

THERMAL IMAGING

129 Avenue St, Toronto, ON March 18, 2018

OVERVIEW

THERMAL IM

APPENDIX

REFERENCE

Description

General: • Our approach to thermography/thermal imaging : Carson Dunlop uses equipment that meets Canadian Government Standards (NMS 022713), we use a very specific protocol focused on identifying water issues, and our inspectors have been trained on the equipment and the protocol by leaders in thermographic training.

Observations and Recommendations

FOUNDATION WALLS \ Anomaly noted

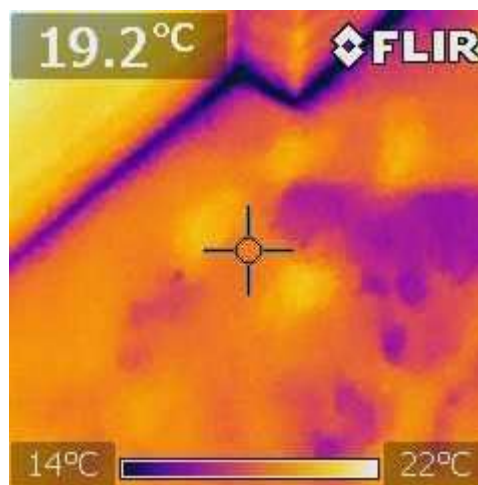
Condition: • Moisture detected with moisture meter
Located near the downspout.

Manage the water from the exterior

Location: Southeast Basement



Moisture detected with moisture meter

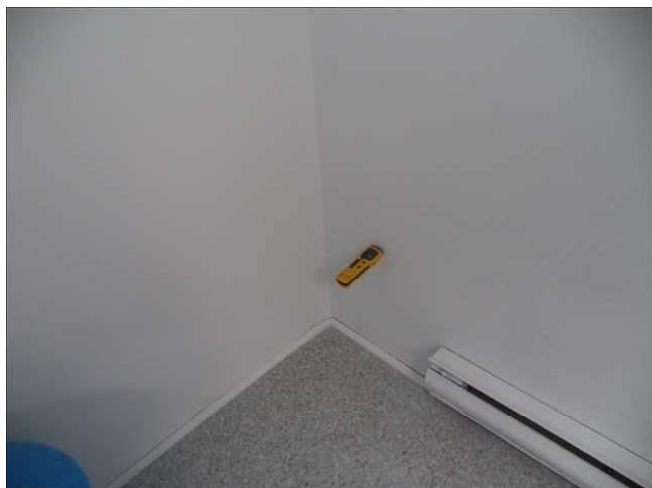


Moisture detected with moisture meter

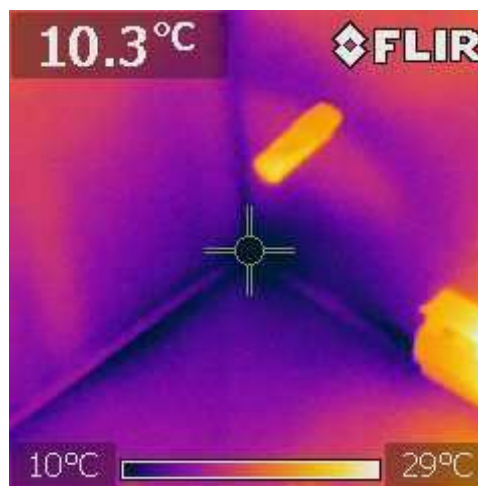
Condition: Moisture detected with moisture meter
Located near the downspout.

Manage the water from the exterior

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Moisture detected with moisture meter



Moisture detected with moisture meter

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FOUNDATION WALLS \ No anomalies noted

Condition:• Typical image

Location: Northeast Basement



Typical image



Typical image

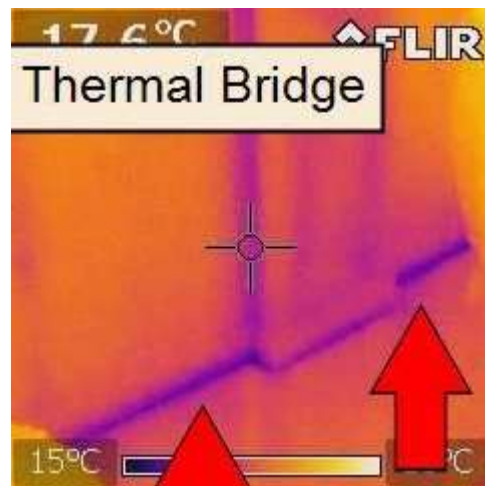
Condition: Typical image

Typical thermal bridge (arrow)

Location: West Basement



Typical image



Typical image

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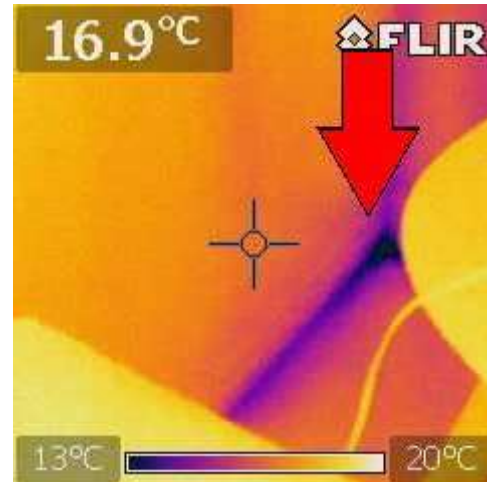
Condition: Typical image

Typical thermal bridge (arrow)

Location: West Basement



Typical image



Typical image

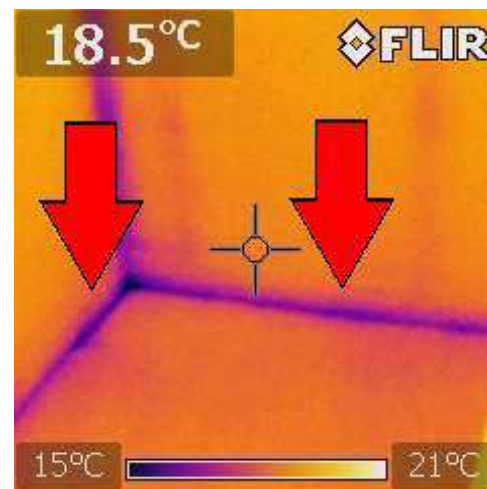
Condition: Typical image

Typical thermal bridge (arrow).

Location: Southwest Basement



Typical image



Typical image

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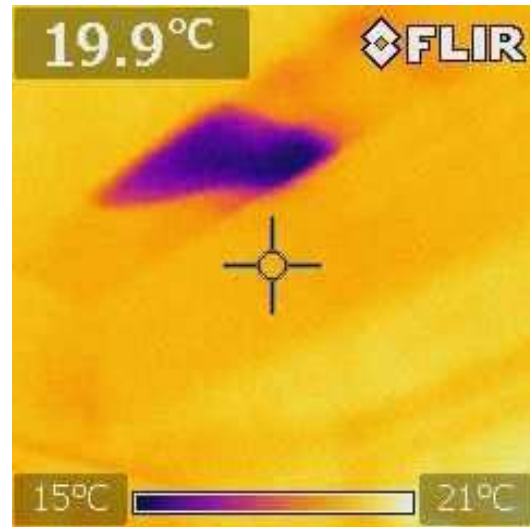
REFERENCE

CEILINGS BELOW PLUMBING FIXTURES \ Anomaly noted

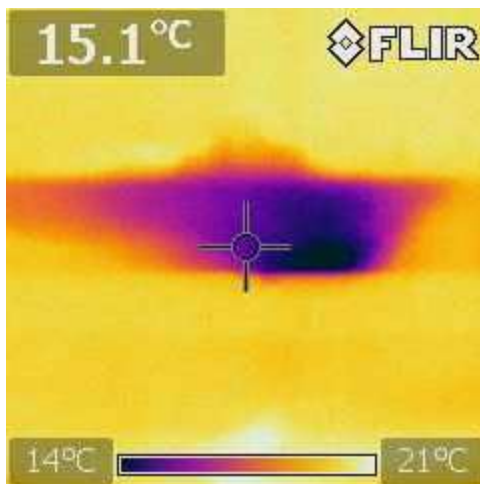
Condition: Moisture detected with moisture meter **Location:**
Under Second Floor Master Bathroom



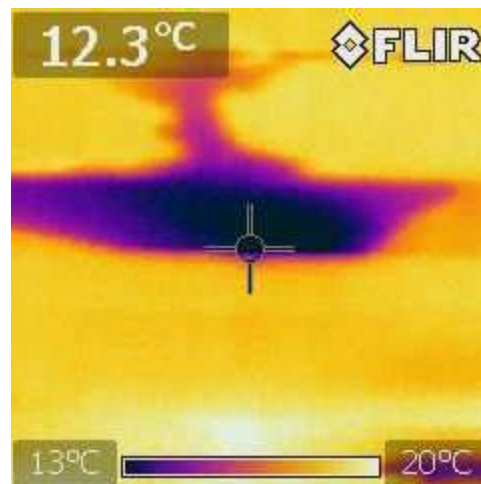
Moisture detected with moisture meter



5 minutes of running water.



10 minutes of running water.



15 minutes of running water.

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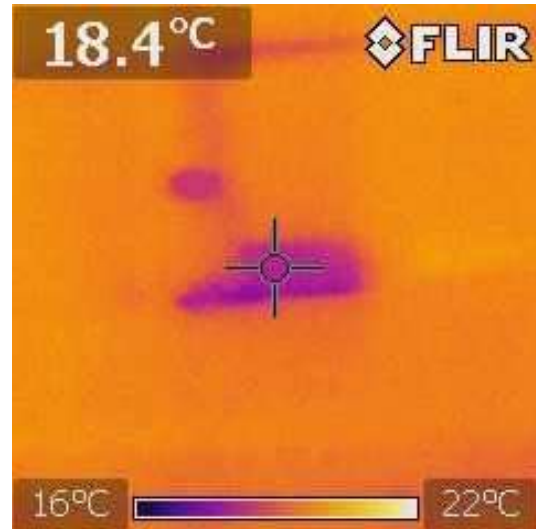
REFERENCE

Condition: • Moisture detected with moisture meter

Location: Under Second Floor Bathroom



Moisture detected with moisture meter



Moisture detected with moisture meter

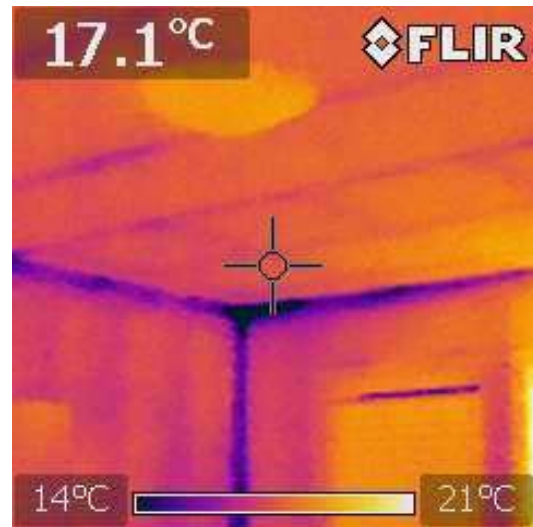
CEILINGS BELOW PLUMBING FIXTURES \ No anomalies noted

Condition: • Typical image

Location: Under First Floor Kitchen



Typical image



Typical image

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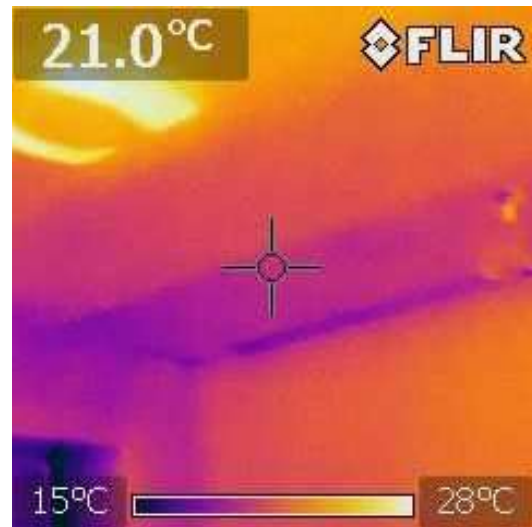
REFERENCE

Condition: • Typical image

Location: Under Second Floor Front Bathroom



Typical image



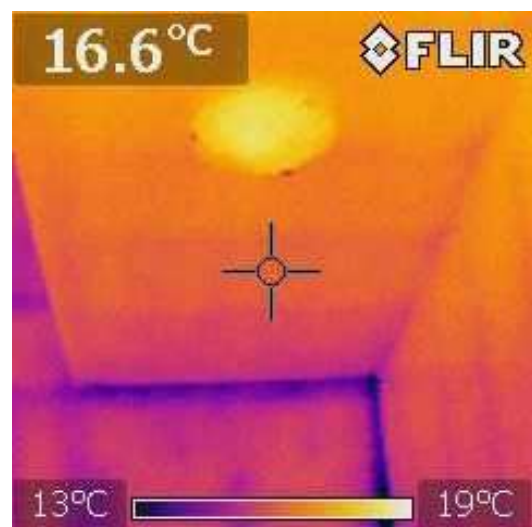
Typical image

Condition: • Typical image

Location: Under First Floor Powder Room



Typical image



Typical image

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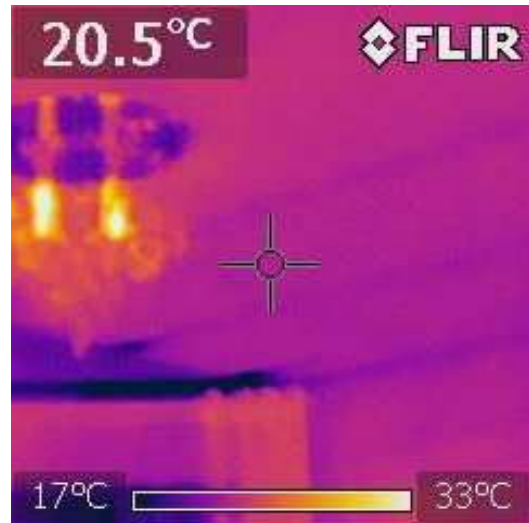
REFERENCE

Condition: • Typical image

Location: Under Second Floor Laundry Area



Typical image



Typical image

CEILINGS BELOW ROOFING \ No anomalies noted

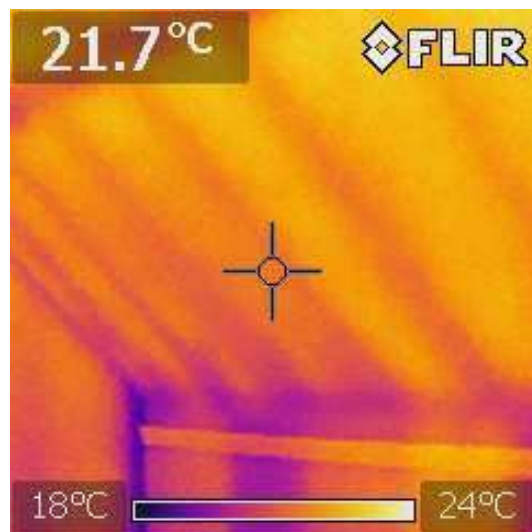
Condition: Typical image

Typical image throughout (sample second floor)

Location: Throughout



Typical image - above rear bedroom



Typical image - above rear bedroom

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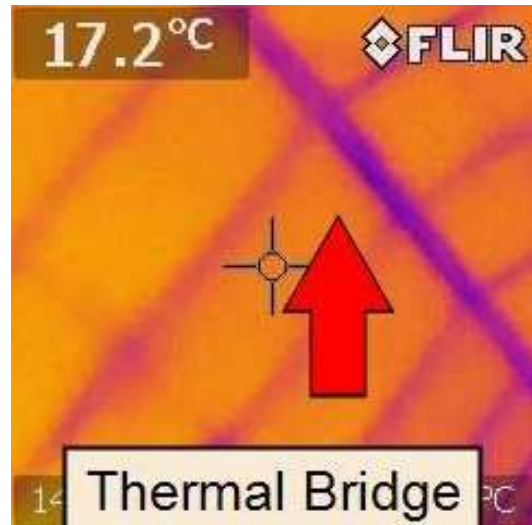
Condition: Typical image

Typical image throughout (sample second floor)

Location: Throughout



Typical image - above master bedroom



Typical image - above master bedroom

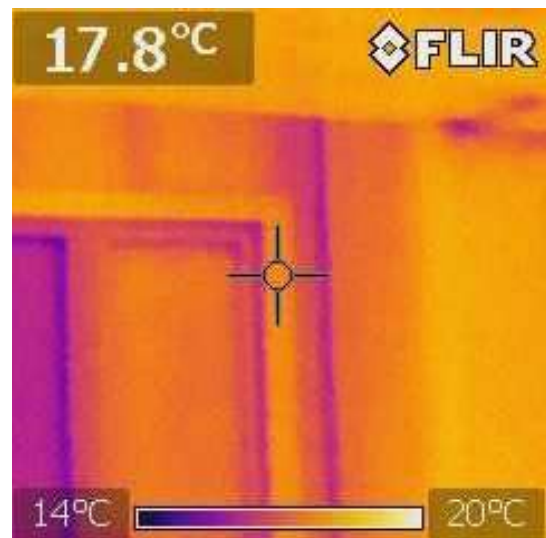
WINDOWS \ No anomalies noted

Condition: Typical image **Location:**

Throughout



Typical image - master bedroom



Typical image - master bedroom

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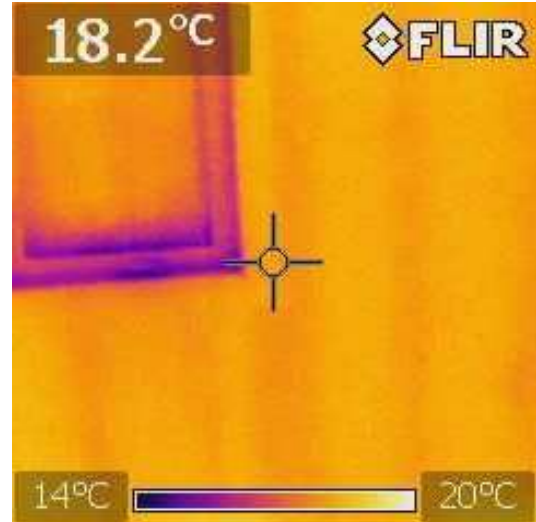
WINDOWS \ No anomalies noted

Condition: Typical image **Location:**

Throughout



Typical image - rear bedroom



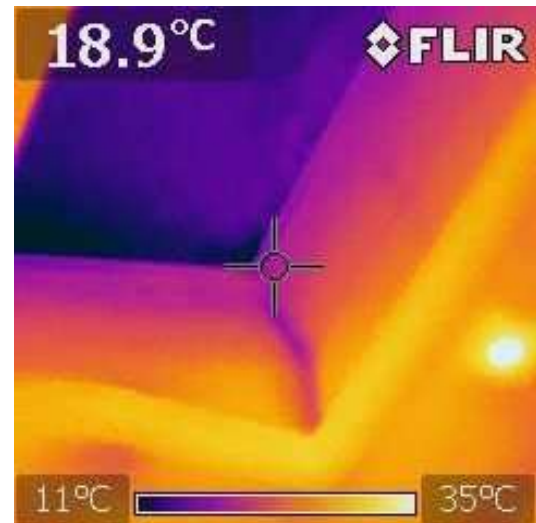
Typical image - rear bedroom

Condition: Typical image

Location: Second Floor Skylight Well



Typical image



Typical image

Inspection Methods and Limitations

Scope: • [Thermal imaging is used as a screening tool to identify potential areas of moisture.](#)

Limitations: • Storage and/or furnishings limited inspection

END OF REPORT