

## Select Inspect Property Consultants

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### Thermal Imaging Report

This is an individual service provided independently of a property inspection for a real-estate transaction regarding the inspection at: 4664 Patriot St. McKinney, TX 75070

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.

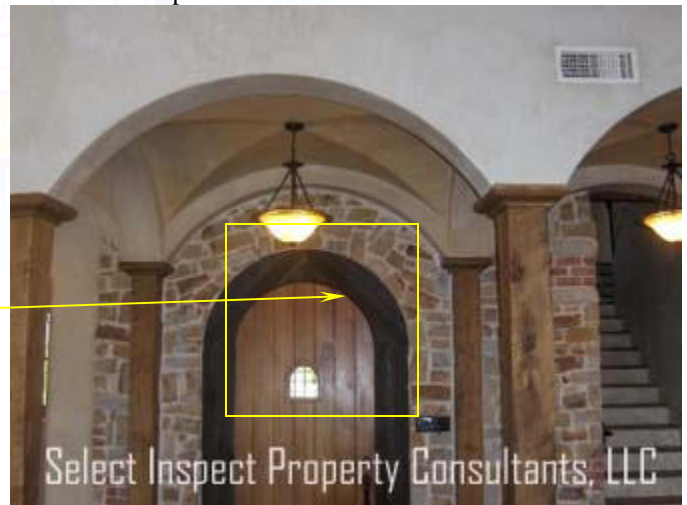
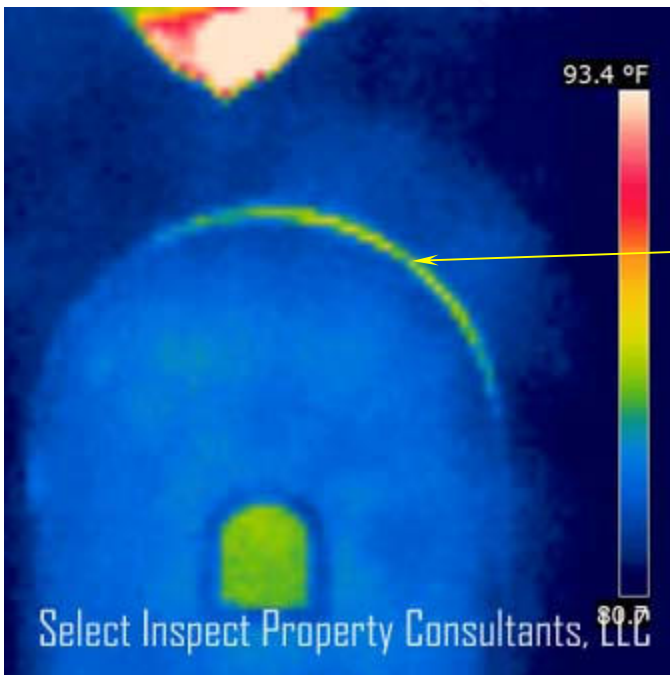
Refer to the temperature scale on the thermal image for variance within each image; please understand that even though there may be “many colors” within each image, such does not mean there is excess temperature variance, deficiency, or abnormal condition. There are multiple factors involved in evaluating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

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

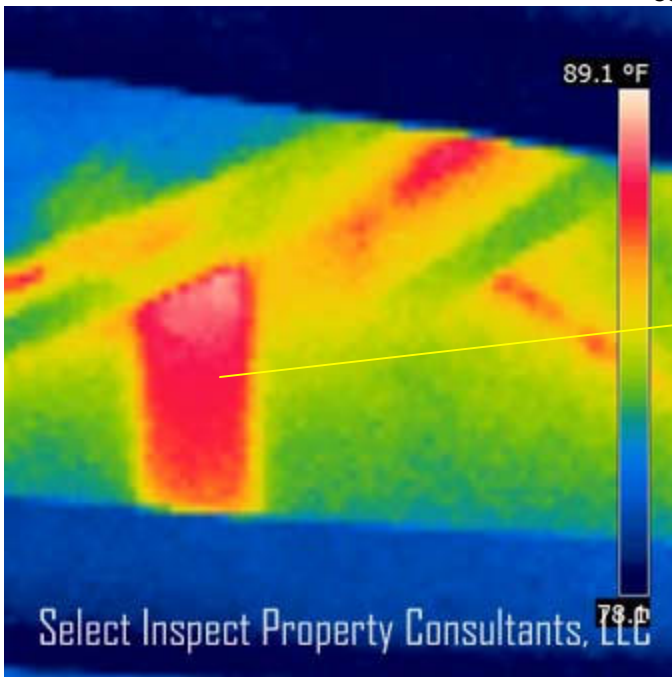
some electrical and mechanical components have a high heat or some energy loss signature simply due to the nature of their operation, & unless an unusual condition is discovered, would not necessary be included in this report.



↑ Thermal imaging implies energy loss at front door; missing weatherstrip

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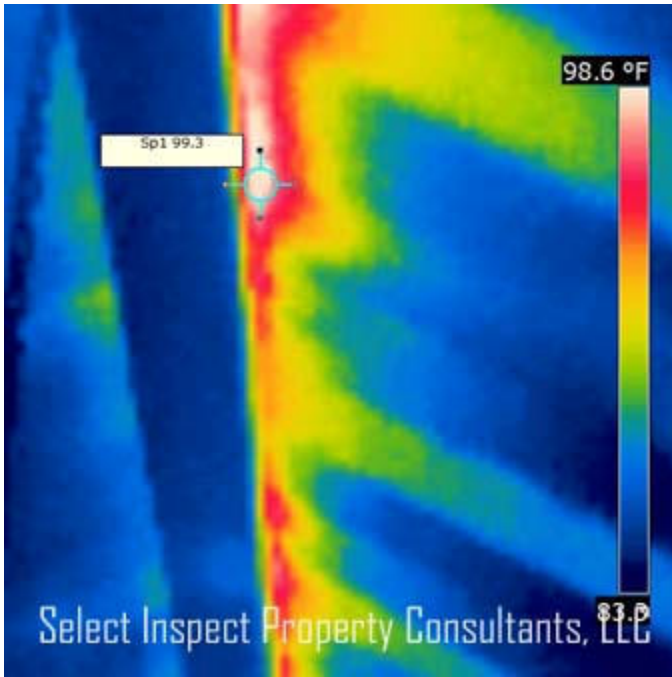
↑ Thermal imaging implies energy loss at family room south



↑ missing insulation adjacent in the attic

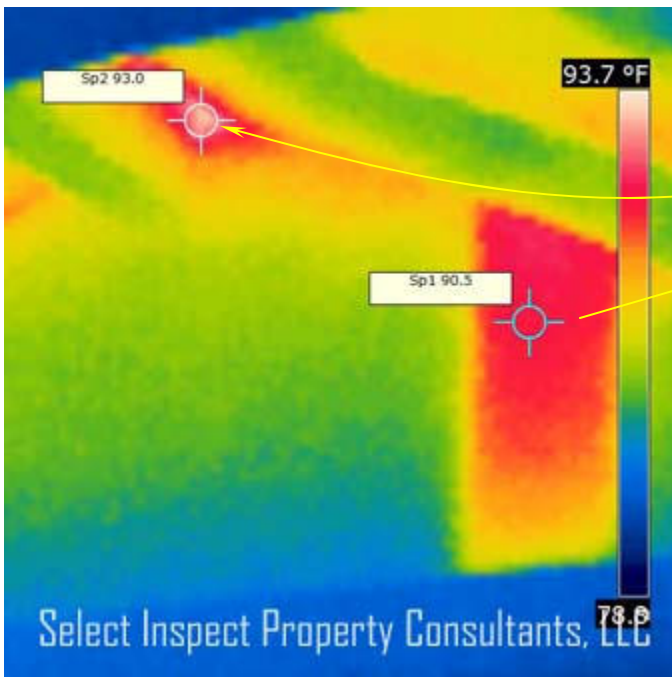
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↑ Thermal imaging implies energy loss at family room; high ceiling gathers rising heat & somewhat difficult to insulate at the peak

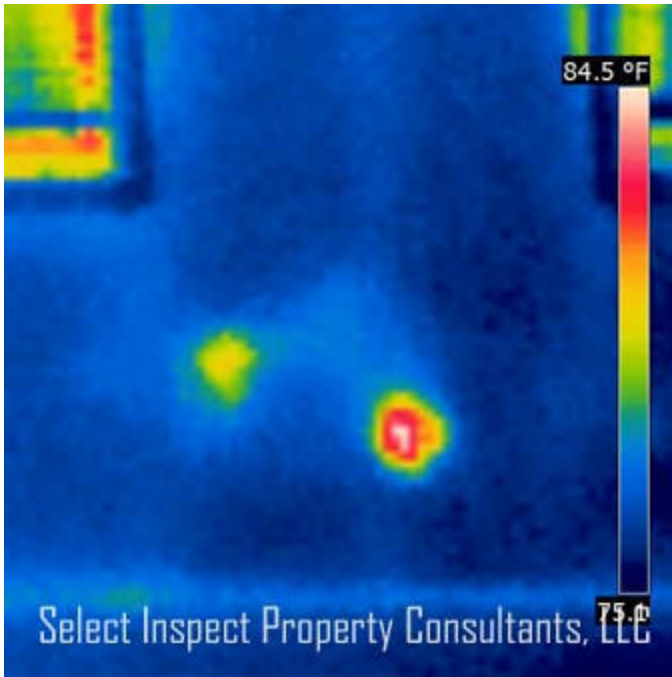


↑

↑ Thermal imaging implies energy loss at the family room north

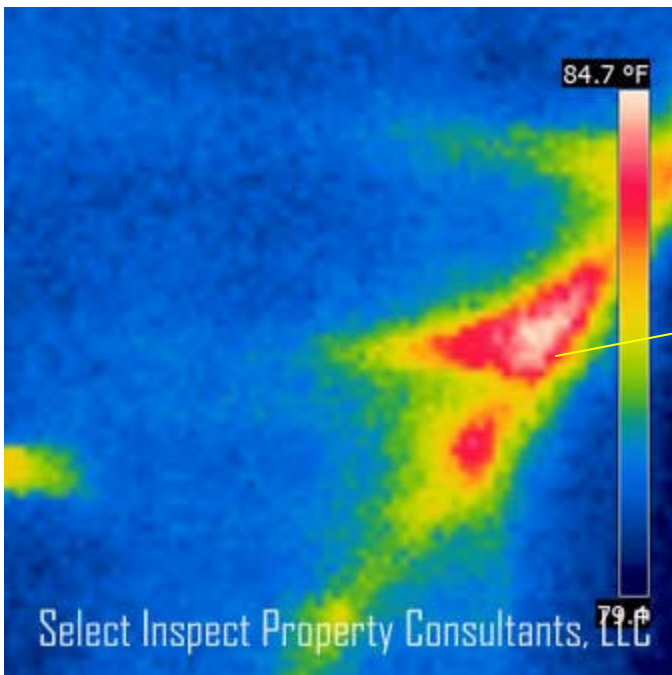
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↑ Thermal imaging implies energy loss at gameroom electrical receptacle; likely deficient insulation

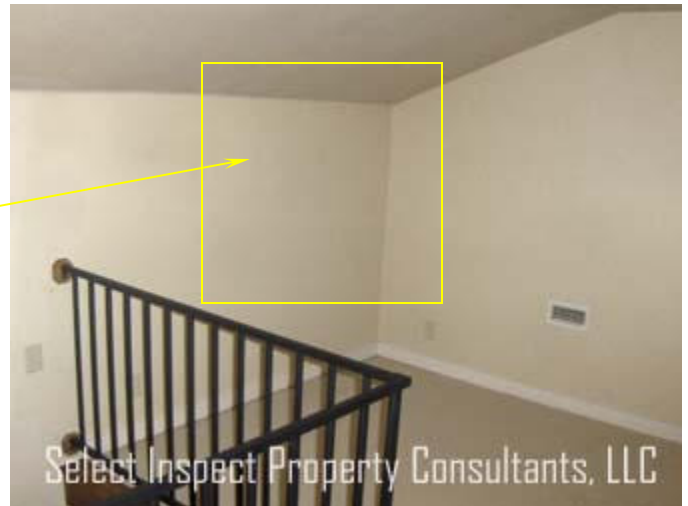
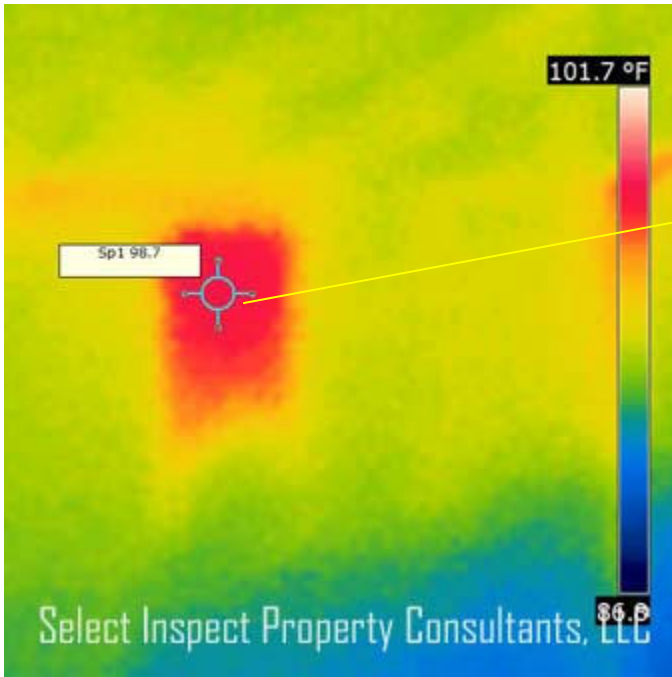


↑

↑ Thermal imaging implies energy loss at the upstairs hall

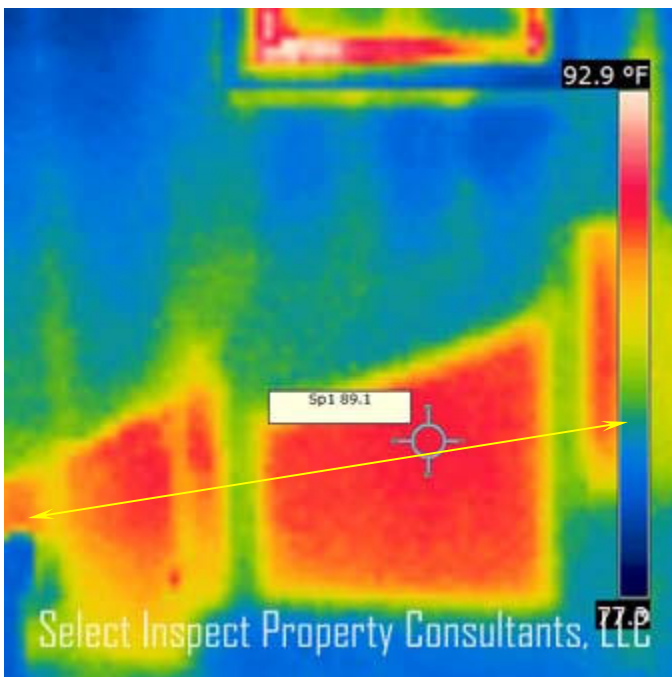
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↑ Thermal imaging implies energy loss at upstairs bedroom loft; appears to be deficient insulation

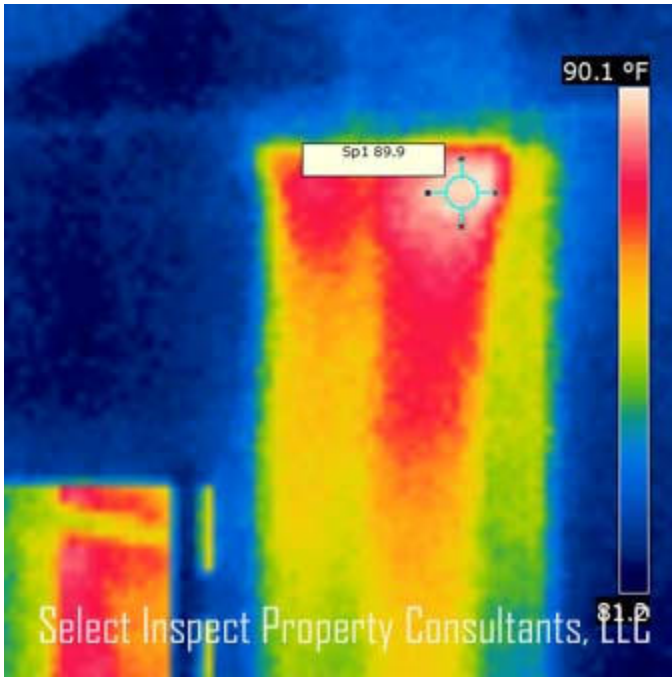


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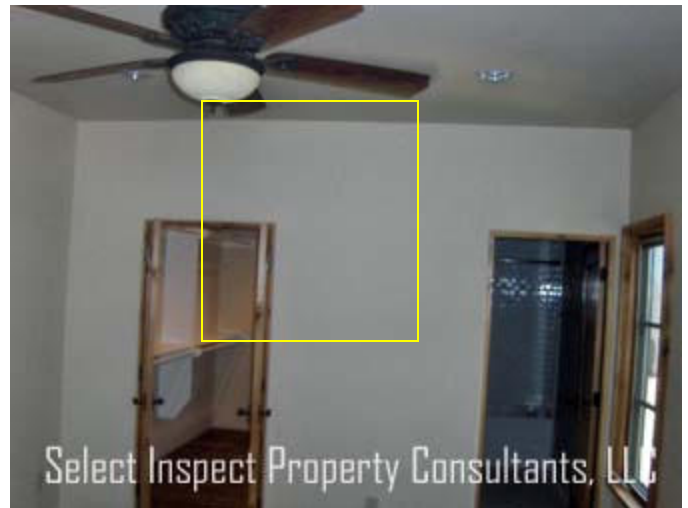
↑ Thermal imaging confirmed energy loss at stair loft; adjacent the missing insulation at the garage attic

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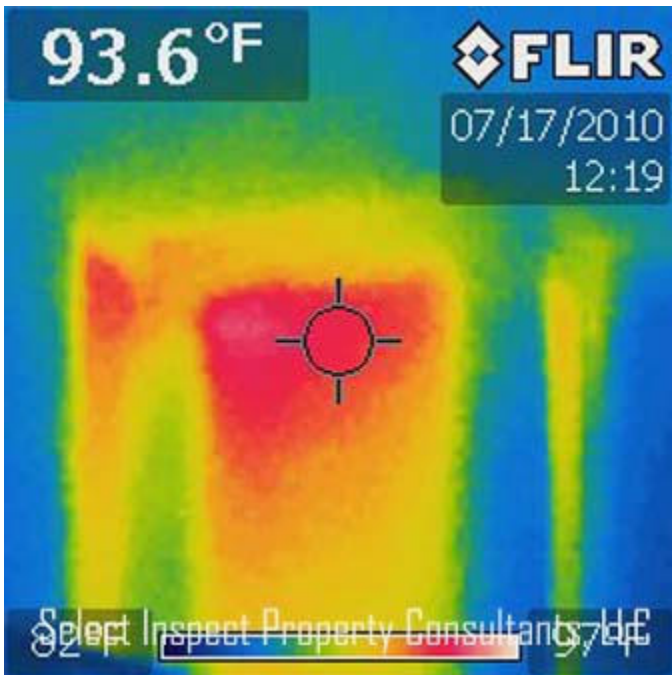
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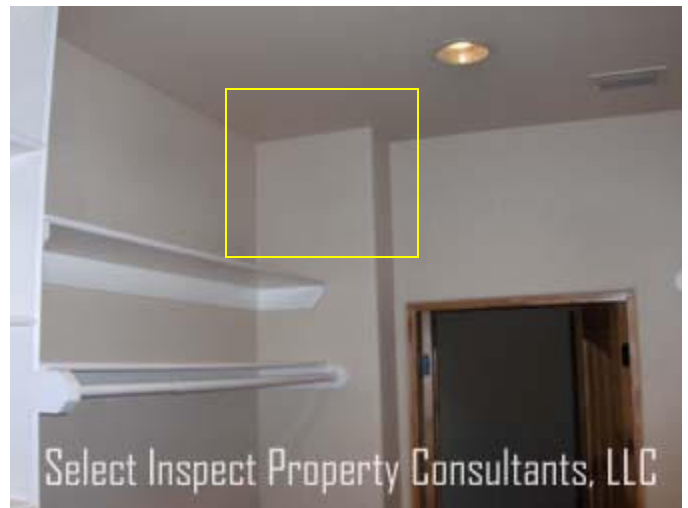
↑ Thermal imaging implies energy loss at southeast bedroom



↑



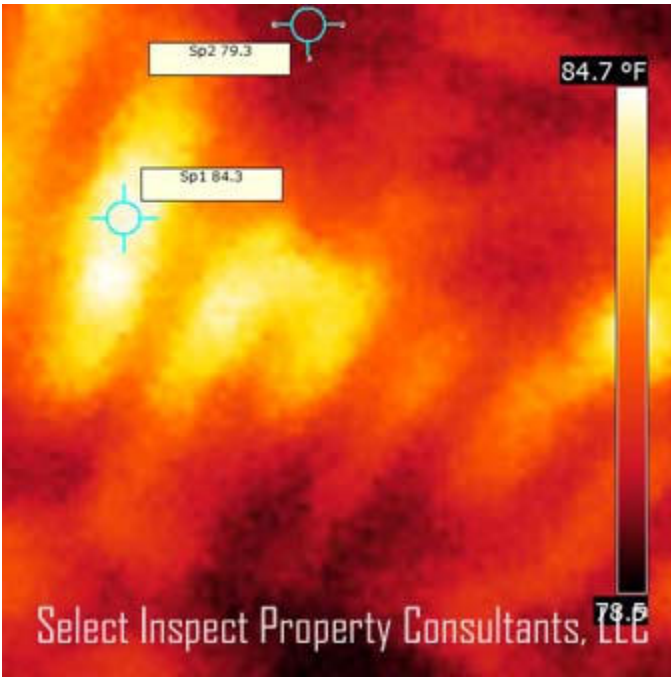
↑ same as above viewed from closet; appears to be an HVAC or plumbing chase with deficient insulation



↑

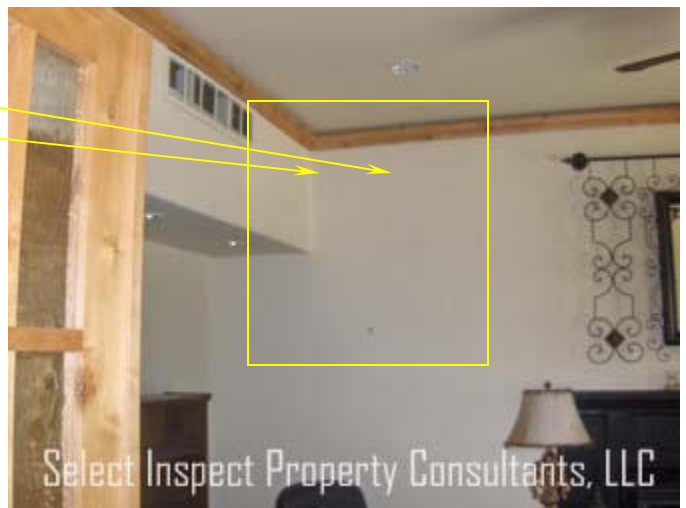
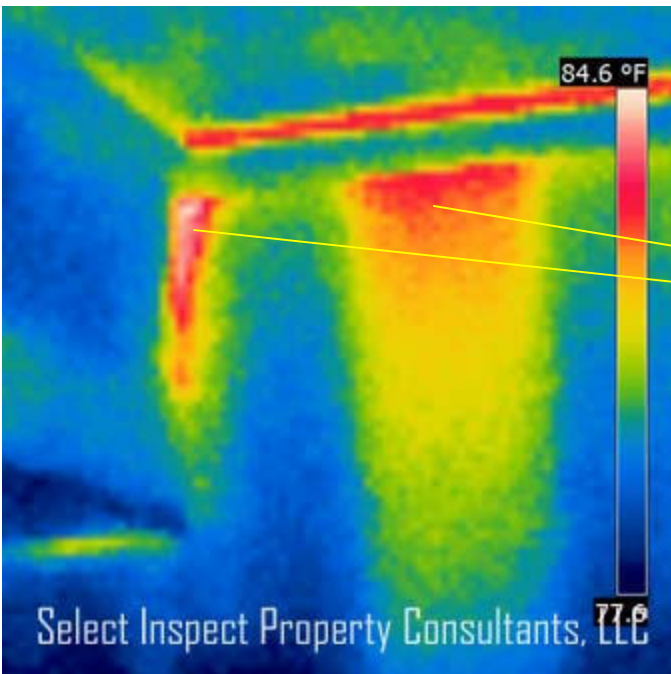
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↑ Thermal imaging implies thin insulation & some energy loss at master bedroom vault

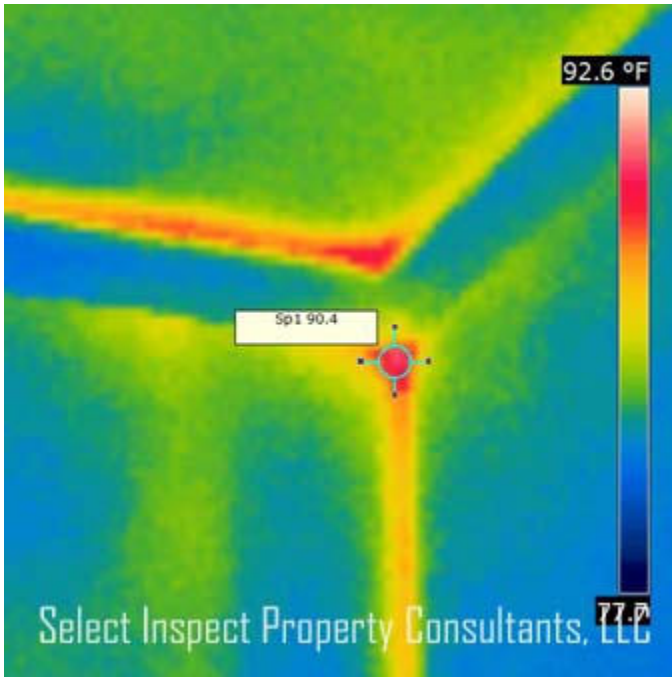


↑

↑ Thermal imaging implies energy loss at office/study

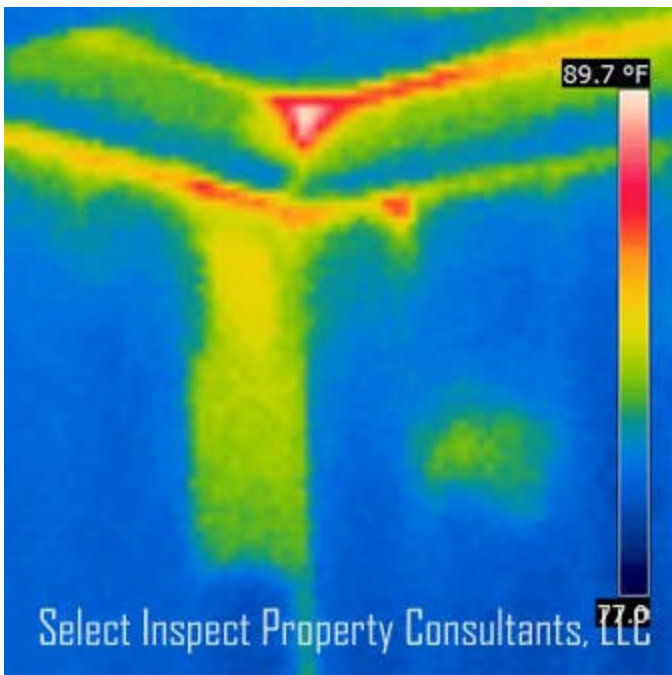
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↑ Thermal imaging implies energy loss at office/study southeast corner example; multiple common corner locations were noted, as it is often difficult to well-insulate these areas because of standard construction methods

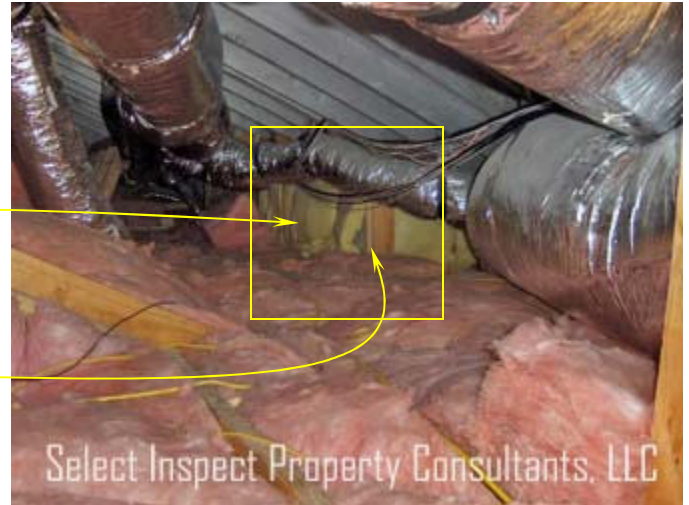
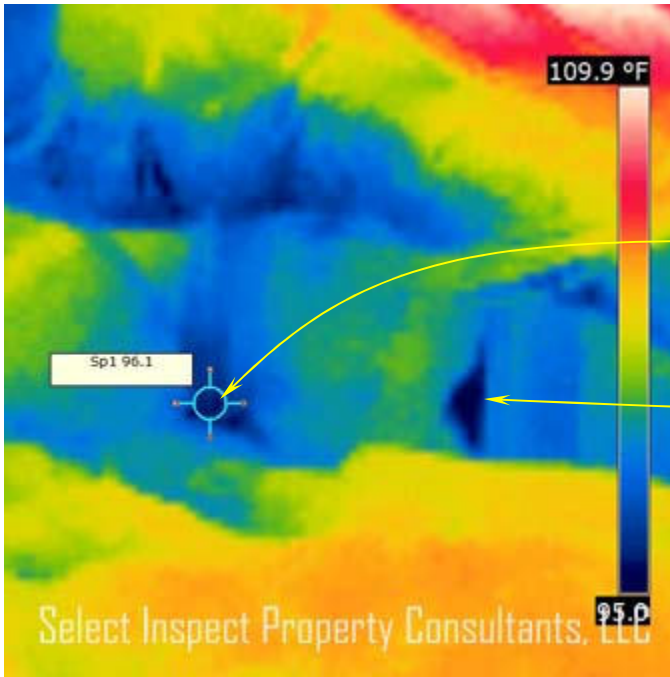


↑

↑ Thermal imaging implies energy loss at breakfast nook

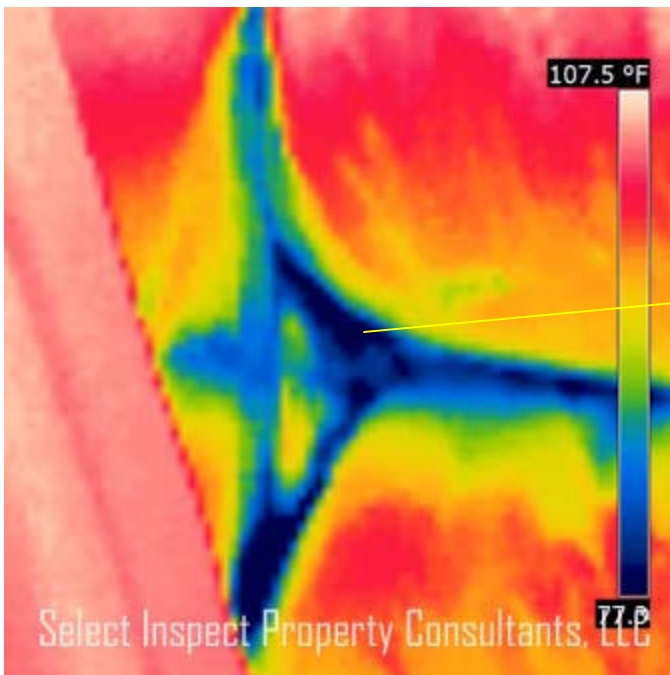
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↑ deficient insulation & energy loss at attic above the east bedroom

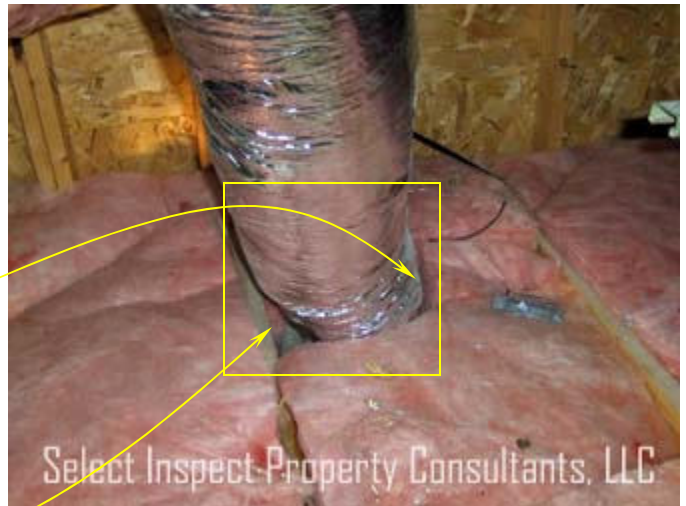
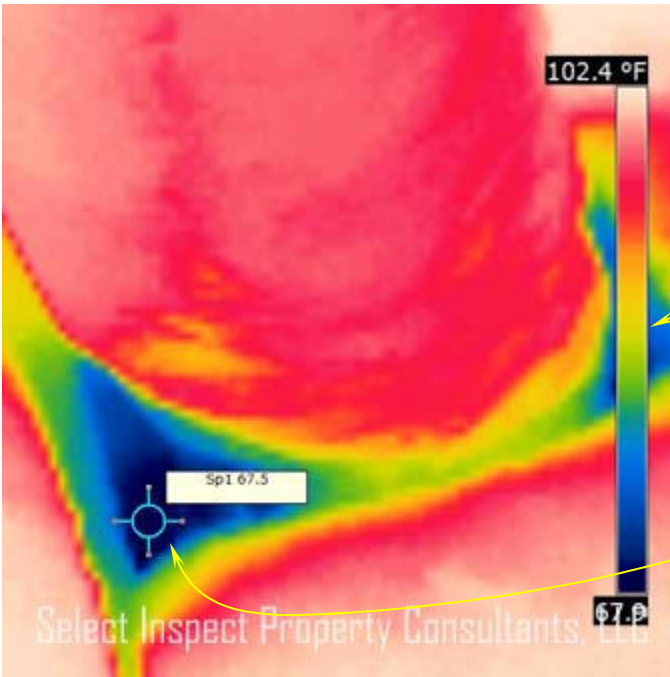


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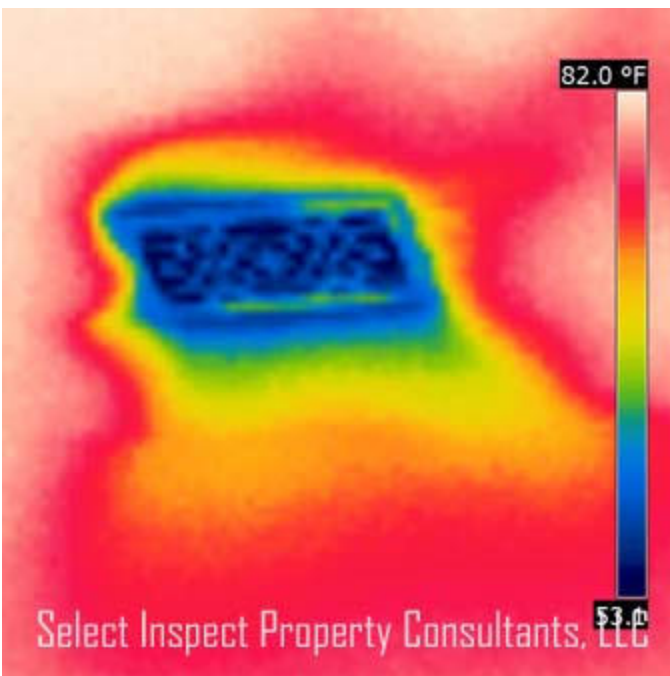
↑ due to common constriction of HVAC ducts at plenums, there is some degree of energy loss; example in upper attic

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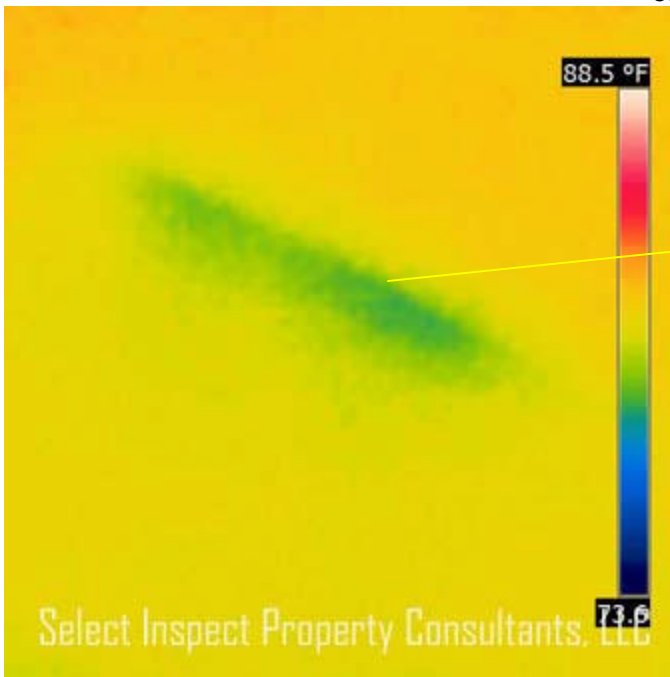
↑ inadequate insulation around air duct ceiling/wall connections creates energy loss conditions; example in upper attic



↑ air conditioning condensate was leaking at/around the family room air register; prone to moisture damage & fungus if not corrected

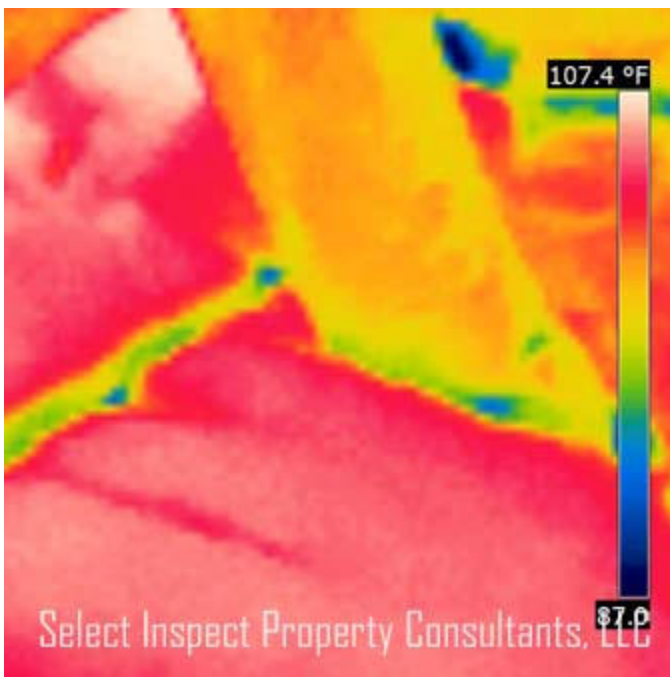
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↑ this is in the upstairs hall adjacent the air register shown above

↑ Thermal imaging revealed moisture from the condensate



↑

↑ inadequate condensate control & deficient insulation around the air register shown above