

WHAT INFRARED THERMOGRAPHY CAN DO FOR YOU.

1. Energy efficiency inspection

Locate missing and improperly installed insulation. Pinpoint excessive air infiltration around doors, windows, walls, ceiling penetrations (such as around light fixtures and electrical receptacles), and under wood-framed exterior walls.

2. Moisture intrusion inspection

Track down water leaks behind or in walls, floors, ceilings, and roof coverings so you can prevent mold/mildew issues from starting.

3. Electrical safety inspections

Detect defective or improperly installed circuit breakers, switches and outlets before they overheat and cause a fire.

4. Structural defect inspection

Find certain structural defects in exterior walls. Examples of such defects include missing support beams, headers, missing structural steel in masonry and concrete walls.

5. Pre-renovation inspection

Let us locate beams, joists and wiring so you can plan your next decorating project.



THERMOGRAPHY FOR ENERGY EFFICIENCY

Thermography measures surface temperatures by using an infrared camera. It sees light that is in the heat spectrum (invisible to the human eye). Images on the camera record (thermogram) the temperature variations of the building's skin, ranging from white for warm regions to black for cooler areas. The resulting thermograms assist the Energy Advisor to determine whether insulation is needed. They also serve as a quality control tool, to ensure that insulation has been installed correctly. Thermographic scans are commonly used in conjunction with a blower door. The blower door helps exaggerate air leaking through defects in the building shell. Such air leaks appear as black streaks in the infrared camera's viewfinder.

In addition to using thermography during an energy assessment, it is good practice to have a scan done before purchasing a house; even new houses can have defects in their thermal envelopes.

Preparing for a Thermographic Inspection

To prepare for an interior thermal scan, the homeowner should take steps to ensure an accurate result. This includes moving furniture (and pictures) away from exterior walls and removing drapes. The most accurate thermographic images usually occur when there is a large temperature difference (at least 10°F or 5.5°C) between inside and outside air temperatures and when there are less than 25 Km/hr winds.

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TECHNOLOGY

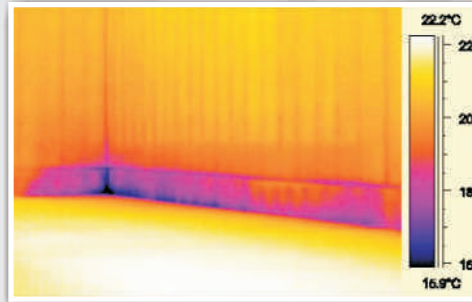
Thermal imaging is a technology that allows a Thermographer to show you things about your home that cannot be shown using other standard inspection methods. It produces images of invisible heat energy emitted from objects and systems in the home and allows us to measure and record it as color pictures. This helps diagnose the problems rather than merely identifying symptoms in

- Electrical faults,
- Missing, damaged, and/or wet insulation,
- Heat loss and air infiltration,
- Water and moisture intrusion,
- Hidden roof leaks,
- Air conditioner compressor leaks, structural defects,
- Broken seals in double pane windows,
- Dangerous flue leaks,
- Damaged and/or malfunctioning radiant heating systems,
- Plumbing leaks,
- Overheated equipment.

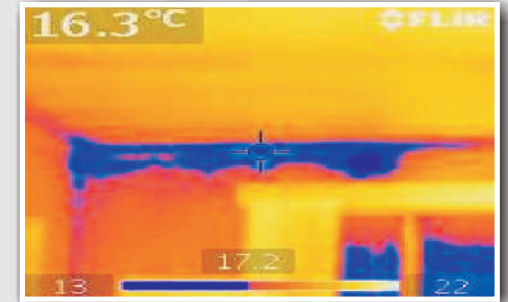
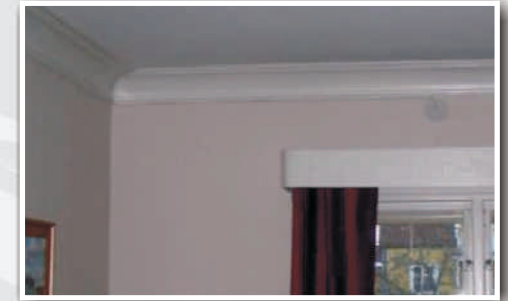


A PICTURE IS WORTH A THOUSAND WORDS

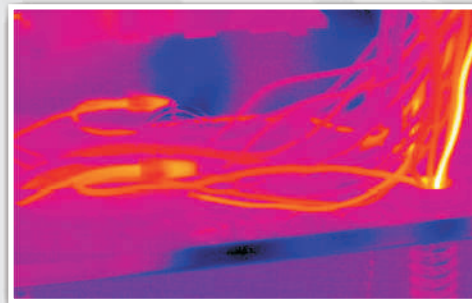
The color pictures (thermograms) can be included in the “Thermographic Inspection Report” providing supporting documentation to the report.



The carpet was replaced because of a water leak but they neglected to scan the wall for the “wicking” effect which left the wall moist and produced an ideal environment for mold, mildew and pests.



Moisture intrusion in the attic. Here it saturated the top of this inside wall. Eventually it will affect the entire wall and the picture window frame.



A ground wire short is detected with an Infrared camera. The ground wire is carrying 20 amps.



This winter thermogram shows inadequate roof insulation, an uninsulated basement, a door seal leak and poor wall insulation behind a baseboard heater under the window.