

# Specialized Home Inspections

*Protecting you and your investment*

## About Specialized Home Inspections

Specialized Home Inspections prides itself on supporting homeowners who need an honest, competent and dependable property inspection. Specialized Home Inspections is committed to bringing you a consistently high level of service. We are an indispensable asset to real estate agents, buyers, sellers, investors, property management, landlords, and private and nursing care homes.

The property-buying process doesn't need to be stressful and complicated. Choosing a qualified, honest and experienced property inspector can give you the knowledge and confidence you need to make sound real estate-purchasing decisions. Our comprehensive inspections and our commitment to honesty and accuracy bring peace of mind to every client.

At Specialized Home Inspections, we take the time to do the job right. We spend time with you to clearly explain our findings and give you real answers that can help you make the right decision. Once our thorough inspection is completed, we will take the additional time needed to review the photos and analyze the information. Then, we put together your inspection report. Your report will come loaded with information that helps you fully understand the way things work in the home.

We understand how important a real estate purchase is to you. We are first-time home buyer specialists! We don't consider a job to be complete until you are satisfied and all your questions are addressed. At Specialized Home Inspections, we don't answer to anyone but you. This is how we can honestly say that we operate with integrity. To us, it's not just a word... it's a way of life.

## Certified InterNACHI Inspector

- I am a member in good standing of the International Association of Certified Home Inspectors (InterNACHI).
- I am Infrared-Certified®
- I adhere to the InterNACHI Standards of Practice.
- I abide by the InterNACHI Code of Ethics.
- I stay up to date with the latest inspection techniques in the industry through Continuing Education.

Regular inspections of your house are an important part of home maintenance. Including thermal imaging in your inspection is the most effective way for me to locate and document defects quickly and accurately. As a qualified inspector, I will give you peace of mind about the safety of your investment. Contact me today to schedule your inspection.

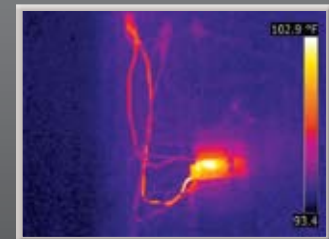
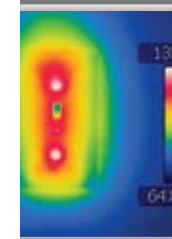
## Specialized Home Inspections

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Offering Thermography Home Inspections and Environmental Testing

*Serving Fresno, Bakersfield, the Central Coast and beyond*



Missing Insulation



Plumbing Blockage



Defective Thermal Window Seal

## Available Services

Regular inspections of your house are an important part of home maintenance. Feel free to contact me directly to better determine which services best suit your needs. The following is a list of services currently available:

- Thermography (IR) Inspections
- Environmental Testing
- Mold and Allergen Inspections
- Mold Clearance Testing
- Air Quality Testing
- Home Monitoring
- Water Quality Testing
- Well Testing
- Septic System Inspections
- Commercial and Residential Inspections
- Home, Attic and HVAC Spray-and-Seal Surface Sanitizing
- Energy Audits
- Consulting
- Maintenance Contracting
- Insurance, HUD and FHA Inspections

## About Infrared Cameras

An infrared (IR) camera is an indispensable tool for the professional home inspector. Reading the thermal images produced by an infrared camera during an inspection allows for quick and accurate identification of defects that may not always be immediately apparent to the naked eye.

## How Infrared Cameras Work

Infrared cameras translate the heat signatures of objects into colors on a gradient scale, with higher temperatures appearing as lighter colors, and lower temperatures and wet areas appearing as darker colors. Also known as thermal imaging and thermography, IR technology captures the light that exists just outside the visible spectrum. Thermal images show surface-heat variations, which is why an IR camera is such a diverse tool for commercial and home inspectors that can be used for a variety of applications.

Abnormally hot electrical components and connections can be viewed during an electrical inspection. Areas of moisture that may lead to leaks and structural damage can be located based on apparent temperature differences. Heat loss and air leakage in a building envelope, and even areas of insufficient insulation, can be pinpointed quickly and accurately during an energy audit.

An IR inspection can detect sources of energy loss, including:

- heat loss and air infiltration in walls, ceilings, floors, windows and doors;
- damaged and/or malfunctioning radiant heating systems;
- air-conditioner compressor leaks;
- under-fastening and/or missing framing members, and other structural defects that can lead to energy loss; and
- broken seals in double-paned windows.

An IR inspection can locate moisture intrusion, including:

- plumbing leaks;
- hidden roof leaks before they cause serious damage;
- missing, damaged and/or wet insulation; and
- water and moisture intrusion around penetrations and at the foundation and building envelope that could lead to structural damage and mold.

An IR inspection can find hot spots in the electrical system, including:

- circuit breakers in need of immediate replacement;
- overloaded and undersized circuits;
- overheated electrical equipment and components; and
- electrical faults before they cause a fire.

An IR inspection can also reveal other problems, such as:

- possible pest infestation, as revealed by energy loss through shelter tubes left by boring wood-destroying insects;
- the presence of intruders, such as rats, mice and other larger pests hiding within the structure and detected because of their heat signature that the IR camera captures; and
- dangerous flue leaks, which can lead to carbon monoxide poisoning of the home's residents.