

RESIDENTIAL PROPERTY INSPECTION SERVICES AGREEMENT

Certified Inspectors, LLC

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SCHEDULE G

INFRARED THERMAL IMAGING INSPECTION

This Schedule is incorporated into and made part of the Residential Property Inspection Services Agreement ("Agreement"). This Schedule applies only if an **Infrared Thermal Imaging Inspection** is identified in the Scope of Services and Fees and paid for by the Client. In the event of a conflict between this Schedule and the Agreement, this Schedule shall control only with respect to the Infrared Thermal Imaging Inspection.

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1. Purpose

The purpose of the Infrared Thermal Imaging Inspection is to supplement the visual inspection by using infrared thermography to identify thermal patterns that may indicate conditions warranting further evaluation. Infrared imaging assists the Inspector in locating areas of potential concern that may not be readily apparent during a visual inspection.

Infrared thermography is a diagnostic aid only. It does not determine the cause of an observed thermal anomaly, confirm the existence of a defect, or eliminate the need for further evaluation when appropriate. The Infrared Thermal Imaging Inspection is not a substitute for destructive testing, engineering analysis, leak detection, or specialized diagnostic testing.

2. Scope of Inspection

The Infrared Thermal Imaging Inspection generally includes thermal scanning of readily accessible areas of the Property, which may include:

- Interior walls and ceilings.
- Floor surfaces.
- Exterior wall surfaces.
- Roof surfaces, when practical.
- Electrical panels.
- Electrical distribution equipment.
- HVAC supply and return registers.
- Mechanical equipment.
- Plumbing fixtures.
- Building envelope components.
- Windows and doors.
- Areas of suspected moisture intrusion.
- Other readily accessible building systems as determined by the Inspector.

The scope of scanning may vary depending upon accessibility, environmental conditions, occupancy, and the Inspector's professional judgment.

3. Nature of Thermal Imaging

Infrared cameras measure surface temperature differences and display thermal patterns.

Thermal anomalies may be caused by numerous factors, including but not limited to:

- Moisture intrusion.
- Air leakage.
- Missing insulation.
- Thermal bridging.
- Electrical loading.
- Mechanical operation.
- Solar heating.
- Reflected temperatures.
- Environmental conditions.
- Normal construction characteristics.

Thermal imaging alone cannot determine the exact cause of a thermal anomaly without additional investigation.

4. Environmental Conditions

The effectiveness of infrared thermography depends upon environmental conditions existing at the time of the Inspection.

Factors affecting infrared imaging include:

- Interior and exterior temperature differentials.
- Solar loading.
- Wind.
- Rainfall.
- Relative humidity.
- HVAC operation.
- Building occupancy.
- Weather conditions.
- Surface emissivity.

- Recently operated plumbing fixtures or appliances.

Because these conditions continually change, thermal images obtained during the Inspection represent conditions only at that specific date and time.

5. Moisture Detection

Infrared thermography may identify temperature variations consistent with possible moisture intrusion. However, thermal imaging alone cannot determine:

- Whether moisture is currently present.
- The source of moisture.
- The duration of moisture intrusion.
- The extent of concealed damage.
- The presence or absence of mold or microbial growth.

The Inspector may use a moisture meter or other non-invasive instruments to assist in evaluating thermal anomalies when appropriate.

The absence of a thermal anomaly shall not be interpreted as confirmation that moisture intrusion has not occurred or will not occur in the future.

6. Electrical Systems

Infrared imaging may assist in identifying elevated temperatures associated with electrical equipment.

The Inspection does not determine:

- Electrical code compliance.
- Load calculations.
- Conductor sizing.
- Circuit capacity.
- Equipment life expectancy.
- Internal equipment defects not producing detectable thermal signatures.

Electrical equipment operating under little or no load may not produce thermal anomalies even if defects exist.

7. Building Envelope

Thermal imaging may assist in identifying areas of suspected heat loss, missing insulation, air infiltration, or other thermal irregularities.

The Inspection is not intended to certify the energy efficiency of the Property or verify compliance with applicable energy codes.

8. Inspection Limitations

Infrared thermography has inherent limitations.

The Inspector is not required to:

- Remove finishes.
- Open walls.
- Remove insulation.
- Perform destructive testing.
- Operate equipment beyond normal operating controls.
- Create artificial testing conditions.
- Confirm concealed conditions without additional testing.
- Scan areas that are inaccessible or unsafe.

Some defects may produce no detectable thermal signature.

Conversely, not every thermal anomaly represents a defect.

9. Exclusions

Unless specifically included as a separate Optional Inspection Service, the Infrared Thermal Imaging Inspection does **not** include:

- Destructive testing.
- Leak detection.
- Building envelope engineering.
- Energy audits.
- Utility cost analysis.
- HVAC balancing.
- Refrigerant analysis.
- Electrical engineering.
- Mold testing.
- Indoor air quality testing.
- Structural engineering.
- Code compliance inspection.
- Moisture remediation design.
- Cost estimates.
- Litigation support.
- Expert witness services.

10. Recommendations

When thermal anomalies are observed, the Inspector may recommend additional evaluation using moisture meters, electrical testing, engineering services, invasive investigation, or evaluation by appropriately qualified contractors or specialists.

Such recommendations are precautionary and should not be interpreted as confirmation that a concealed defect exists.

11. Client Acknowledgment

The Client acknowledges that infrared thermography is a supplemental, non-invasive diagnostic technology used to identify surface temperature variations that may indicate conditions requiring further evaluation. Infrared imaging does not see through walls, ceilings, floors, roofs, or other building materials and is not capable of identifying every concealed defect.

The Client understands that thermal anomalies may have multiple causes and that additional testing or invasive investigation may be necessary to determine the nature and extent of any condition identified.

Likewise, the absence of a thermal anomaly does not guarantee that concealed defects, moisture intrusion, insulation deficiencies, electrical problems, or other conditions are absent.

The Client agrees that this Schedule forms an integral part of the Residential Property Inspection Services Agreement and shall be interpreted together with all other applicable provisions of the Agreement.
