

## About the Inspector

As a professional home inspector with many certifications, I have performed many different types of inspections. I will perform a thorough inspection of your home, which will include the exterior components, the electrical system, the HVAC (heating and air-conditioning) system, the plumbing system, and the structural components inside.

Following my inspection, I will provide you with a comprehensive and objective report that will include full-color photos so that you can have documentation of any problems and defects that I may have discovered. By the time I'm finished with my job, you will understand every item on your report so that you can make an informed decision about any necessary repairs.

From your first contact with me, through the inspection process, and up to the delivery and explanation of your report, you will experience the ultimate in professionalism. You deserve the peace of mind that North Pacific Home Inspections provides.

—Robert Gendreau, CPI

## My Qualifications

- Member in good standing of the International Association of Certified Home Inspectors (InterNACHI)
- Member of the International Association of Certified Indoor Air Consultants (IAC2)
- Certified Infrared Thermographer
- Certified Mold Inspector
- Certified Radon Inspector
- Green-Certified for new construction
- Certified for foundation inspections of manufactured homes per HUD standards (for FHA and VA home loans)



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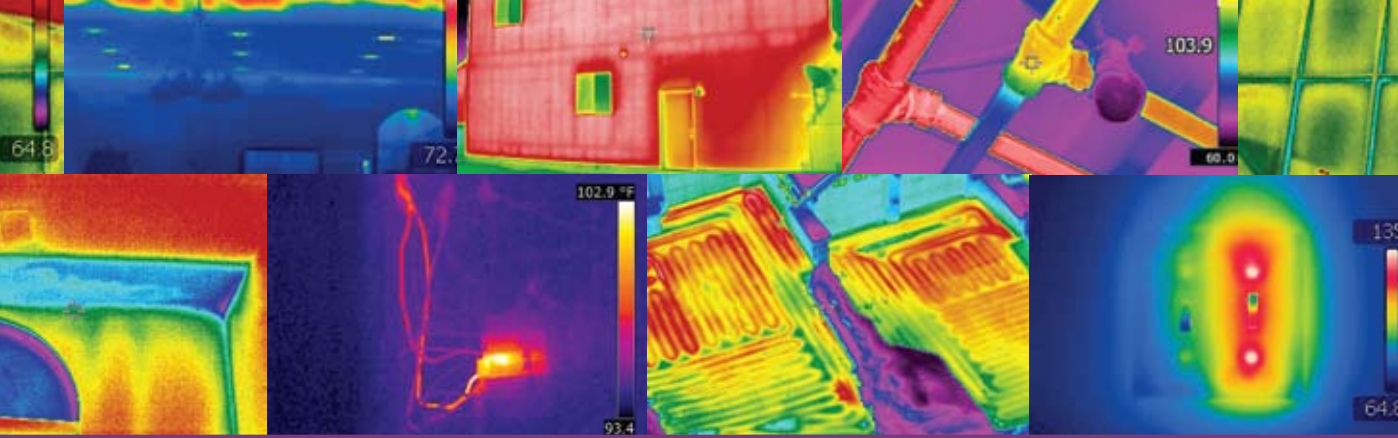
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*Your Protection  
Against the Unknown*



## 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.

## 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:

- Residential Inspections
- Move-In-Certified™ Seller Inspections
- Infrared (IR) Thermal Imaging
- Foundation Inspections
- Pool & Spa Inspections
- Septic Tank Inspections
- Well Inspections
- Termite and Wood-Destroying Pests Inspections
- Log Home Inspections
- 4-Point Insurance Inspections
- Energy Assessments

## 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 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.