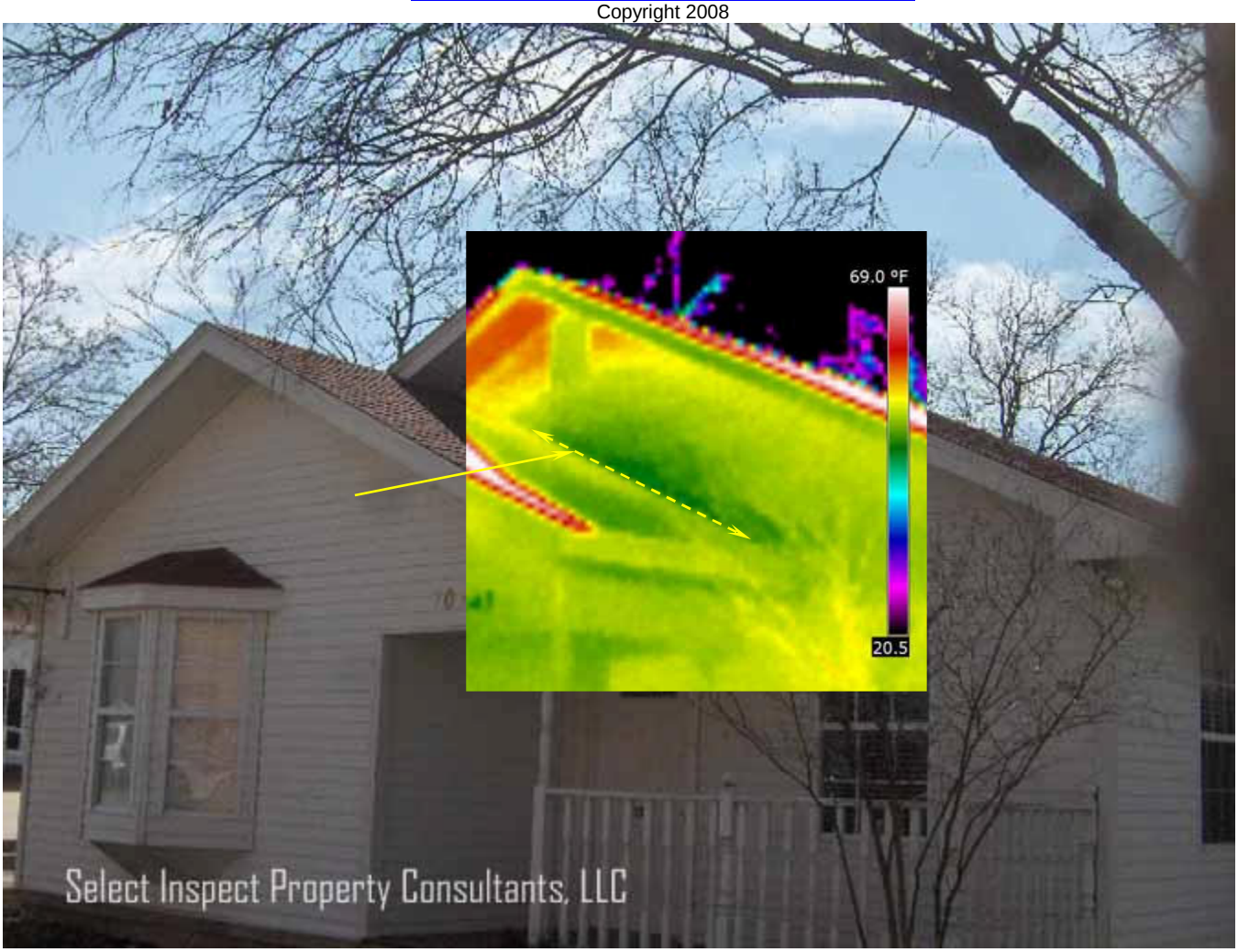

↑ some moisture damage was noted at the diagonal wall, where the siding was too close to the roof shingles (highlighted darker green area).

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↑east eave of 7043; moisture damage & fungus was noted at the surface, though excess active moisture damage was not implied by this thermal image.