



INFRARED INSPECTION REPORT

INSPECTION DATE 9/28/2026 REPORT ID

INSPECTED BY

Chip Sprague
(704)542-6575
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NC #1234

Home Inspection Carolina



PREPARED FOR

ADDRESS

INSPECTION DATE

9/28/2026

CITY / STATE / ZIP

Stress Free with HIC

www.homeinspectioncarolina.com



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Infrared Thermal Imaging Report

Including: Thermal Anomalies, Limitations, and Recommendations

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

INSPECTION ADDRESS

CLIENT



INSPECTOR

Chip Sprague
(704)542-6575
info@hicarolina.com
NC #1234

INSPECTION DATE

9/28/2026

People present at the time of
inspection:

Building Type:

Utilities Status:

Outside Temperature (F):

House Occupancy/Limitations:

Payment Type:

Infrared Inspection Information

Please read this section in its entirety before reviewing your results

IMPORTANT

This is a visual and thermal inspection only. Infrared thermal imaging detects surface temperature differentials and anomalies. It does not see through walls, identify the specific cause of an anomaly, or provide a definitive diagnosis. All findings identified by thermal imaging should be considered indicators that warrant further evaluation by a qualified licensed contractor. Home Inspection Carolina makes no representations and assumes no liability for conditions that were not detectable by thermal imaging at the time of inspection. Hidden, inaccessible, or otherwise undetectable conditions are not represented in this report.

Scope of Work

At your request, an infrared thermal imaging inspection was performed at the above-referenced property on 9/28/2026. The inspection was conducted using a calibrated infrared camera to detect surface temperature differentials across accessible areas of the home. Temperature differentials may indicate the presence of heat loss, air infiltration, moisture intrusion, missing insulation, electrical anomalies, plumbing leaks, or other conditions affecting the home's thermal envelope and systems.

The infrared inspection is limited to surfaces that were accessible and visible at the time of inspection. Conditions behind walls, above ceilings, below floors, or in enclosed cavities cannot be directly observed. The accuracy of thermal imaging is dependent on temperature differential conditions at the time of inspection, results may vary based on outdoor temperature, HVAC operation, recent weather, and time of day. Areas inaccessible due to furniture, stored items, or other obstructions were not inspected.

What Thermal Imaging May Identify

? Heating and air loss at doors, windows, and walls

? Water penetration and moisture intrusion

? Missing or insufficient insulation

? Electrical overloads and hot connections

? Faulty or overloaded electrical circuits

? Plumbing leaks within walls or ceilings

? Inefficient or malfunctioning HVAC components

? Roof moisture and wet decking

? Foundation and basement wall moisture intrusion

? Crawlspace moisture anomalies

? Thermal bridging at framing members

? Conditions indicative of organic growth potential

Definitions

Thermal Anomaly

A surface temperature differential detected by the infrared camera that is inconsistent with the surrounding area. A thermal anomaly indicates a possible condition warranting further evaluation but is not a definitive diagnosis of a specific defect.

Infrared Inspection

A non-invasive inspection using a calibrated infrared camera to detect surface temperature differentials across accessible areas of a structure. The inspection does not penetrate walls, ceilings, or floors and is limited to conditions detectable at the surface at the time of inspection.

Thermal Bridging

A condition where framing members or other structural components conduct heat more readily than the surrounding insulation, appearing as a temperature pattern on the wall surface. Thermal bridging is common in wood-framed construction and may indicate missing or insufficient insulation.

Limitations

Conditions that restrict the scope or accuracy of the thermal inspection, including insufficient temperature differential between indoors and outdoors, furniture or stored items blocking surfaces, recently disturbed insulation, recent rain, HVAC not operating, or time of day. Limitations are noted in the report where applicable.

This report reflects thermal conditions observed at the time of inspection only. Infrared thermal imaging is an interpretive process – findings represent anomalies detected at surface temperatures under the conditions present during the inspection and do not constitute a guarantee that all defects have been identified. The inspector is not a licensed engineer and no structural, mechanical, or engineering determination is provided. Home Inspection Carolina makes no representations and assumes no liability for conditions that were not detectable by thermal imaging, not visible, not accessible, or not within the stated scope of this inspection.

All thermal anomalies noted in this report should be further evaluated by a qualified licensed contractor who specializes in the relevant field before the close of escrow or within the due diligence period. For questions about this report or to schedule additional services, contact our office at **704-542-6575** or info@hicarolina.com.

1. INFRARED THERMAL IMAGING

DESCRIPTION

INFRARED INSPECTION INFORMATION

The purpose of an infrared thermal imaging inspection is to locate and identify temperature anomalies at the time of inspection that may indicate underlying conditions within the home. Results can vary significantly based on the difference between interior and exterior temperatures at the time of inspection. A larger temperature differential between inside and outside produces more reliable results.

An infrared camera detects surface temperature differences only. It does not see through walls, detect moisture directly, or function as a moisture meter. A thermal anomaly can only be identified when the affected area produces a measurable temperature difference compared to the surrounding surface. If a wet area or missing insulation is the same temperature as the surrounding surface, it will not appear as an anomaly and will not be detectable.

This inspection is not an energy audit and does not evaluate whether the home meets any government energy efficiency standards. All anomalies identified during this inspection are indicators that warrant further evaluation by a qualified licensed contractor to determine the cause and extent of the condition.

ITEMS: INFRARED THERMAL IMAGING

1.0 DOORS

✓ COMPONENT WAS INSPECTED AND/OR OPERATED.

Normal or typical conditions viewed at the time of inspection.



1.1 WINDOWS

✓ COMPONENT WAS INSPECTED AND/OR OPERATED.

Normal or typical conditions viewed at the time of inspection.

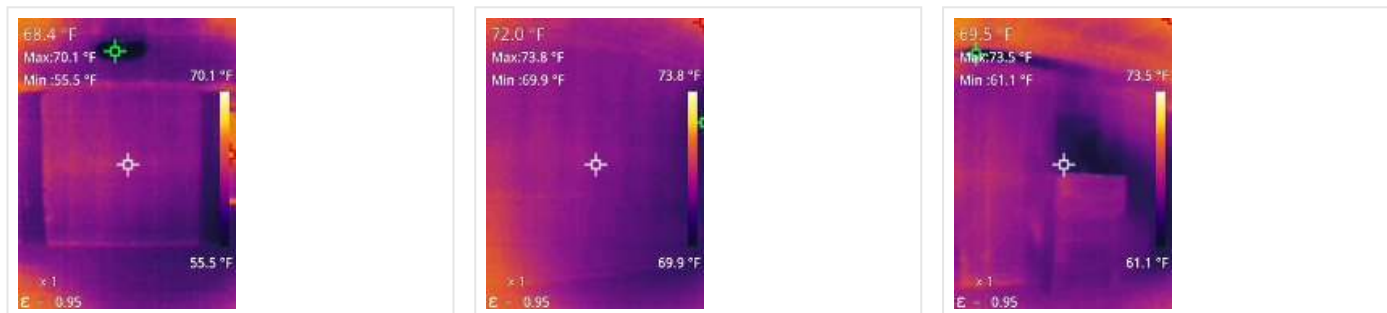


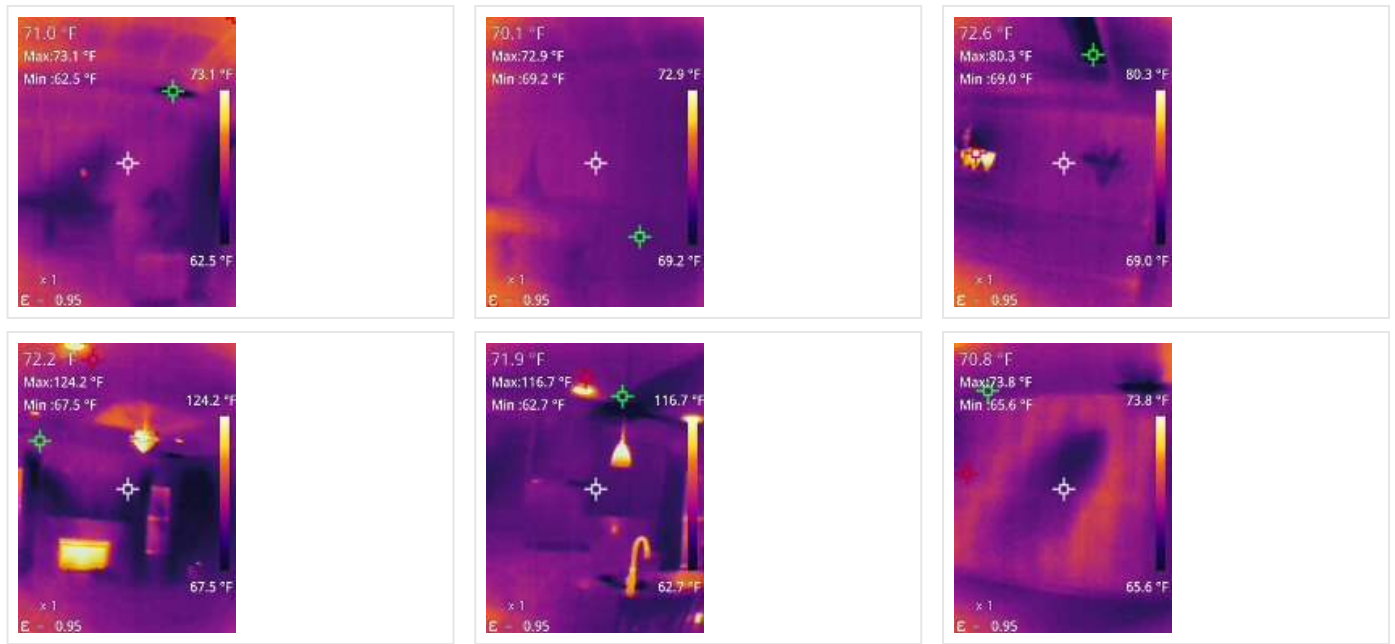


1.2 WALLS

☑ COMPONENT WAS INSPECTED AND/OR OPERATED.

Normal or typical conditions viewed at the time of inspection.

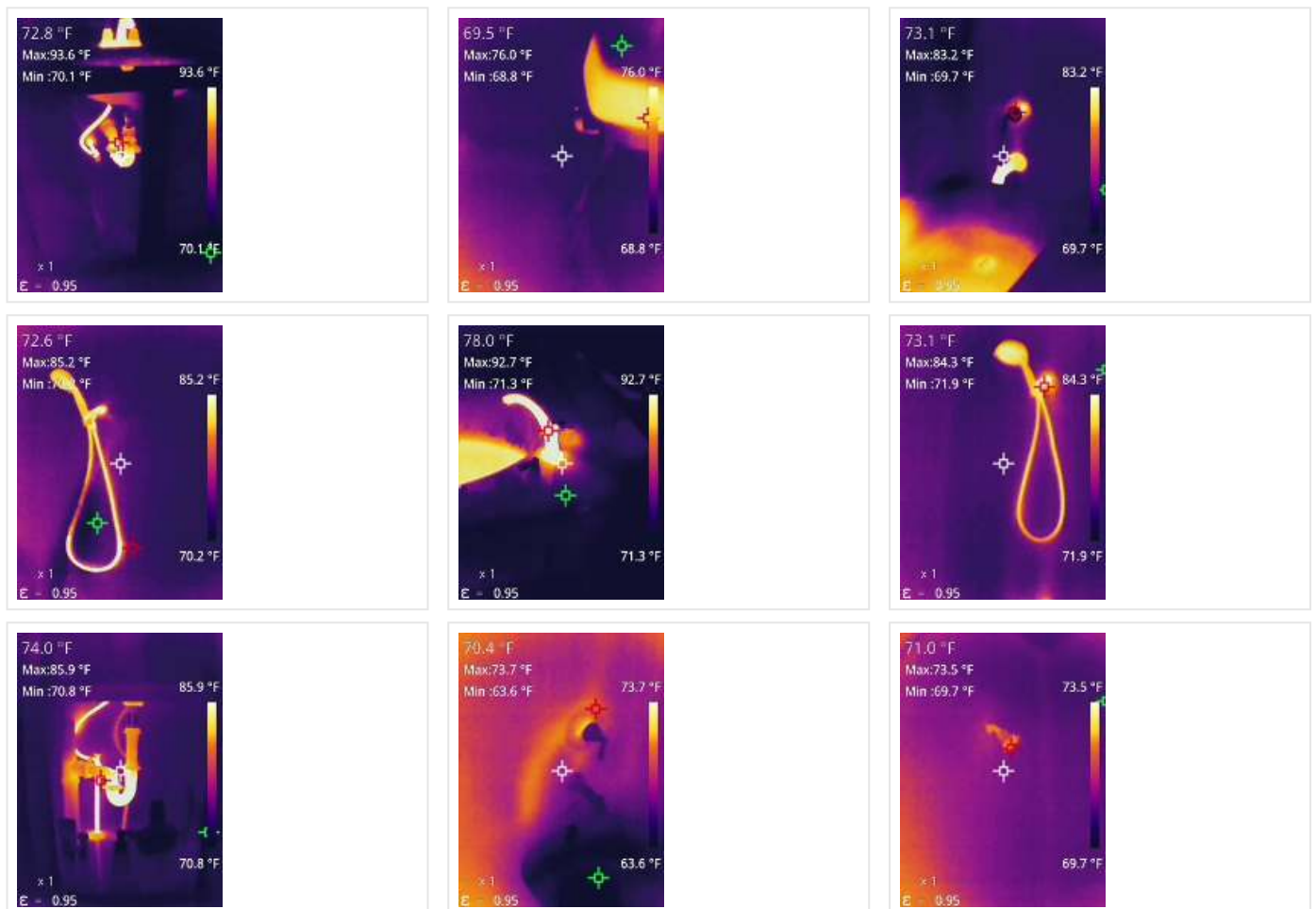




1.3 PLUMBING LINES

☑ COMPONENT WAS INSPECTED AND/OR OPERATED.

Normal or typical conditions viewed at the time of inspection.





1.4 ELECTRICAL PANEL

☑ COMPONENT WAS INSPECTED AND/OR OPERATED.

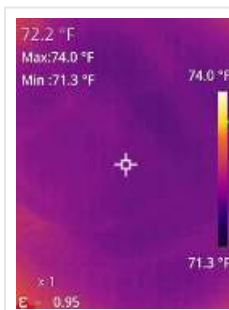
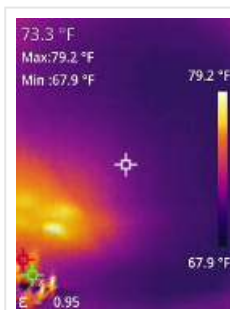
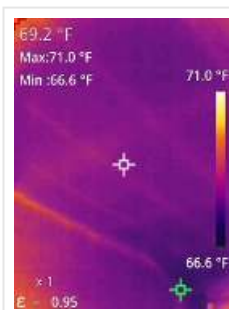
Normal or typical conditions viewed at the time of inspection.

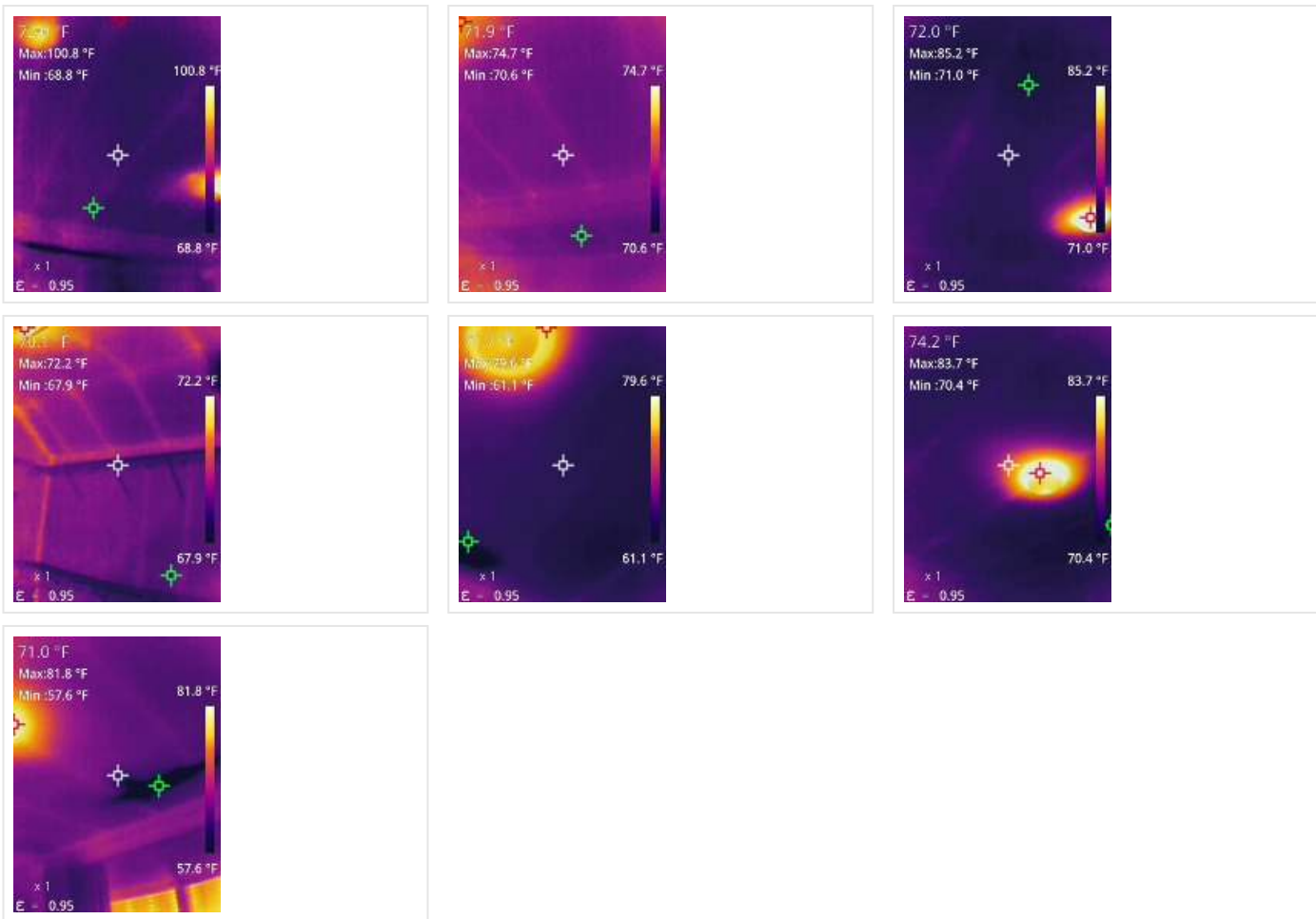


1.5 ATTIC

☑ COMPONENT WAS INSPECTED AND/OR OPERATED.

Normal or typical conditions viewed at the time of inspection.





1.6 HVAC AIR COMPRESSOR

☑ COMPONENT WAS INSPECTED AND/OR OPERATED.

Normal or typical conditions viewed at the time of inspection.

