

TG Project Management

Infrared Inspection Report



234 Main St., Newark, NJ 07654
Inspection prepared for: Al Smith & Maria Smith
Date of Inspection: 4/28/2015 Time: 11 am
Age of Home: 45 years +/- Size: 1400 SF.
Weather: Sunny

Inspector: Tony Goncalves
License # 24GI00132800
618 Norwood Terrace, Elizabeth, NJ 07202
Phone: 908-966-1283 Fax: 908-354-7060

Email: tonyg@tgprojectmanagement.com
www.tgprojectmanagement.com



Report Summary

Exterior areas		
Page 2 Item: 2	HVAC	• Freon leak in copper supply line
Page 2 Item: 4	Electrical	• Outlets are overheating & we recommend a license electrician to test device
Page 3 Item: 5	Foundations	• No insulation in foundation wall
Page 4 Item: 6	Doors	• See air filtration leaks in door pics.
Page 4 Item: 7	Windows	• Window leaks air on all sides
Plumbing		
Page 8 Item: 3	Laundry room	• Water leaks detected
Page 9 Item: 5	Water tank	• Water damage/leaks detected recommend service
Interior		
Page 9 Item: 1	Walls & Ceilings	• Wet / spotted patches in ceiling
Page 11 Item: 2	Exit doors	• Air filtration noted
Page 11 Item: 3	Windows	• Air filtration noted

Exterior areas

1. Roof

ok	Air leaks	Water leaks	Service
X			

Observations:
 • Roof had no leaks detected

2. HVAC

ok	Air leaks	Water leaks	Service
			X

Observations:
 • Freon leak in copper supply line



Condenssor disconnect



Condenssor disconnect

3. Plumbing

ok	Air leaks	Water leaks	Service
X			

Observations:
 • No detected leaks

4. Electrical

ok	Air leaks	Water leaks	Service
			X

Observations:
 • Outlets are overheating & we recommend a license electrician to test device



Meter pans



Meter pans



Additional meters



Additional meters

5. Foundations

ok	Air leaks	Water leaks	Service
	X		

Observations:

- No insulation in foundation wall



S. elevation



S. elevation

6. Doors

ok	Air leaks	Water leaks	Service
	X		X

Observations:

- See air filtration leaks in door pics.

7. Windows

ok	Air leaks	Water leaks	Service
	X		X

Observations:

- Window leaks air on all sides



Window



Draft seen in window

8. Building Elevations

ok	Air leaks	Water leaks	Service
X			

Observations:

- Front elevation
- South elevation



Front Elevation



Front elevation

Electrical

1. Main Panel

ok	Air leaks	Water leaks	Service
X			

Observations:
• No overheating detected



Sub-panel in living room

2. Meter box

ok	Air leaks	Water leaks	Service
X			

Observations:
• No overheating detected

3. Switches & Rec.

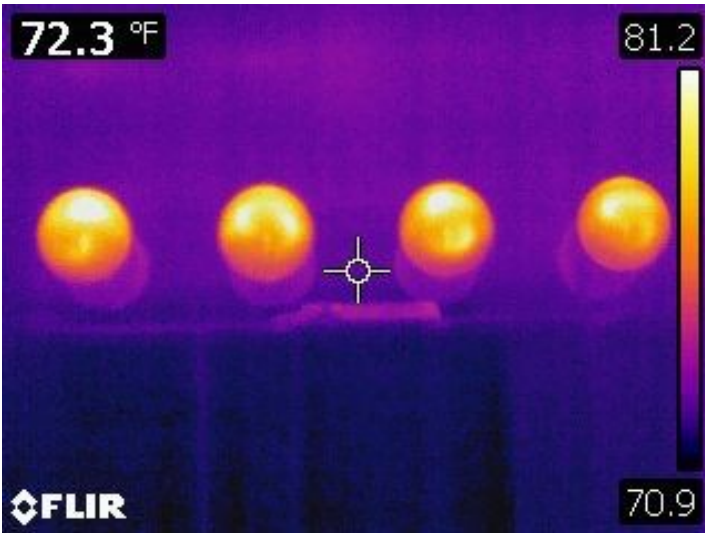
ok	Air leaks	Water leaks	Service
X			

Observations:
• All functional noted

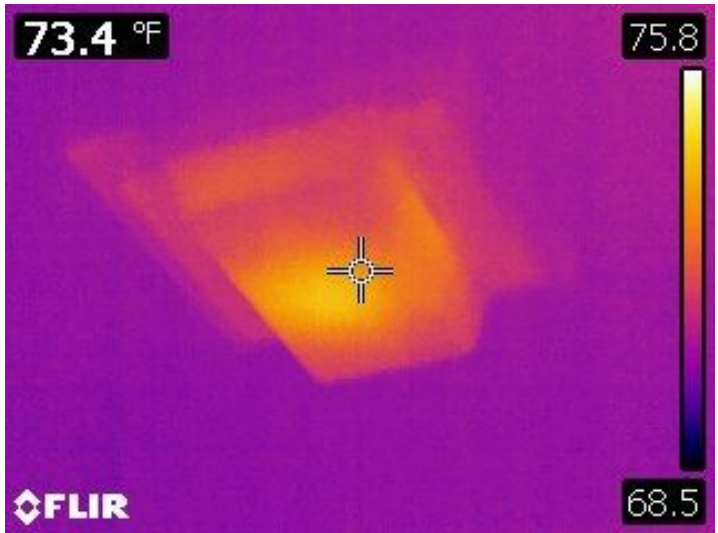
4. Fixtures

ok	Air leaks	Water leaks	Service
X			

Observations:
• All functional noted



Bathroom fixture



Bathroom exhaust fan



Dining room fixture

5. Kitchen appliances

ok	Air leaks	Water leaks	Service
X			

Observations:
• All functional noted



Combo. stove/oven

6. Heating unit

ok	Air leaks	Water leaks	Service
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Heating unit is not electric

7. Water tank

ok	Air leaks	Water leaks	Service
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Non electric water tank

Mechanical

1. HVAC

ok	Air leaks	Water leaks	Service
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No air filtration leaks detected in ducts
 • No freon leaks detected on service lines

Plumbing

1. Kitchen

ok	Air leaks	Water leaks	Service
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • No clogs nor leaks detected

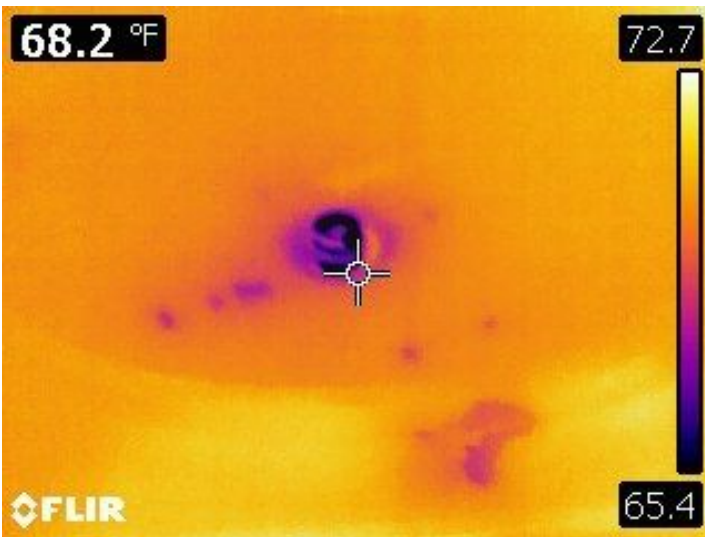


No clogs detected in sink trap

2. Bathroom

ok	Air leaks	Water leaks	Service
X			

Observations:
 • No clogs nor leaks detected



vanity

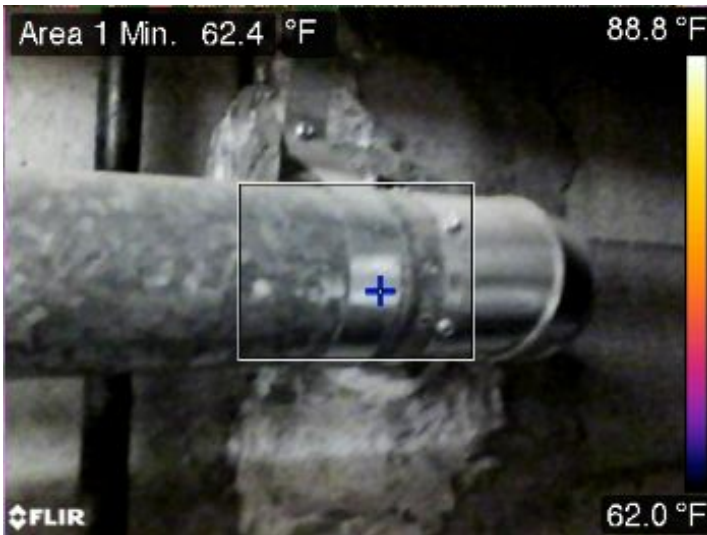


vanity

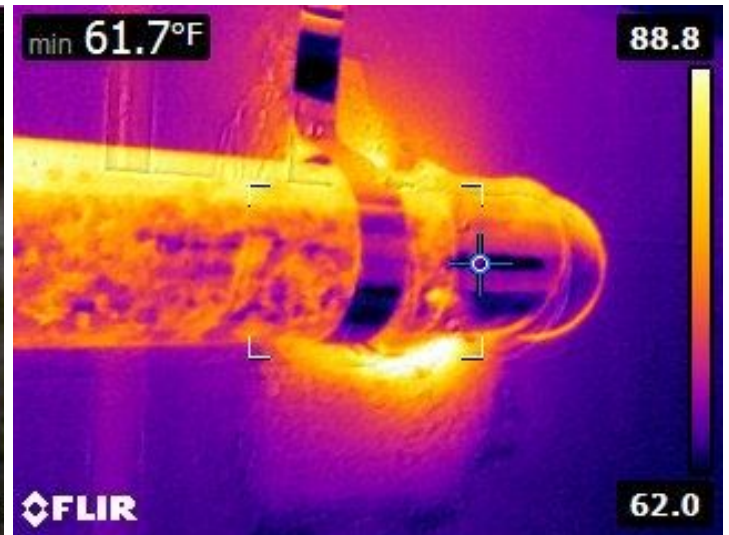
3. Laundry room

ok	Air leaks	Water leaks	Service
		X	X

Observations:
 • Water leaks detected



Hot water pipe



Hot water pipe

4. Meter area

ok	Air leaks	Water leaks	Service
X			

Observations:
• No leaks detected

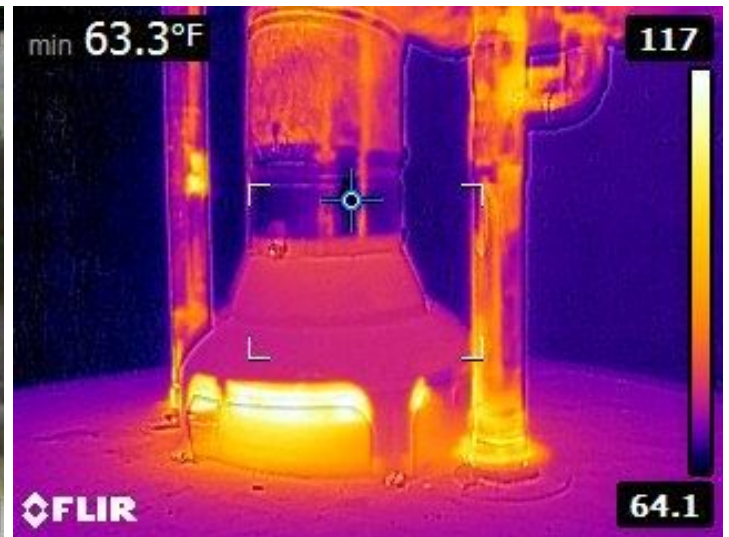
5. Water tank

ok	Air leaks	Water leaks	Service
		X	X

Observations:
• Water damage/leaks detected recommend service



Hot water tank



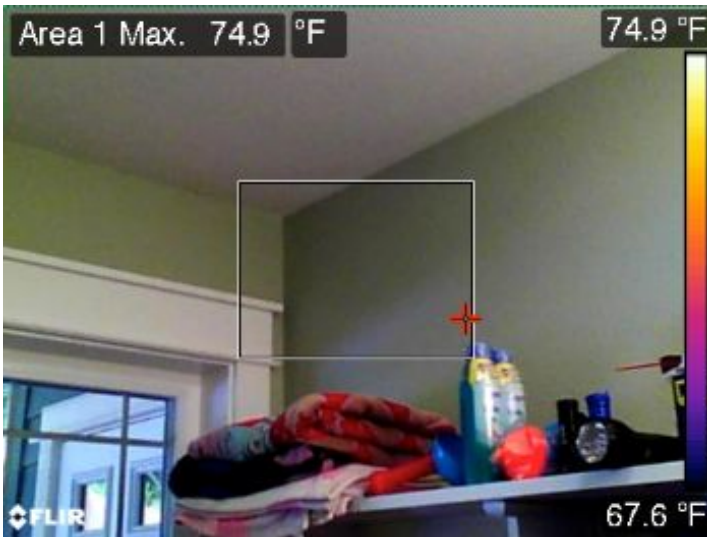
Hot water tank in use

Interior

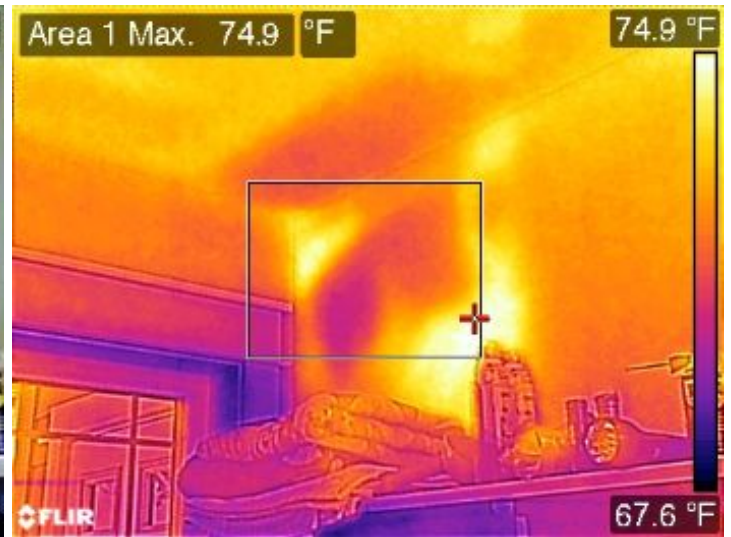
1. Walls & Ceilings

ok	Air leaks	Water leaks	Service
		X	X

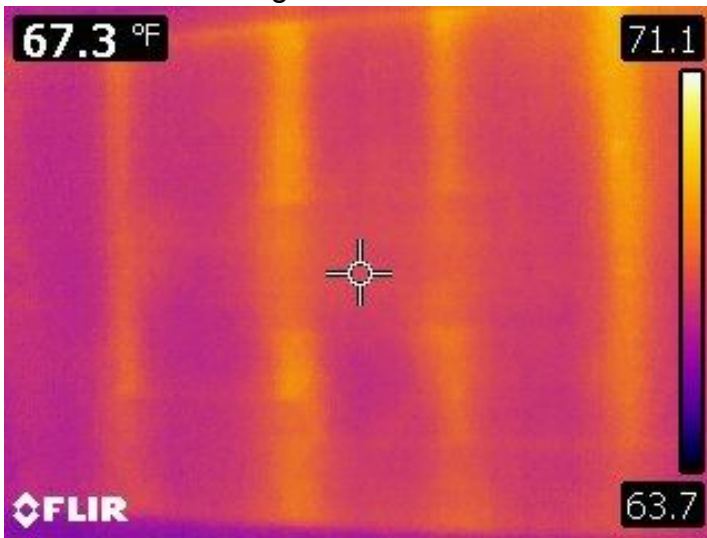
Observations:
• Wet / spotted patches in ceiling



Ceiling & wall insulation



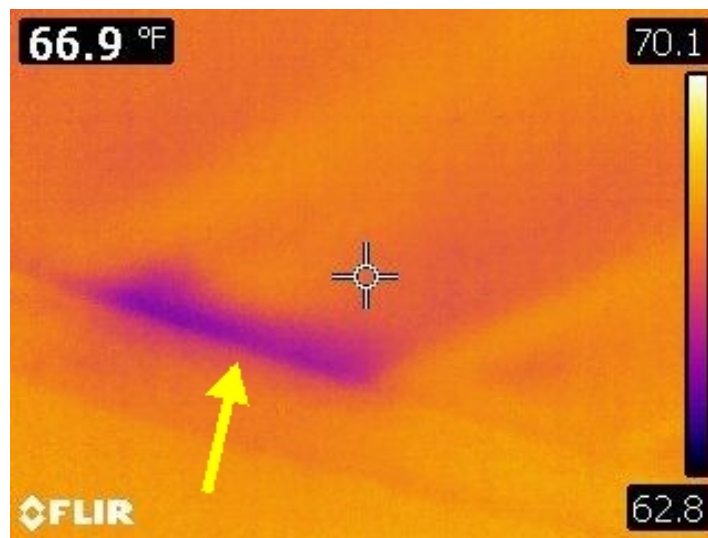
Ceiling & wall insulation



Insulation & studs



Water stains



water damage & possible mold

2. Exit doors

ok	Air leaks	Water leaks	Service
	X		X

Observations:

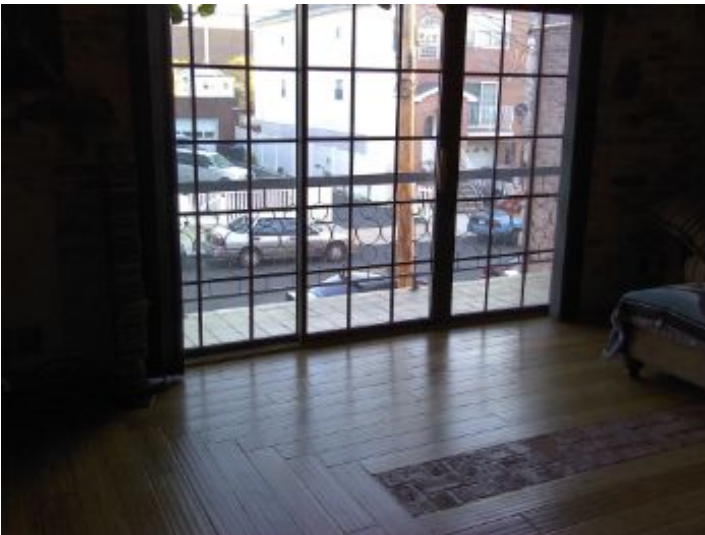
- Air filtration noted



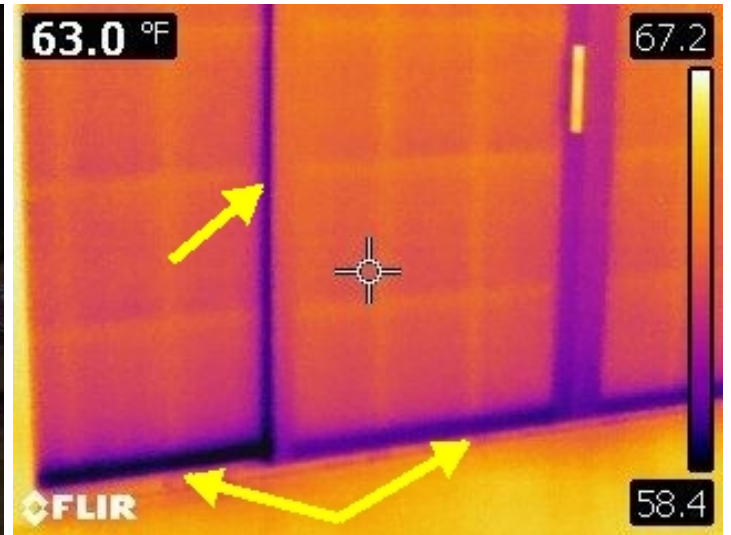
Ladder to roof



Ladder to roof



Porch sliding door



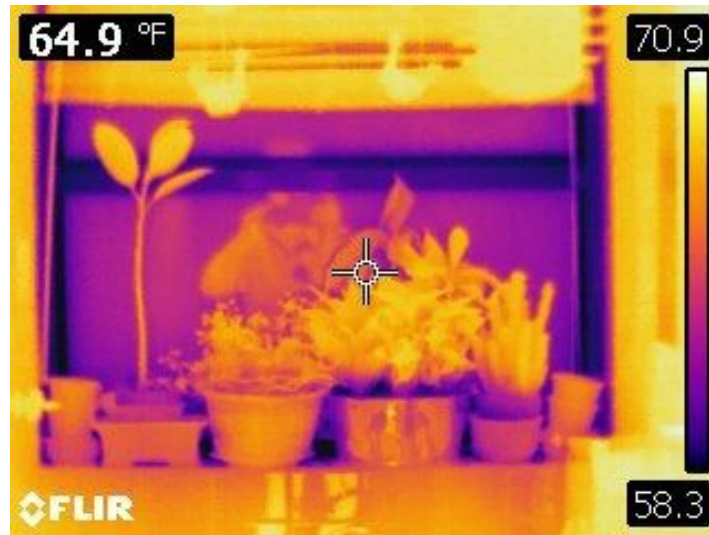
Porch sliding door air filtration

3. Windows

ok	Air leaks	Water leaks	Service
	X		X

Observations:

- Air filtration noted

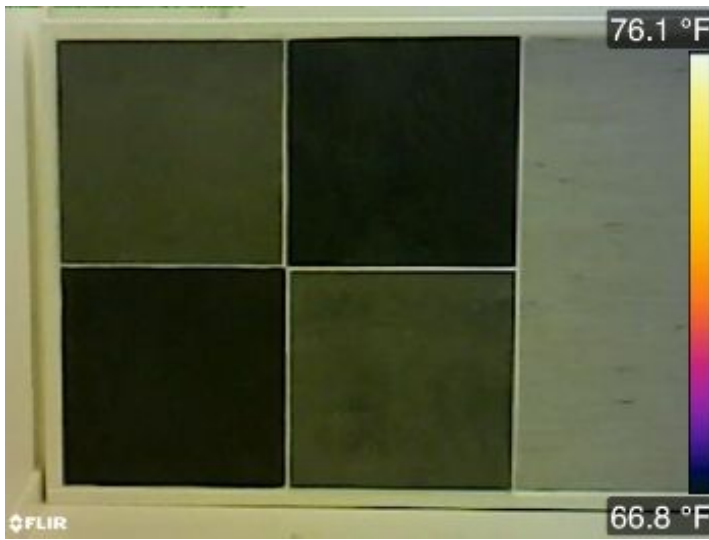


air filtration

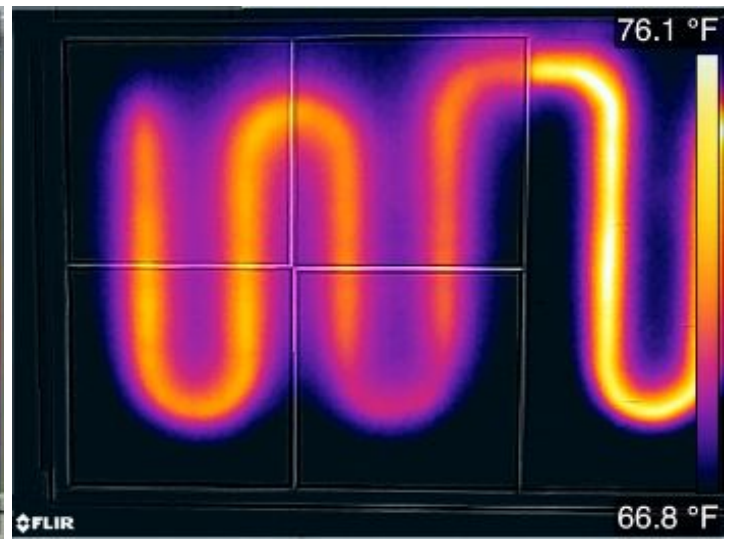
4. Floors

ok	Air leaks	Water leaks	Service
X			

Observations:
• No air filtration noted



Heating in floor



Heating in floor