

Residential - Commercial - Construction
Infrared Thermography
EIFS



1733 Goliad Drive
Garland, Texas 75042-4238

Infrared Used as Leak Detector

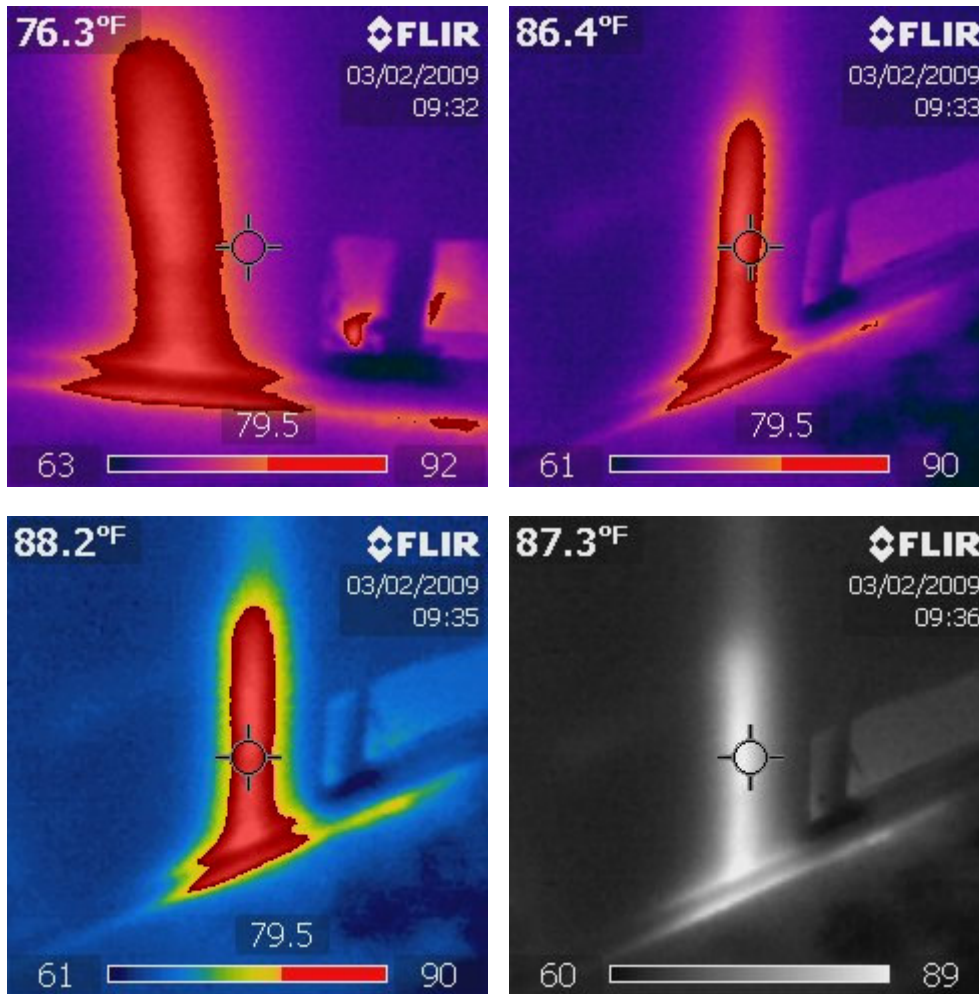
Tuesday, March 03, 2009

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What the heck is this? Were my first thoughts...

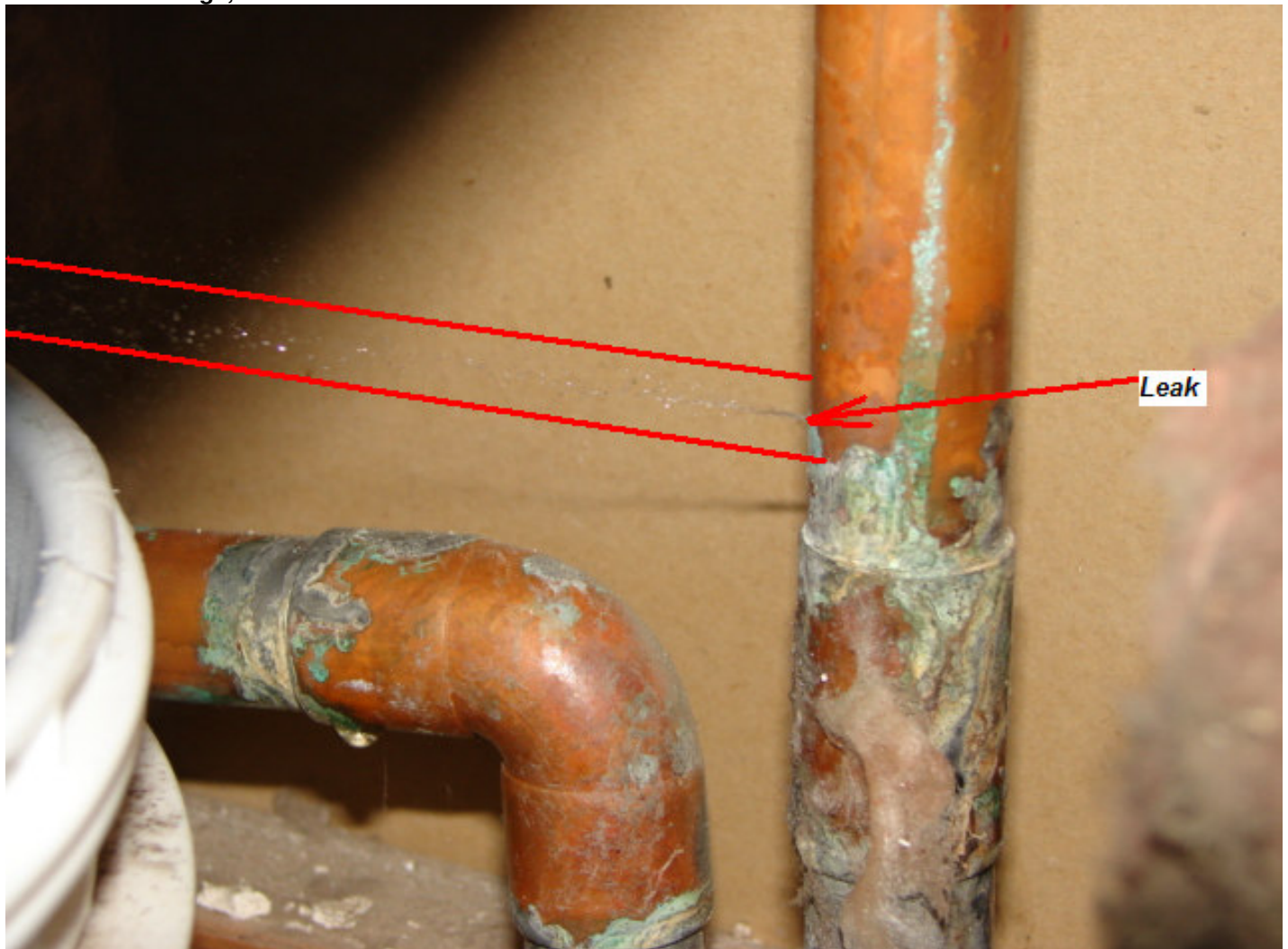
Ran into this recently on a residential inspection. The anomaly depicted in the infrared images below appeared at an interior wall to floor intersection in a hallway that abutted, as in backed up to, a water heater/HVAC utility closet. These were shot in the three-color palettes available from basically the same angle except for the first image.



There was a return air grill just to the right of the anomaly so I removed the grill cover to investigate further. When I reached in to attempt to determine the "Heat source" I encountered warm wet batt fiberglass insulation. There was a pinhole leak in a hot water line just about a foot off of the floor. There was no visible evidence on the wall, carpet or in the return compartment and this must have just occurred during the inspection as I could only visually detect the leak at the seep indicator on the water meter at the very end of the inspection and went back in to use my Infrared Imager to further

investigate the source of the apparent leak. The owner immediately turned off the water and opened the wall to reveal the digital image below showing the water escaping. Client, agent and homeowner were very impressed and grateful but not enough to offer compensation when I quipped that, "Tips were accepted!"

How much did I save them on further damage and leak detection, you ask? **About \$265.00 for leak detection around here...other damage, we'll never know...**



Best Regards,

BARRY ADAIR

Owner-Professional Inspector-Moisture Analyst-Infrared Thermographer

TREC Professional Inspector License # 4563

Exterior Design Institute: EIFS-MA TX # 39

Texas Infrared Level I Certified Thermographer

NSPF Certified Pool Inspector CPI™ Operator CPO® # 75-221486

INACHI U.S.A. Member of the Year 2008

NAWT # 112156 IC

PaRR # 14195

TAREI: Advanced Inspector

TDI # 1130204761

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