



JBR Inspections

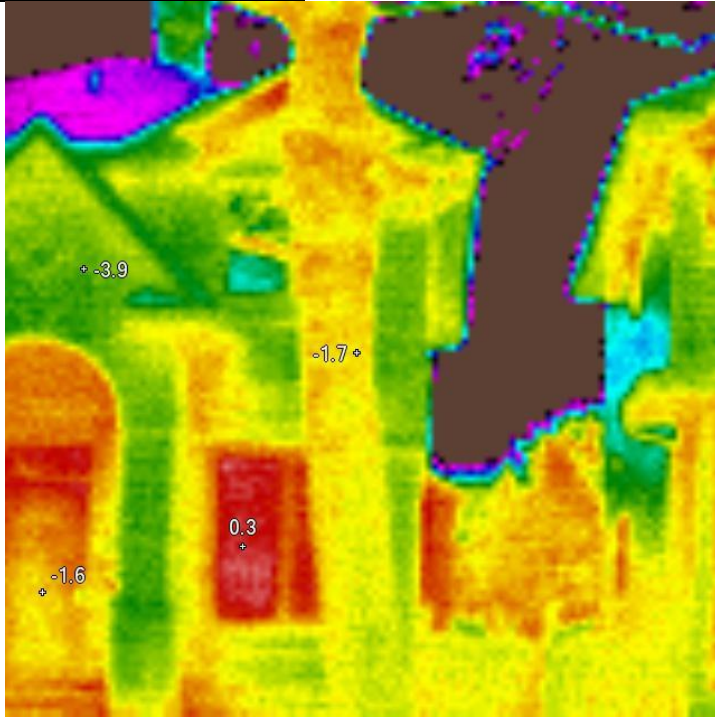
John Rennie

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www.jbrinspections.com

Northwest front of the house

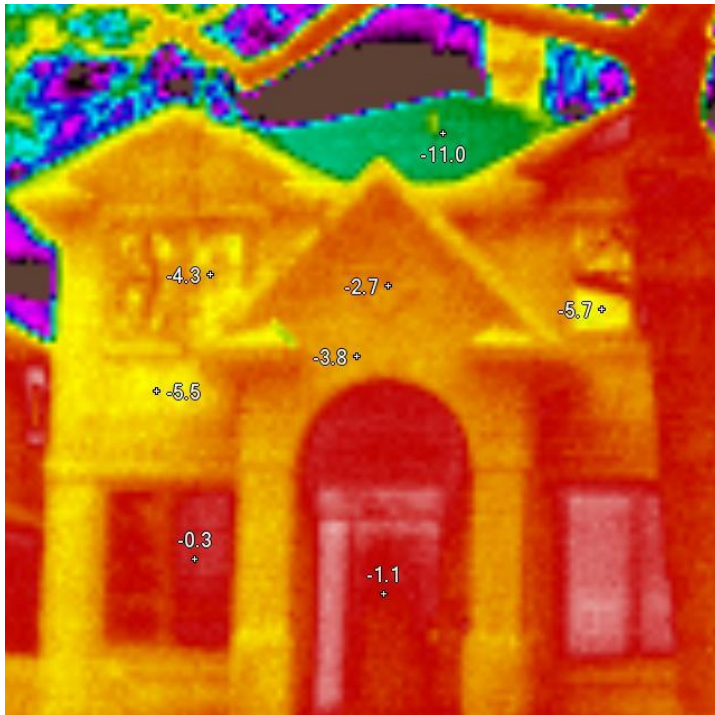


IR000043.IS2
10/12/2010 8:29:48 AM

The windows and doors show slight heat loss which is normal. You can notice the temperature difference is only slight when comparing the siding to the actual window, indicating the windows are a good quality and in good repair.

There are no unusual areas of heat loss.

Southeast front of the house

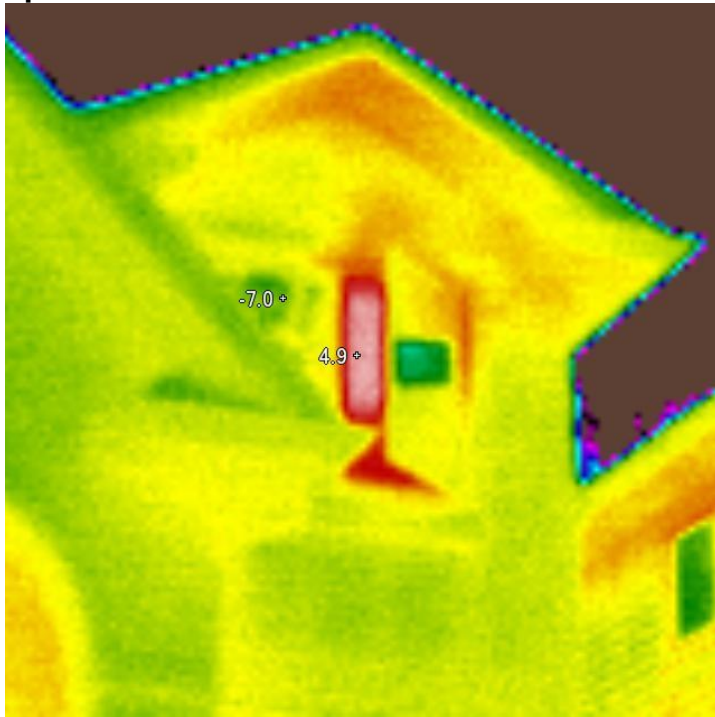


IR000044.IS2
10/12/2010 8:29:59 AM

We see more windows and the front door from a different angle. The windows on the upper levels are shown in this picture and there is no heat loss apparent from these windows.

You will notice the roof of the home is very cold indicating very good attic insulation and venting.

Upstairs window northwest corner

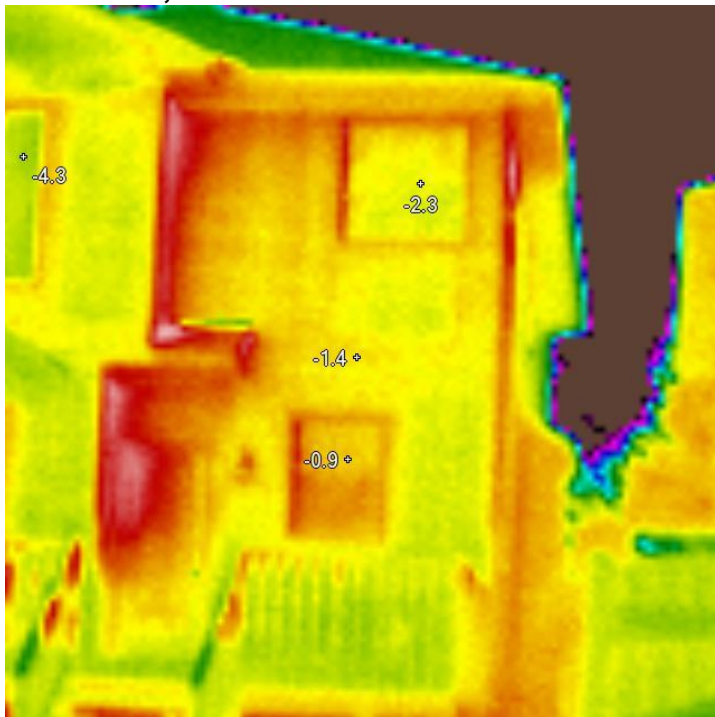


The upstairs' window is open in this picture. The illustration shows the quality of the windows. The open area of the window is 12 degrees warmer than the closed side.

IR000045.IS2

10/12/2010 8:30:43 AM

North East, back of the house



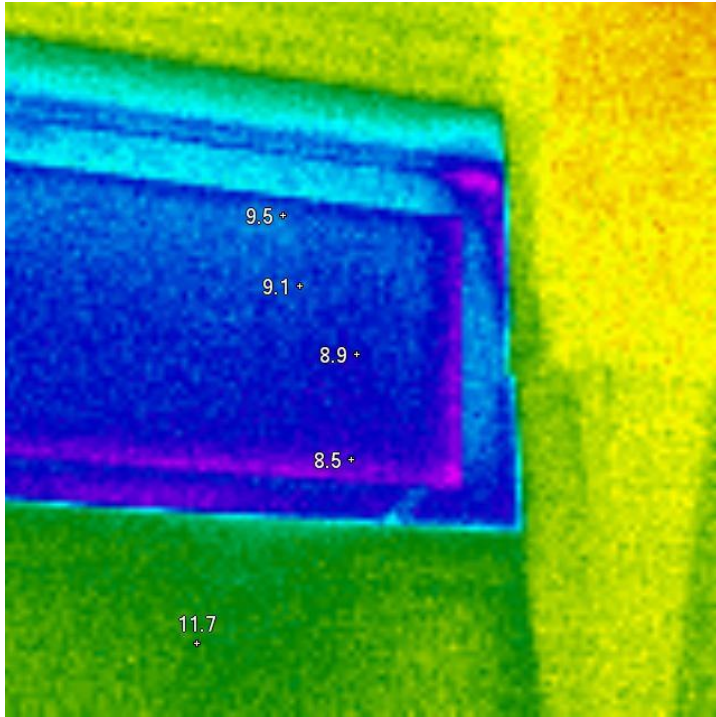
The sun is starting to warm the siding and we can see warm areas (Dark Red) in spots where the sun is hitting the house directly.

The windows and door in the back of the house show little temperature change indicating they are performing properly

IR000047.IS2

10/12/2010 8:33:37 AM

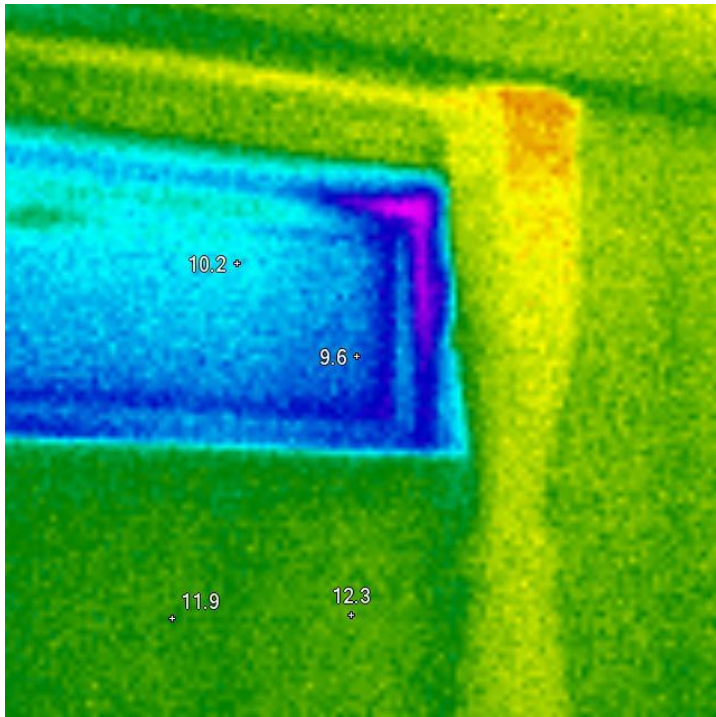
This is the basement window on the northwest corner



IR000048.IS2

10/12/2010 8:51:09 AM

Southeast Bedroom Window



IR000049.IS2

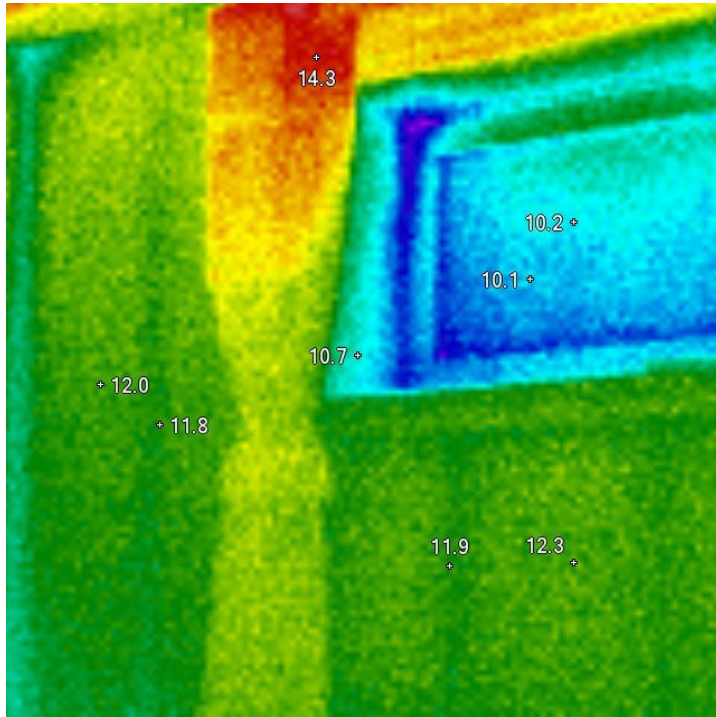
10/12/2010 8:55:33 AM

There is a slight change in temperatures noted, only 3 degrees. The progression of the surface area getting colder is normal as the cooler air at the top of the window will drop as it is heavier than warm air.

We are also looking for any moisture underneath the window, which would appear as a cool area below the window. We did not find any today.

The results are the same as the previous picture

Southwest basement window



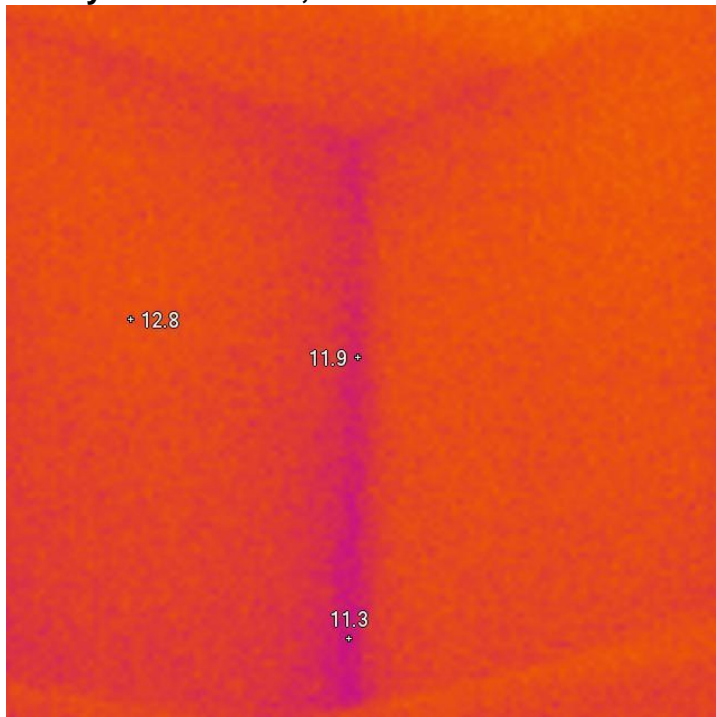
IR000050.IS2
10/12/2010 8:55:52 AM

The results regarding the window are the same as the previous two images.

In this image we can see the insulation and the framing in the wall. The framing is slightly cooler than the insulation and become visible to the thermal image camera. The insulation is very consistent in the wall

At the top right of the image there is a warm area. This is due to a heat register in the ceiling just in front of the window.

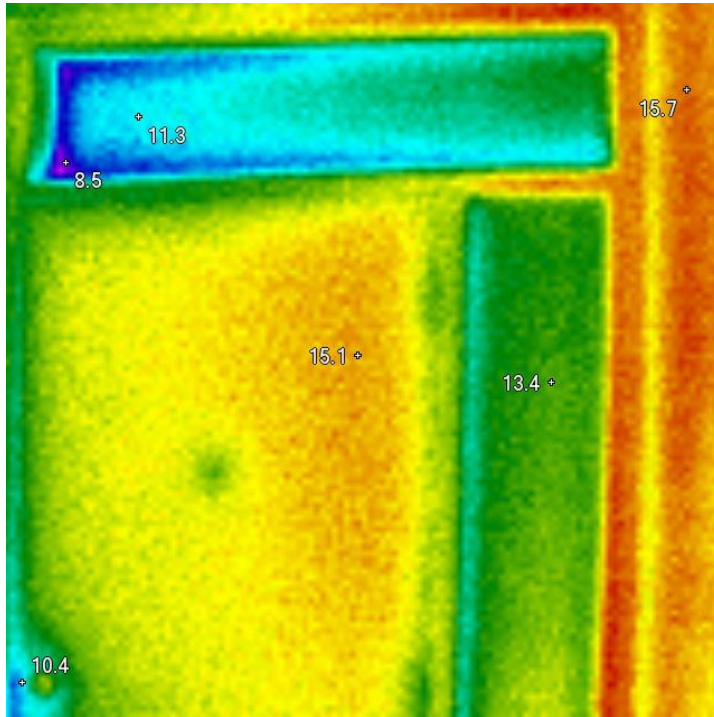
Family room corner, Northwest



IR000051.IS2
10/12/2010 8:58:39 AM

This image is the top corner in the family room. Corners are very hard to insulate so we analyzed this area. Although the corner appears very clearly in this image, the temperature difference is slight, only about 1 degree, indicating the insulation of the corner has been well done.

Front door



IR000052.IS2

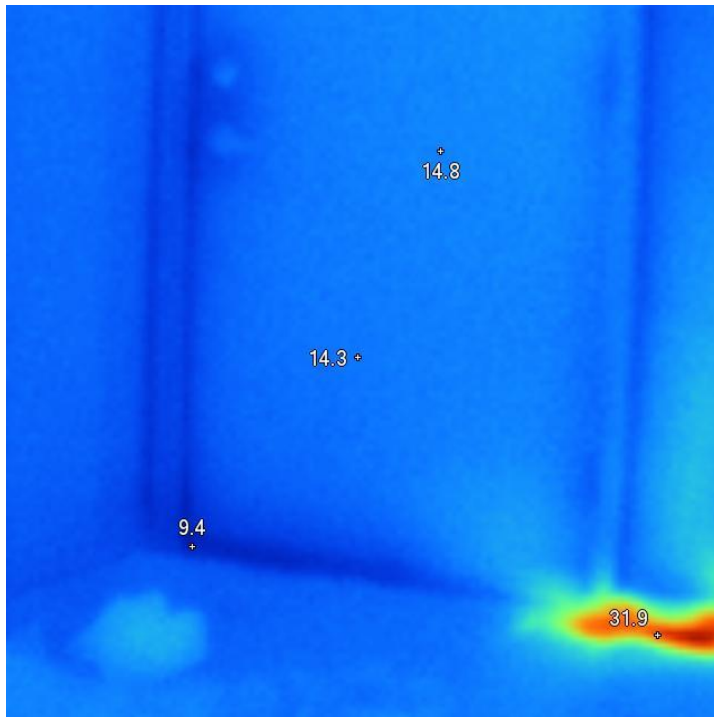
10/12/2010 9:16:56 AM

The window above the front door has a very cold area in the lower left corner. This area may require a bit of re-caulking.

The door itself is performing very well almost matching the inside wall temperature.

There is a bit of a cold zone near the door knob. This is a hard area to insulate and is only a slight change in temperature.

The front door.



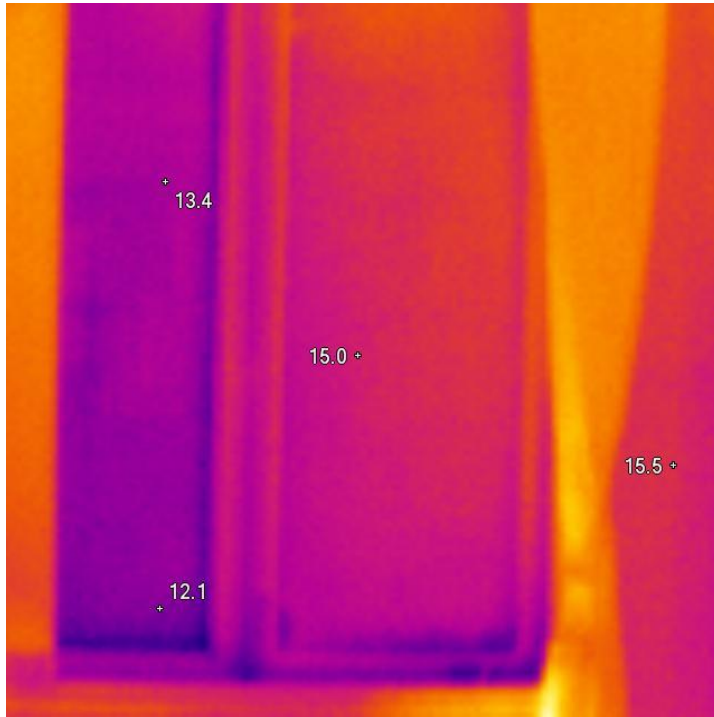
IR000053.IS2

10/12/2010 9:17:03 AM

This is the lower area around the door. You can see the bottom left corner is much colder. Most exterior doors will have this issue. It can be corrected by adjusting or replacing the door sweep at the bottom of the door.

The warm spot at the bottom right is a heat register and the furnace is running.

The front window

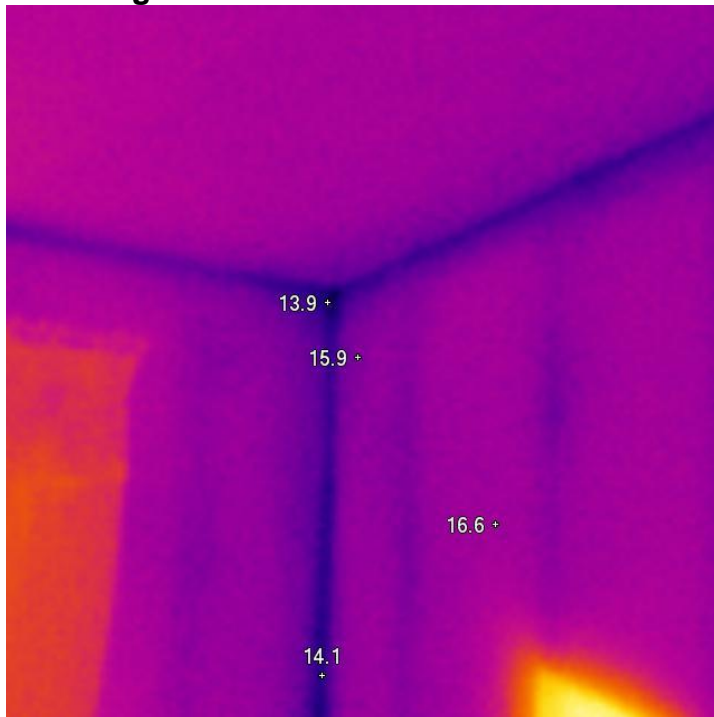


This window is performing well, only slight temperature changes

IR000054.IS2

10/12/2010 9:19:54 AM

The living room corner

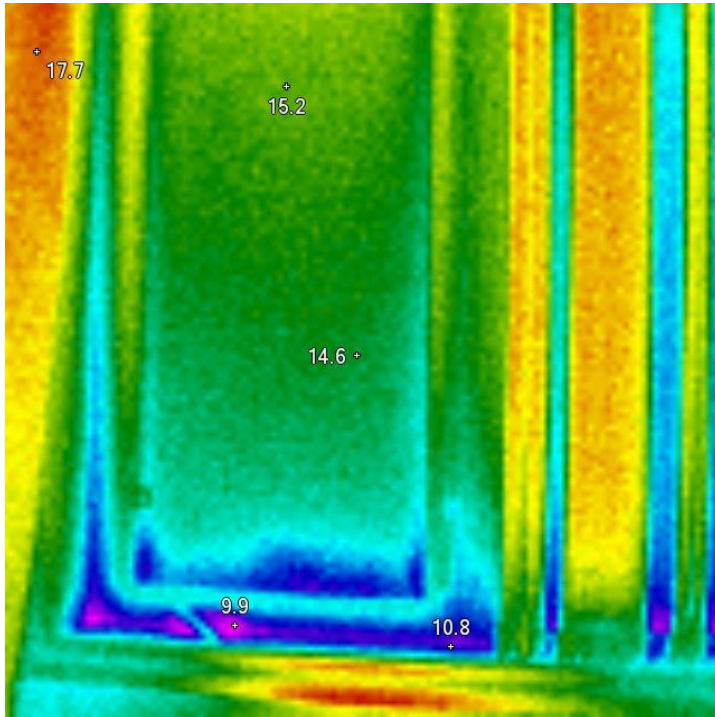


We inspected this corner to analyze the heat loss, again it is minimal and indicates the corners are well insulated.

IR000055.IS2

10/12/2010 9:20:16 AM

East Window



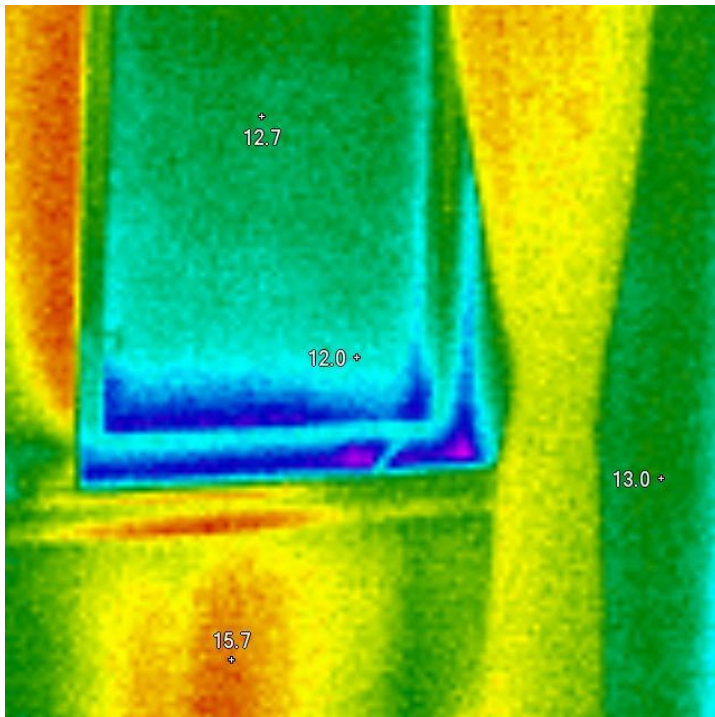
IR000056.IS2

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This window is open slightly at the bottom, we can see the air leak but this also indicates the window is functioning well as the difference in temperature from the wall to the window is only 2 degrees.

After closing the window properly the cold area at the bottom of the window disappears.

North west window



IR000058.IS2

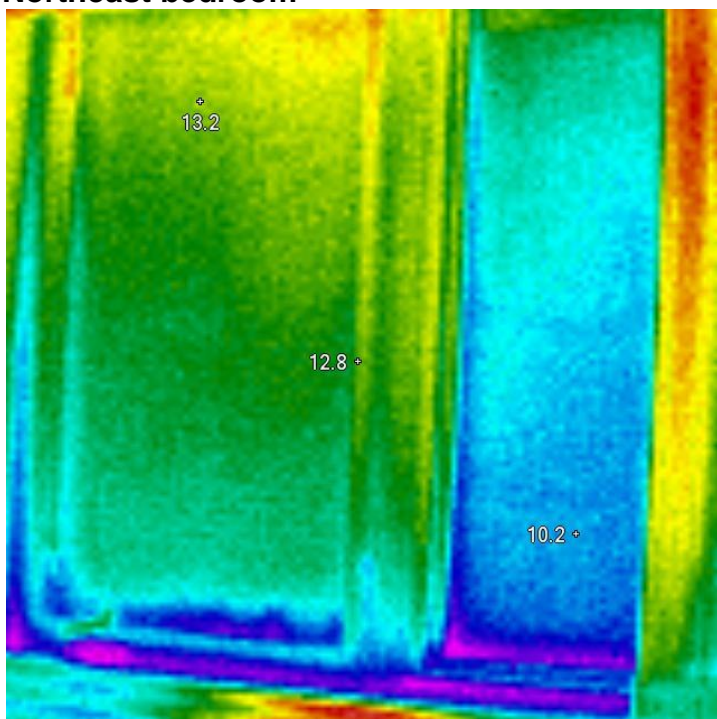
10/12/2010 9:25:08 AM

Similar results as seen in the previous picture

The warm area near the bottom of the picture is due to a heat register with the furnace running.

The next two windows are consistent with these results

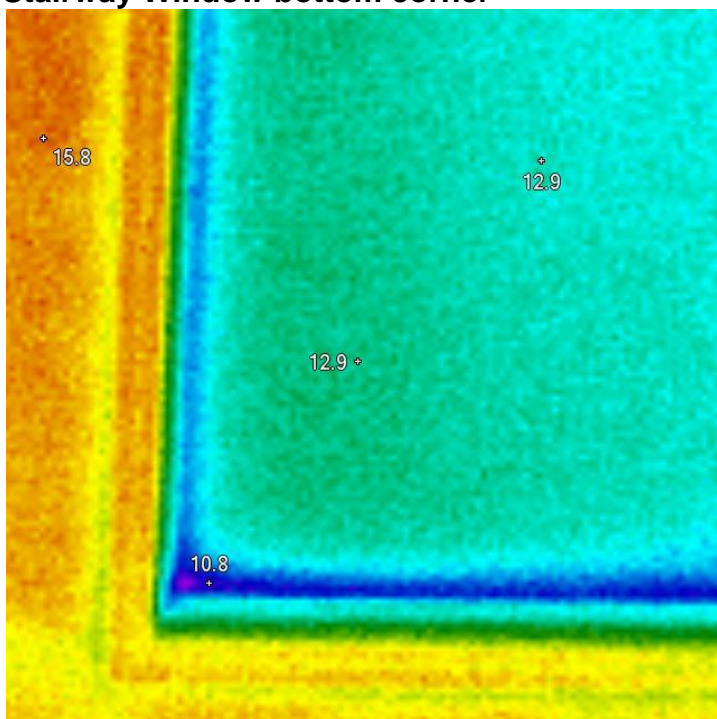
Northeast bedroom



IR000059.IS2

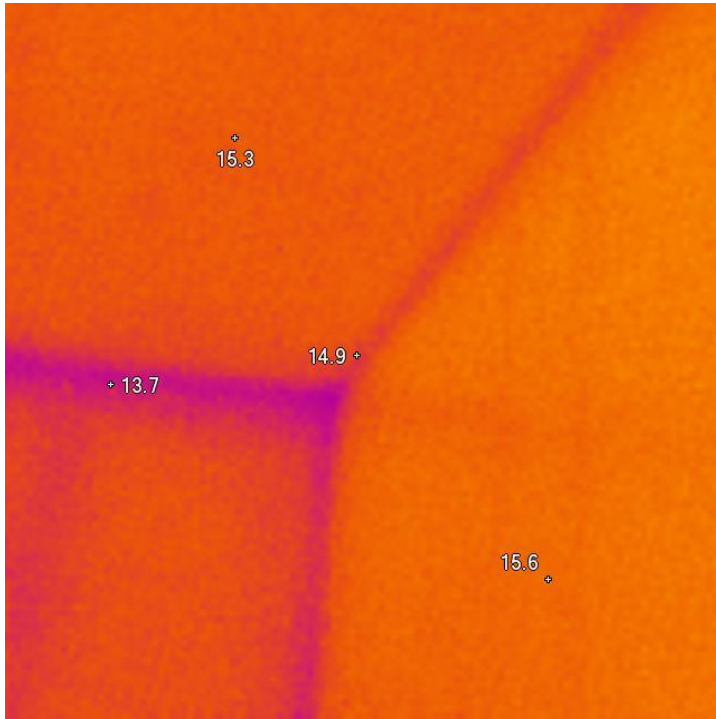
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Stairway Window bottom corner



IR000060.IS2

10/12/2010 9:26:30 AM

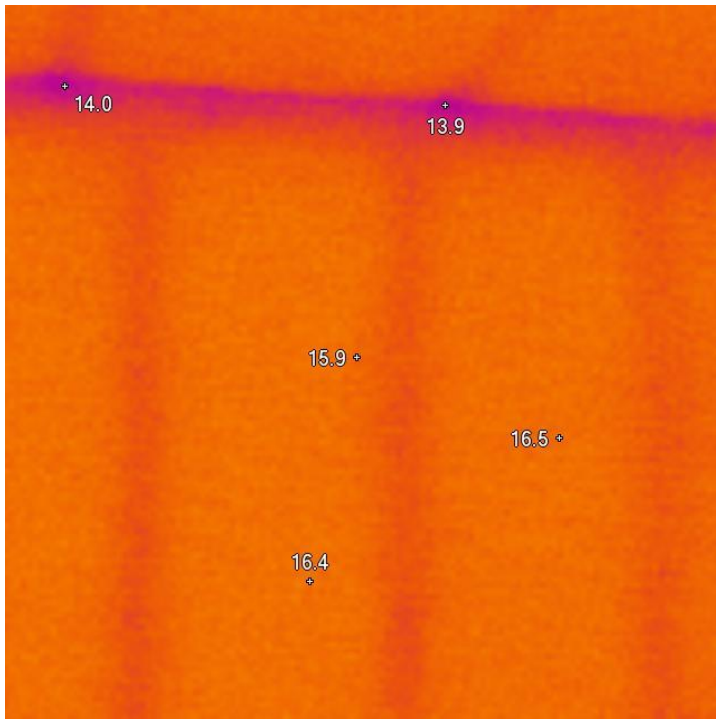


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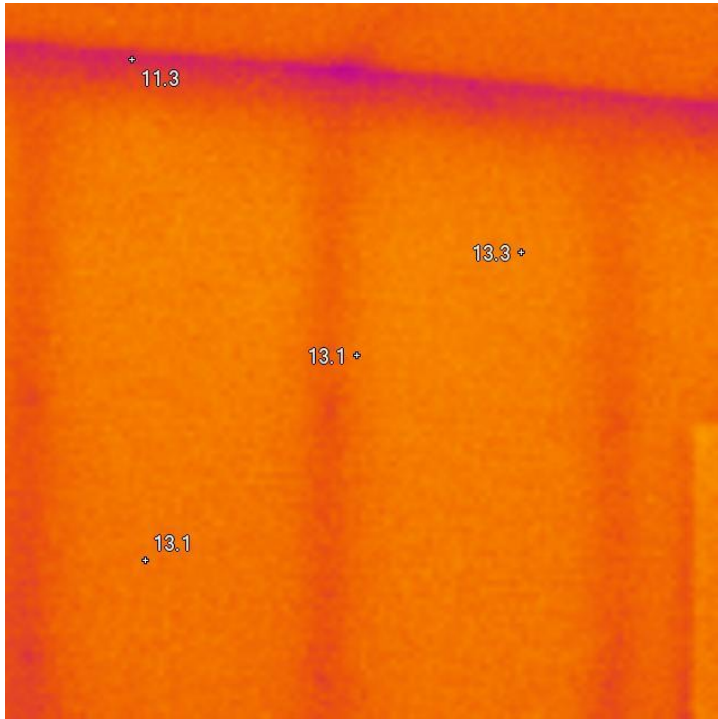
The following 5 Images are taken throughout the house and demonstrate the consistency of the insulation.

The entire building was viewed with the imager and these pictures represent the overall condition of the building. There were no pockets of missing insulation in any part of the house.

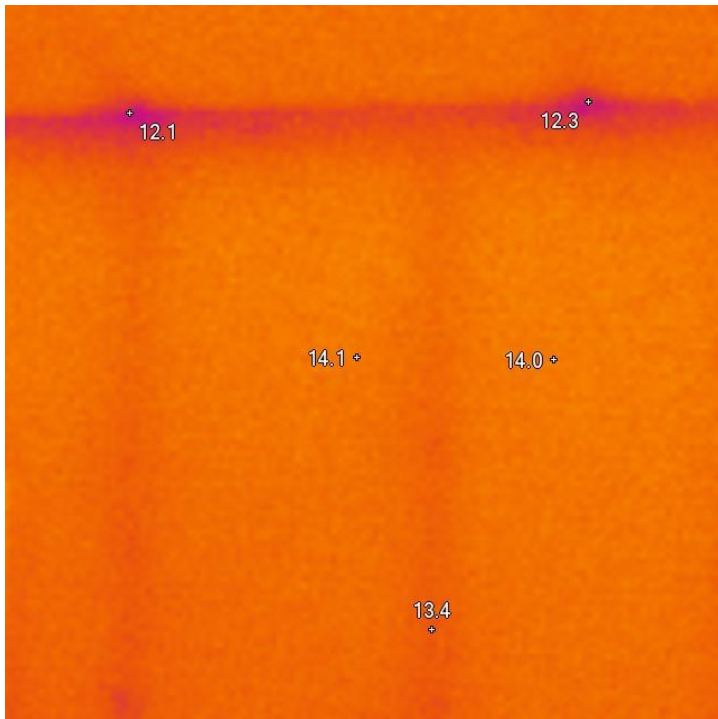
We do see a bit of heat loss in the tough to insulate areas of the home but the overall temperature difference is 2 degrees or less throughout the house, which is a very minor impact.



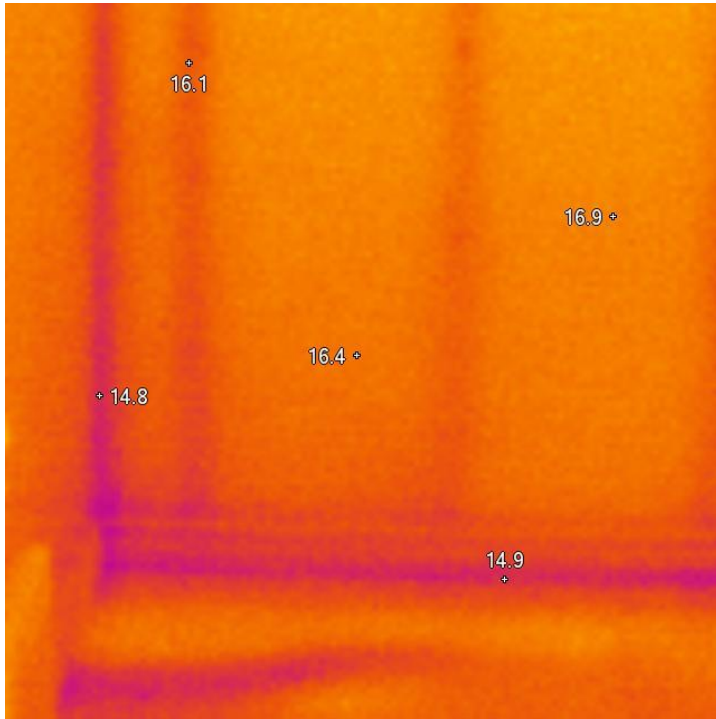
IR000062.IS2
10/12/2010 9:34:35 AM



IR000063.IS2
10/12/2010 9:34:53 AM



IR000064.IS2
10/12/2010 9:35:09 AM



IR000065.IS2

10/12/2010 9:36:27 AM

This thermal image report shows the home to be in very good condition. There is a couple of minor concerns like the door sweep at the front door.

The insulation is consistent throughout the house, the windows are performing very well and the areas that are typically hard to insulate have very little temperature loss.

There was no moisture detected in the home due to plumbing leaks or seepage.