



Infra-red Technology

Integrity Home Inspection Services was called to do an inspection on a house that was just painted inside and out. The roof was older and showed signs of wear along with some rotting trim along the siding at the areas where the roof changed elevations. It had not rained for almost a week so moisture was not obviously present in any areas.

Prior to entering the attic, a thermal scan of the ceilings in the house was done to determine if there were any indications of moisture present; the results are seen below.

Without IR technology, this may have been missed considering the entire inside of the house had been re-painted and the attic insulation covered any damp areas. Once I found the spot shown below I verified my findings with a moisture meter from the attic side and sure enough there was moisture present in the drywall. In addition, there was the appearance of an old roof leak that had not yet been repaired.

With roof leaks being 80% of the causes of major damage in houses today, this technology is invaluable to the home inspector.

