



Thermal Imaging Inspection Report

Mr. John & Jane Doe

Property Address:

1 Thermal Imaging Sample Way
Toronto ON



1 Thermal Sampling Way, Toronto

AmeriSpec Inspection Services Toronto East

**Blair White, CEA, Certified Home Inspector
6A-170 The Donway W.,
Ste #1402
Toronto ON M3C2E8**

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 General Conditions4](#)

[2 Exterior.....4](#)

[3 Attic/Insulation.....7](#)

[4 Ceilings & Exposed Floors.....9](#)

[5 Interior & Basement Walls10](#)

[6 Fireplaces, Dryers, Flues & Venting12](#)

[7 Electrical12](#)

[8 Heating & Air Conditioning.....13](#)

[9 Water Heater.....13](#)

[10 Blower Door Testing14](#)

Date: 2021-01-29	Time: 09:00 AM	Report ID: SampleThermalInspectionRpt
Property: 1 Thermal Imaging Sample Way Toronto ON	Customer: Mr. John & Jane Doe	Real Estate Professional: Not Applicable

Thank you for choosing to use AmeriSpec Toronto East Inspections Services. We trust you will find the information in this report helpful when selling or purchasing a home, or identifying concerns in an existing property which you may own. Using our extensive knowledge, experience and education we've accumulated as a successful inspection company operating in the GTA area, we believe you've made a good choice - we're here to help you with your concerns.. We wish you all the best.

The **'Therrmal Imaging Inspection Report'** below may indicate areas where we feel further review or investigation may be needed, or desired, by the homeowner. Various other services are available through our organization and may be suggested such as an Energy Audit, or Mould Sampling/Air Quality testing. Our promise to you is that we will never recommend a service that is not needed and you will always have the opportunity to get a second opinion. In regards to any recommendations we may make there may be government or utility rebate programs you may be eligible for which we have knowledge of. Please be sure to ask your inspector about what programs may be available should repairs or upgrades be needed.

The CAHPI National Standards of Practice will be adhered to where applicable and limited to those specific systems listed in the report below. The inspection will follow the guidelines as pertaining to how the inspection is performed, the systems described, and adheres to the general Limitations and Exclusions outlined in the CAHPI standards, as well as what the inspection is NOT required to do as outlined according to the specific sections as stated in the CAHPI standards.

We expect you'll find this report to be of added value in identifying areas of concern you may have. We offer, and may suggest, other services we provide which may further pinpoint causes of some concerns if any are found, or strengthen our conclusions from the thermal imaging inspection report below. However, depending on the concern we/or you may prefer a third party opinion which we shall respect.

The following report was prepared by AmeriSpec of Toronto East & Scarborough, a licensed franchise of AmeriSpec of Canada. We are an independent, third party inspection company that has been inspecting residential and commercial properties in the Greater Toronto Area, (GTA), since 1994. We are members of the Ontario Association of Home Inspectors, (OAHI), and follow the Canadian Association of Home and Property Inspectors, (CAHPI), standards. We encourage you to visit our websites at: www.torontoinspections.com or visit www.amerispec.ca.

1. General Conditions

Styles & Materials

Inspector:

Blair White, CEA, CRT, Certified Home Inspector

Items

1.0 Inspector

Comments: Serviceable

Blair White, Owner/Operator, AmeriSpec Toronto East, Certified Energy Advisor, Certified Residential Thermographer, Certified Home Inspector

1.1 Estimated Age

This structure is approximately 20 years of age as stated by the clients.

1.2 Property Information

Comments: Comments

Limitations of this Inspection & Report

This 'Thermal Imaging Inspection Report' is a review of the home using an infra-red camera technology which may detect thermal differences.

This inspection does not take into account an entire overview of the property and the residence, and does not take into scope a room by room review of all portions of walls/ceilings/floors. We concentrate our efforts on areas based on past experience, training, known limitations of the thermal camera itself, as well as what we know about homes in general, which may be interpreted as known trouble areas in homes in general.

This is NOT an environmental review as it may not identify hidden mold, nor does it identify hazardous materials. If we suspect moisture, leakage or mould we may indicate these to you in the report as items/concerns/issues requiring follow-up and some indication of how severe the issue may be, if we are able to based on visual observations only. The client is responsible for follow-up reviews as may be needed by other (licenced) professionals.

2. Exterior

Our exterior thermal imaging evaluation is based on our experience and understanding of air movement and ventilation inside of a home.

Items

2.0 Building Envelope - Exterior (Proper Conditions must be Present)

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

2.1 Visible Penetrations - Siding

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

We recommend vent cover be added at exterior rear stove vent to help deter heat loss through openings vented to the exterior.



2.1 Item 1(Picture) Exterior Right Side



2.1 Item 2(Picture) Missing Vent Cover - Stove Vent

2.2 Visible Penetrations - Foundation

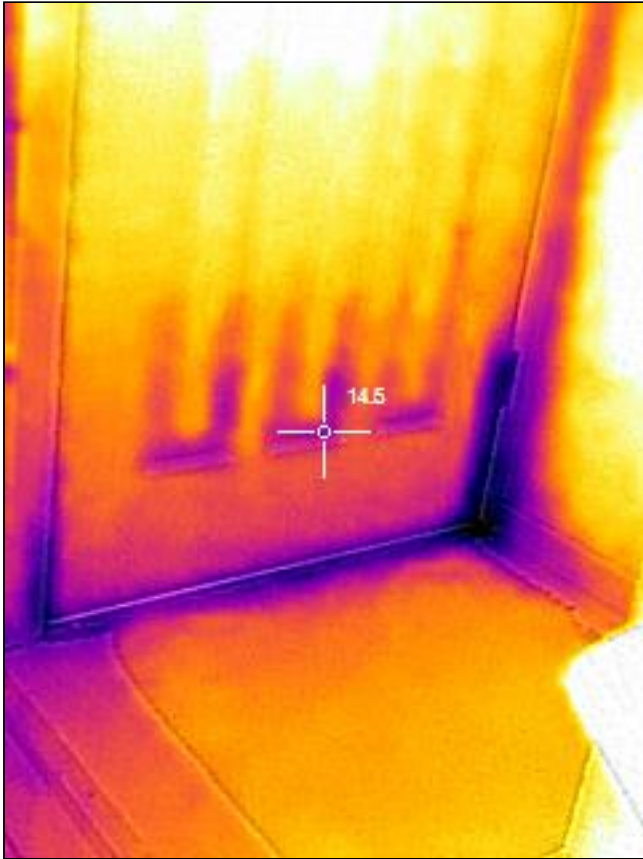
Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

2.3 Doors & Windows

Comments: Comments

(1) We noted that the Exterior Door(s) at the left side appears to be older/deteriorated or is a solid wood type door. Reducing heat loss in your home can significantly contribute to energy savings. As discussed with your inspector. We recommend replacing your door(s) with an Energy Star Qualified steel or fibreglass insulated door.



2.3 Item 1(Picture) Left/Driveway Side Exterior Door

(2) We noted that the Cold Room Door at the basement appears to be a hollow cord door which has little or no insulative value. Reducing heat loss in your home can significantly contribute to energy savings. As discussed with your inspector. We recommend replacing your door(s) with an Energy Star Qualified steel/insulated or Solid Core door as needed.



2.3 Item 2(Picture) Cold Room Door - Basement - Heat Loss

2.4 Exterior Comments - Insulation

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected. See Further Comments in 'Interior Walls & Basement' Section below.

3. Attic/Insulation

Our evaluation of the attic is limited to accessibility. Our attic inspection determines the presence of insulation and looks for signs of moisture or water leakage problems at the interior envelope of the home (i.e at the ceiling below the attic space).

Styles & Materials

Access location / Inspection method:

Viewed from Hatch area only

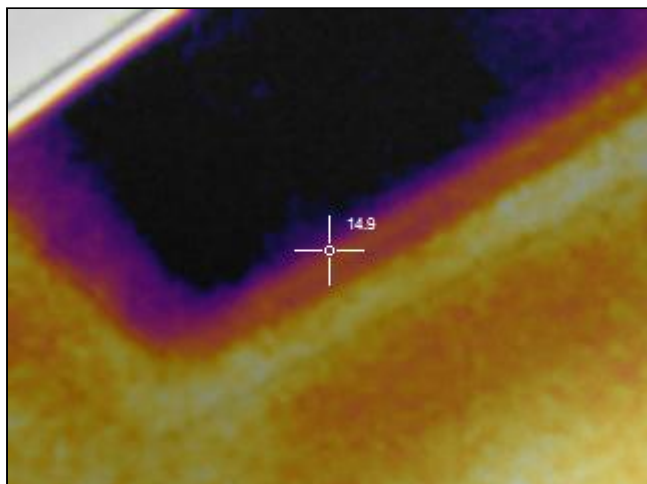
Items

3.0 Attic Access & Hatch

Comments: Comments

(1) Inspector did not enter all the way into the attic space. We do not enter all attics for various reasons however it is mainly for safety of the inspector. Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.

(2) The attic hatch is not insulated/poorly insulated. This contributes to significant heat loss from the living area of the home. We recommend installing an insulative backer to the hatch panel, or have a new hatch installed as needed for better heating efficiency of the home.



3.0 Item 1(Picture) Attic Hatch Not Insulated

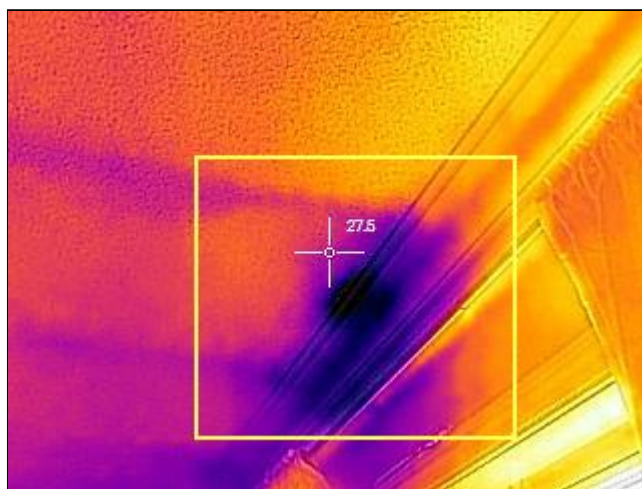
3.1 Insulation

Comments: Comments

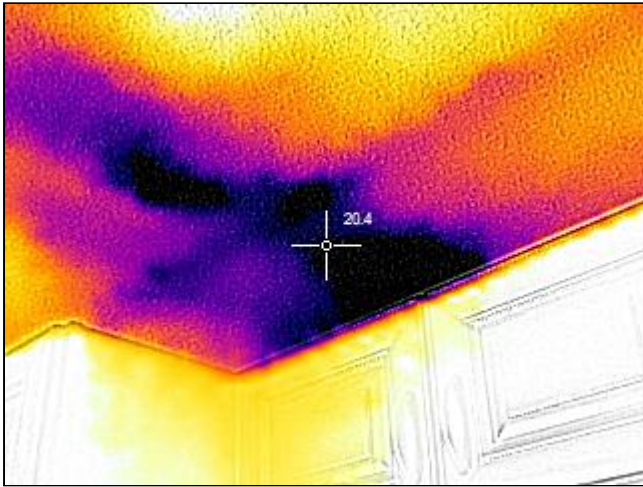
Thermal Anomalies were observed at the exterior wall of the master bedroom. It appears that cold areas were observed at the ceiling (above bed) at the outer wall. When viewed inside attic it appears the insulation has been blown back or is low in this area. We recommend adding additional insulation as needed in this area.



3.1 Item 1(Picture) Master Bedroom Ceiling above bed



3.1 Item 2(Picture) Master Bedroom Ceiling above Window



3.1 Item 3(Picture) Master Bedroom - Southwest corner - above built-in cabinets

3.2 Ventilation

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

3.3 Framing

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

3.4 Sheathing

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

4. Ceilings & Exposed Floors

Thermal imaging in regards to roofing and materials is employed for determining the potential for water leakage into the building envelope and is done from the interior of the home. I

Styles & Materials

Material/Type:

Asphalt Composition 3-Tab shingles

Items

4.0 Roof Type

Comments: Serviceable

Gabled (sloped) roof with dormer/gabled front. 3-tab asphalt shingles as observed.

4.1 Upper/2nd Floor Ceilings

Comments: Comments

We detected a thermal anomaly using our thermal imaging camera. See photo or Comments below.

A thermal Anomaly was detected at the upper ceiling of the home. As we cannot determine the exact cause of this anomaly we recommend further investigation with a qualified professional (Roofing or Insulation Contractor)



4.1 Item 1(Picture) Thermal Anomaly - Front Bedroom Ceiling

4.2 Ceiling below Flat Roof/Cathedral Roof

Comments: Not Present

4.3 Ceiling below Balcony

Comments: Not Present

4.4 Ceilings below Main Floor Kitchens (Basement)

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

4.5 Ceilings below 2nd Floor Kitchens - (Main Floor)

Comments: Not Present

4.6 Exposed Floors

Comments: Not Present

4.7 Skylights

Comments: Not Present

5. Interior & Basement Walls

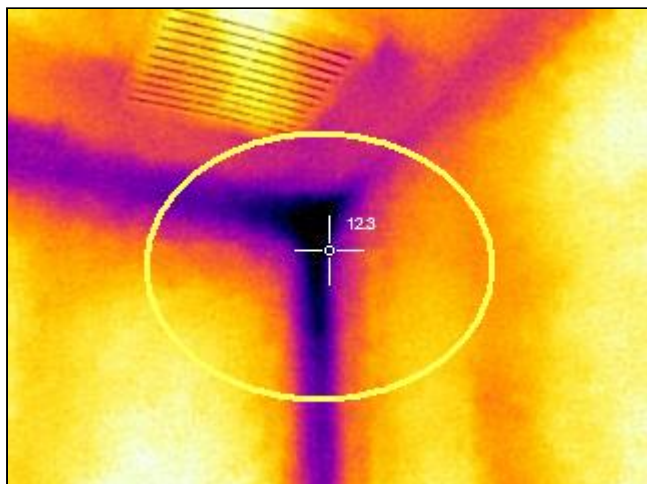
Our thermal imaging inspection on walls may find gaps in walls particularly at corners of the home, it may find small (or large) areas where insulation is missing entirely. Areas such as this can contribute to a significant amount of heat loss in the home. Walls do contain some amount of moisture naturally which is not the point of this inspection. Rather we are looking for 'Thermal Anomalies' which we outlined at the introduction of this report.

Items

5.0 Main Floor Walls

Comments: Comments

The outer/exterior wall at the bathroom wall/ceiling is missing insulation or shows gaps which affect the heat efficiency of this area as detected using a thermal imaging camera. We recommend consulting with a professional insulation contractor to have this area repaired - adding insulation at the walls to a level of at least R14.



5.0 Item 1(Picture) Bathroom Ceiling area

5.1 Upper Floors Walls

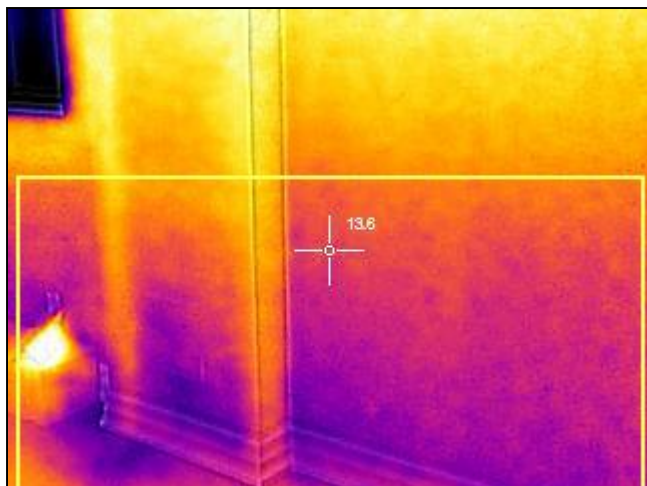
Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

5.2 Basement Walls

Comments: Comments

Thermal Anomaly was observed - the outer/exterior walls of the basement bedroom are currently uninsulated/partially insulated. Due to the surface area of the walls, a significant amount of heat loss may be occurring in this area. Recommend consulting with an insulation contractor should client wish a further review.

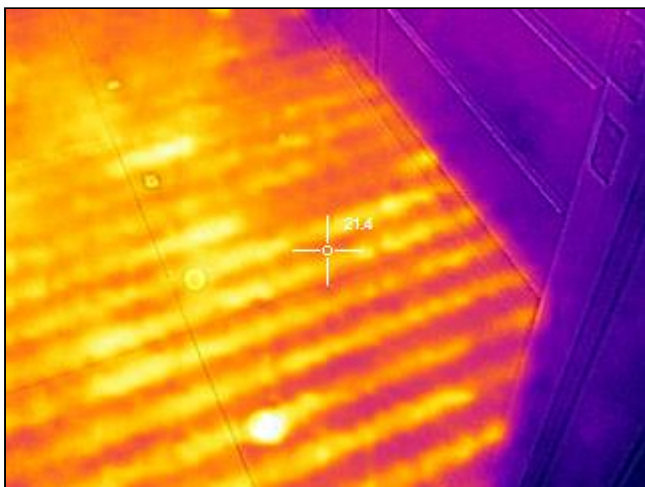


5.2 Item 1(Picture) Basement Bedroom - Exterior Fdtn Wall

5.3 Heated Floors

Comments: Serviceable

Heated (Electric) floor observed in the basement bathroom tiled floor. No thermal anomalies were detected as observed.



5.3 Item 1(Picture) Heated Floor - Basement Bathroom

6. Fireplaces, Dryers, Flues & Venting

Items

6.0 Fireplace - Wood or Gas

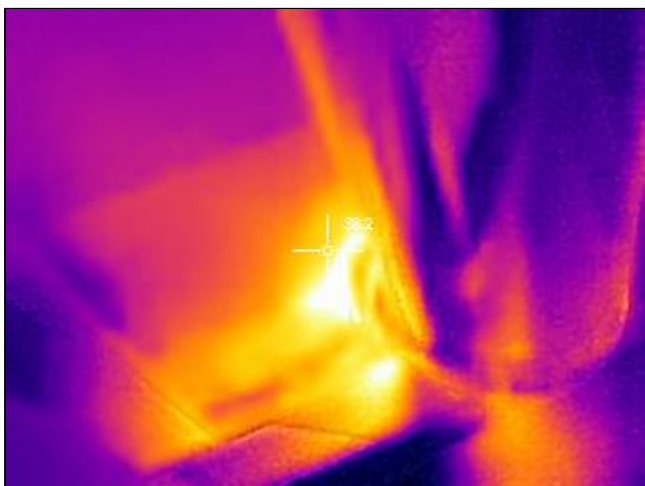
Comments: Not Present

6.1 Dryer Venting

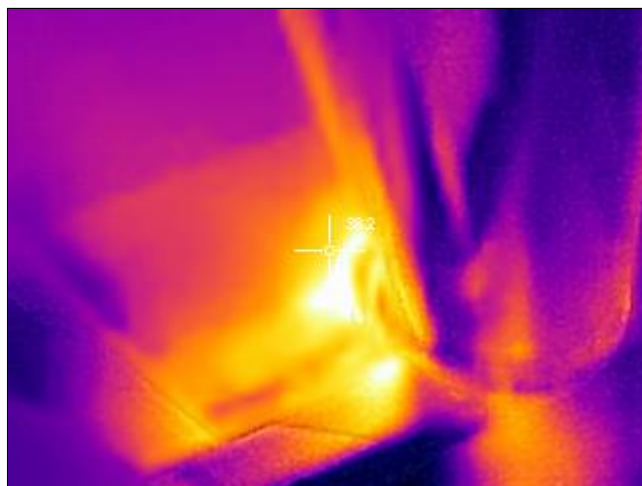
Comments: Comments

We detected a thermal anomaly using our thermal imaging camera. See photo or Comments below.

Dryer vent behind wall is not sealed properly. Recommend sealing to prevent moisture/lint escape which can affect the comfort level inside the home.



6.1 Item 1(Picture)



6.1 Item 2(Picture) Dryer Vent Not Sealed

7. Electrical

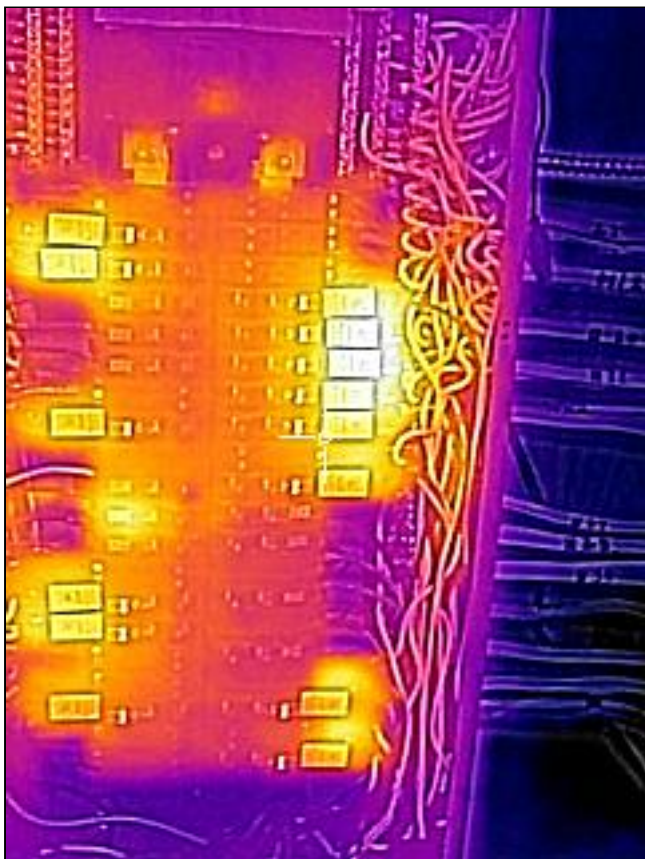
The panel was inspected under the conditions as found during our inspection. Where this report advises on potential electrical defects if found, these can be safety concerns, therefore, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades.

Items

7.0 Main Electrical Panel & Wiring

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected. Main electrical panel showed no signs of 'hot spots' when major appliances were operated under normal circumstances and viewed with the thermal imaging camera at the main electrical panel.



7.0 Item 1(Picture) AFCI's were observed - normal observations

7.1 Sub-Panel Comments & Location

Comments: Not Present

8. Heating & Air Conditioning

Items

8.0 Furnace & Venting

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

8.1 Other Air Infiltration Areas

Comments: Serviceable

9. Water Heater

Our evaluation of the water heater using thermal imaging is used to detect anomalies at the venting (conventional water tanks), and the area around the lower control unit.

Items

9.0 Water Heater Tank & Exhaust/Venting

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

9.1 Mixing Valve

Comments: Not Present

Based on our evaluation thermal anomalies were not detected.

9.2 Hot Water Temperature

Comments: Serviceable

(1) *Based on our evaluation thermal anomalies were not detected.*

(2) The water temperature at time of inspection appeared to be within the normal operating range of 120 to 130 degrees. Note: If children are present in the home, we recommend adjusting the hot water temperature at the water heater to a maximum of 120 degrees F. for child safety as per Child Guidelines of Canada. If unsure, take temperature at any faucet with a household/cooking thermometer.

9.3 Lower Control Unit - Conventional Tank only

Comments: Serviceable

Based on our evaluation thermal anomalies were not detected.

10. Blower Door Testing

Styles & Materials

Distribution / Ducting:

Items

10.0 Location of Blower Door Setup

Comments: Serviceable

Front Exterior Door.

10.1 Air-Flow @-50KPA

Comments: Serviceable

2321 CFM's. Results to be determined.

10.2 Testing Results

Comments: Serviceable

To be determined.