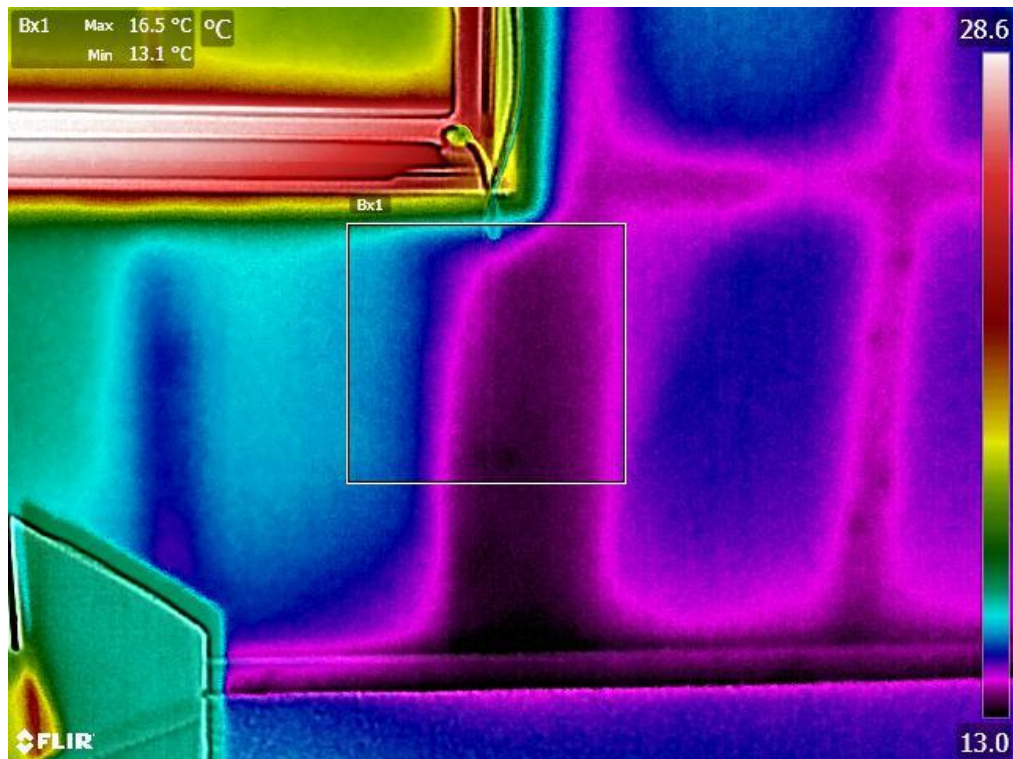




# SAMPLE BUILDING REPORT.



## Report Information

<b>Customer</b>	
<b>Site Address</b>	
<b>Contact Person</b>	
<b>Phone Number</b>	
<b>Thermographer</b>	Aaron Bryant ITC Level II thermographer Certification No. 2012NZ25N007.
<b>Weather</b>	
<b>Date</b>	

### Disclaimer

All inspections (verbal or written) are my opinion of the thermal images and are valid for the time of inspection only, due to various conditions outside of my control which may affect the condition of the object after the time of inspection.

All thermal anomalies that are outside standard parameters are subject to further investigation by the client to confirm and repair any possible problems. Further investigation and/or repair should only be carried out by a licensed tradesman.

This inspection is only valid for the moisture/water load that was present on the building system at the time of inspection, by increasing or decreasing the amount of water/moisture on the building the resulting images could change.

## Technology Used

### Infrared Information

Infrared is an energy which can best be described as light we can't see. Although we can't see Infrared, humans can sense it as heat. All materials whose surface temperature is above absolute zero (-273 °C) emit infrared. Objects at temperatures found in buildings radiate heat almost entirely in the far infrared ranges. Thermal images sense infrared which varies with the temperature of the objects in view converts the infrared into temperature then translates the infrared data into an image that can be viewed. Generally, moisture will be cooler than the surrounding area and will show in the image generated as a different colour. In the Rainbow HC colour palette that I predominantly use, cold areas show as dark blue to black and hot areas are bright yellow to white. The FLIR Camera that Infrared Solutions Ltd uses can store up to 307,000 different temperatures readings in any one picture. When viewing the photos please also notice the temperature scale at the right-hand side of the picture as an indication of the temperature and the corresponding colour. External corners can be uninsulated and have more framing timber which will result in a colder line in the IR photos.

### Moisture Meter Information

Moisture meter readings can vary depending on a number of factors and are not a qualified moisture measurement, further invasive inspection would need to be done to confirm findings but as a general guide for this Trotec T2000s moisture meter, readings of less than 50 are considered dry or normal, 50-90 is damp and over 90 is considered wet on most building materials. The Trotec T2000S moisture meter system can read up to 20-40mm deep. A baseline (normal) reading will be taken from the same material as close to the suspect area for direct comparison where possible. In most building envelopes and internal walls dry Gib would normally have a baseline reading of 10-20. Gib bracing sheets are hard to detect and increase all readings slightly, Gib that is fixed to strapping of a solid concrete exterior wall and foil backed Gib will also return higher measurements as a baseline. As with all dielectric moisture meters, metal will also increase readings and when in doubt inspector will check with a magnet. This inspector will consider all these variables before concluding whether an Infrared anomaly is a moisture issue or from missing, moved or compressed insulation allowing an increase in cold air to affect the image.

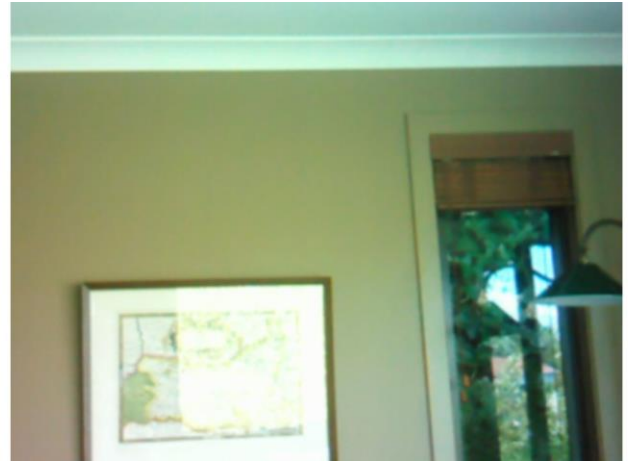
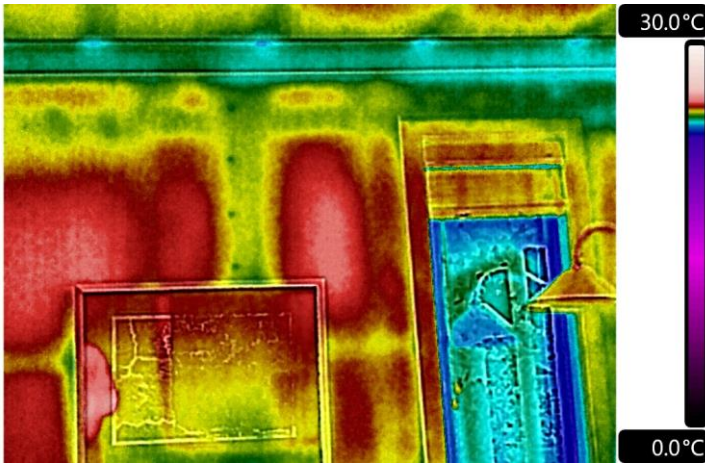
It is my experience that almost all of the homes I inspect show insulation faults of one form or another, until the introduction of infrared cameras to look at walls & ceilings there has just never been a way of seeing these defects before. This combined with the very high spec'd equipment that Infrared Solutions Ltd uses highlights these issues more than other inspections will.

## Report Summary

	No infrared anomaly seen at the time of this inspection.
	Infrared and or moderate moisture meter readings suggest a possible moisture issue.
	Infrared and or high moisture meter readings suggest a moisture issue.
	Visual, infrared and moisture meter readings show a moisture issue.

Page number	Location	Room	Area	Area Summary
5			Wall / window.	
6			Ceiling / wall	RED
7			Wall / window.	
8			Wall / floor	RED
9			Ceiling / wall	RED
10			Window / wall	RED
11			Wall / floor	
12			Ceiling	RED
13			Wall	RED

# Infrared Solutions Ltd



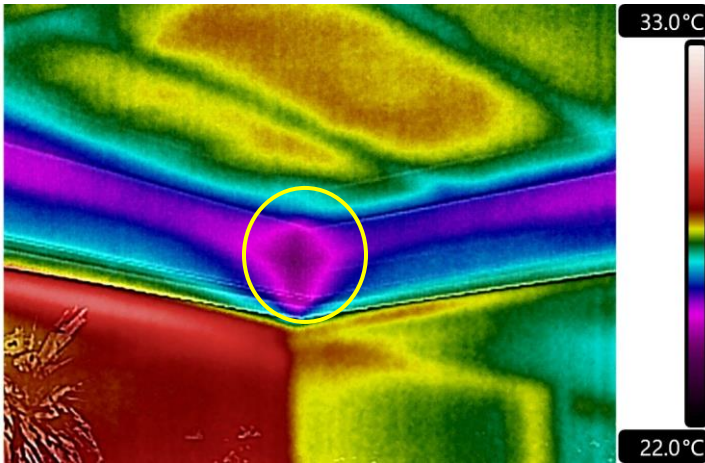
IR\_24218.jpg | 24-Jan-20 | 11:36 AM

Building Information	
Location	
Room	
Area	Wall / window.
Area Summary	

## Comments and Recommendations

No infrared anomaly was seen in this image at the time of inspection.

# Infrared Solutions Ltd



IR\_24214.jpg | 24-Jan-20 | 11:35 AM



Building Information	
Location	
Room	
Area	Ceiling / wall
Area Summary	



## Comments and Recommendations

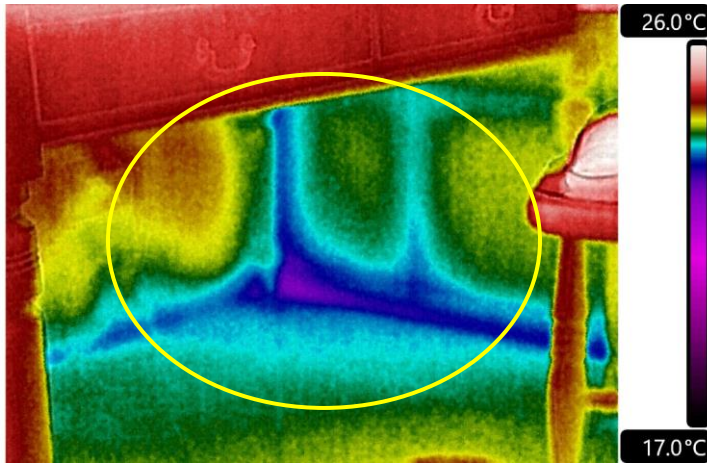
An infrared anomaly was seen in this image, it was investigated further with a Trotec moisture meter.

Readings were found to be much higher than the rest of the area, suggesting that this anomaly is caused by a moisture issue at the time of inspection.

A possible cause of this anomaly is exterior window flashing or guttering.



# Infrared Solutions Ltd



IR\_24215.jpg | 24-Jan-20 | 11:35 AM



Building Information	
Location	
Room	
Area	Wall / window.
Area Summary	



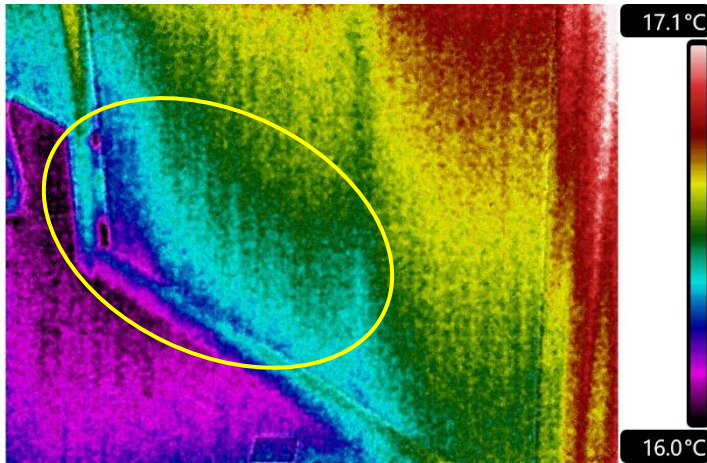
## Comments and Recommendations

An infrared anomaly was seen in this image, it was investigated further with a Trotec moisture meter.

Readings were found to be higher than the rest of the area, suggesting that this anomaly may be caused by a moisture issue at the time of inspection.

A possible cause of this anomaly is exterior window flashing.

# Infrared Solutions Ltd



IR\_17004.jpg | 23-Nov-18 | 9:25 AM



Building Information	
Location	
Room	
Area	Wall / floor
Area Summary	



## Comments and Recommendations

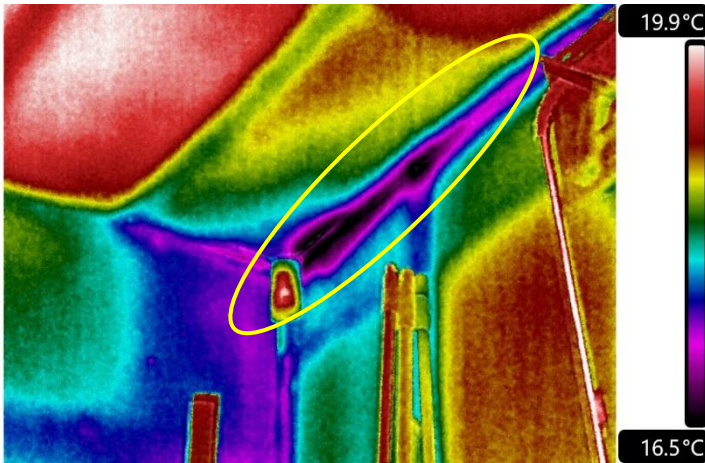
An infrared anomaly was seen in this image, it was investigated further with a Trotec moisture meter.

Readings were found to be much higher than the rest of the area, suggesting that this anomaly is caused by a moisture issue at the time of inspection.

A possible cause of this anomaly is a leak in the shower membrane on the other side of this wall.



# Infrared Solutions Ltd



Building Information	
Location	
Room	
Area	Ceiling / wall
Area Summary	



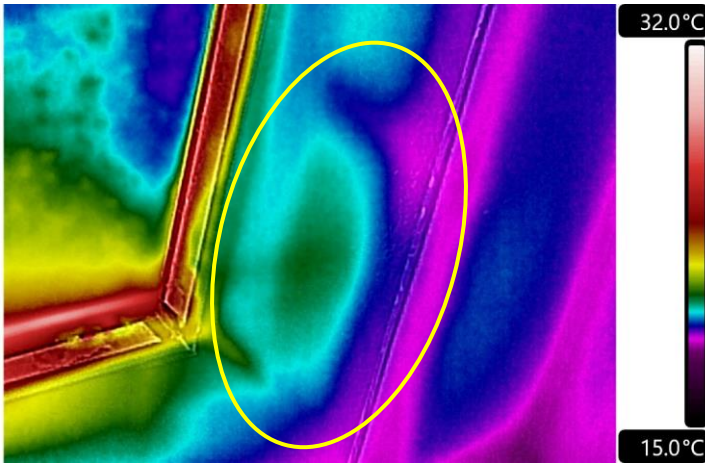
## Comments and Recommendations

An infrared anomaly was seen in this image, it was investigated further with a Trotec moisture meter.

Readings were found to be much higher than the rest of the area, suggesting that this anomaly is caused by a moisture issue at the time of inspection.

A possible cause of this anomaly is the guttering on the roof.

# Infrared Solutions Ltd



IR\_22959.jpg | 01-Nov-19 | 2:35 PM



Building Information	
Location	First floor
Room	Toilet
Area	Window / wall
Area Summary	



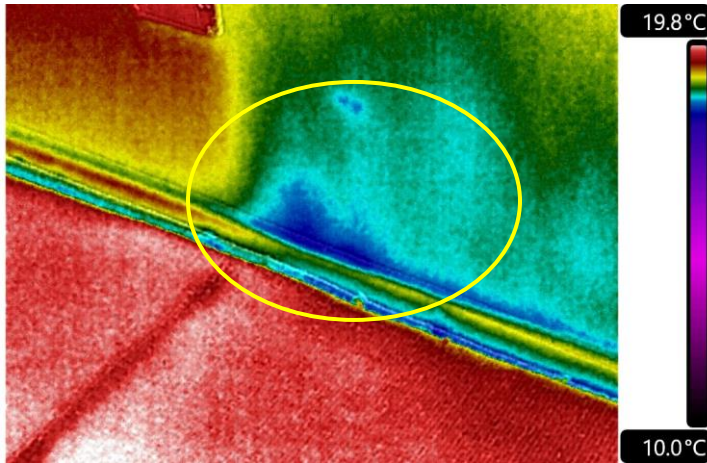
## Comments and Recommendations

An infrared anomaly was seen in this image, it was investigated further with a Trotec moisture meter.

Readings were found to be much higher than the rest of the area, suggesting that this anomaly is caused by a moisture issue at the time of inspection.

A possible cause of this anomaly is exterior window flashing.

# Infrared Solutions Ltd



IR\_22932.jpg | 30-Oct-19 | 10:28 AM



Building Information	
Location	First floor
Room	Master bedroom
Area	Wall / floor
Area Summary	



## Comments and Recommendations

An infrared anomaly was seen in this image, it was investigated further with a Trotec moisture meter.

Readings were found to be higher than the rest of the area, suggesting that this anomaly may be caused by a moisture issue at the time of inspection.

A possible cause of this anomaly a plumbing leak from the bathroom in the next room.



# Infrared Solutions Ltd



IR\_22770.jpg | 15-Oct-19 | 12:28 PM



Building Information	
Location	
Room	
Area	Ceiling
Area Summary	



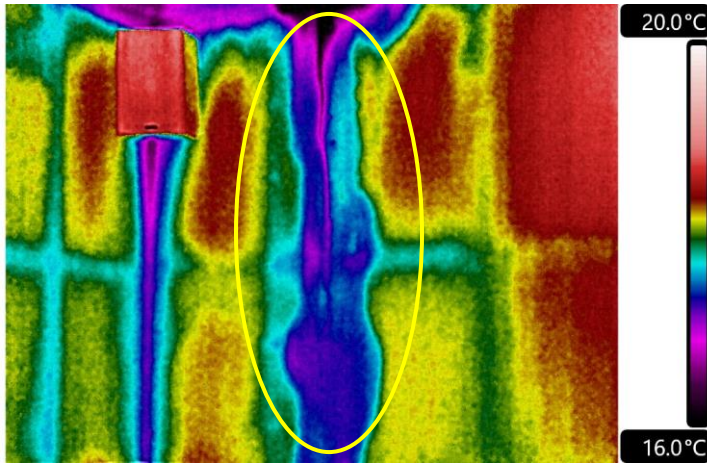
## Comments and Recommendations

An infrared anomaly was seen in this image, it was investigated further with a Trotec moisture meter.

Readings were found to be much higher than the rest of the area, suggesting that this anomaly is caused by a moisture issue at the time of inspection.

A possible cause of this anomaly is exterior window flashing.

# Infrared Solutions Ltd



IR\_22777.jpg | 15-Oct-19 | 12:33 PM



Building Information	
Location	Ground floor
Room	Sitting room
Area	Wall
Area Summary	



## Comments and Recommendations

An infrared anomaly was seen in this image, it was investigated further with a Trotec moisture meter.

Readings were found to be much higher than the rest of the area, suggesting that this anomaly is caused by a moisture issue at the time of inspection.

A possible cause of this anomaly is the guttering above.



