



INFRARED INSPECTION REPORT

704-542-6575 | info@hicarolina.com



INFRARED INSPECTION REPORT

5207 Piedmont Run Rd

Mt Holly, NC 28120

INSPECTION DATE 6/4/2026 REPORT ID 060426CS220940

INSPECTED BY



PO Box 77313
Charlotte, NC 28271 US

Home Inspection Carolina

Colin Smith

PREPARED FOR

Garrett Burris

ADDRESS

5207 Piedmont Run Rd

INSPECTION DATE

6/4/2026

CITY / STATE / ZIP

Mt Holly, NC 28120

Stress Free with HIC

www.homeinspectioncarolina.com

INFRARED INSPECTION REPORT

Infrared Thermal Imaging Report

Including: Thermal Anomalies, Limitations, and Recommendations

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

INSPECTION ADDRESS

5207 Piedmont Run Rd
Mt Holly NC 28120

CLIENT

Garrett Burris



INSPECTOR

PO Box 77313
Charlotte, NC 28271 US

INSPECTION DATE

6/4/2026

Building Type:

Single Family.

Utilities Status:

All utilities on

Outside Temperature (F):

60-70 Degrees

House Occupancy/Limitations:

The home was occupied at the time of inspection. When a home is occupied with furniture, clothing, and other stored items, it can obstruct the view and access to walls, receptacle outlets, under sinks, etc.

Payment Type:

Credit Card Online

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 6/4/2026. 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 | ? Inefficient or malfunctioning HVAC components |
| ? Water penetration and moisture intrusion | ? Roof moisture and wet decking |
| ? Missing or insufficient insulation | ? Foundation and basement wall moisture intrusion |
| ? Electrical overloads and hot connections | ? Crawlspace moisture anomalies |
| ? Faulty or overloaded electrical circuits | ? Thermal bridging at framing members |
| ? Plumbing leaks within walls or ceilings | ? 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.

Results at a glance

7

✓ ITEMS INSPECTED
Total number in report.

38

📷 PHOTOS
Total number in report.

1. Infrared Thermal Imaging

Description

INFARED INFORMATION

The purpose of an Infrared thermal inspection is to locate and identify anomalies that result in temperature differences at the time of the inspection. An Infrared thermal inspection can vary significantly due to interior and exterior temperature differences. An infrared camera is not a moisture meter, nor does it "see" moisture.

Thermal Imaging only reads temperature differences. It cannot see through walls. If the surface is the same temperature as the interior of the wall the image will be one color and an anomaly will be undetectable. An anomaly can only be detected if the area is wet or a difference in the temperature can be determined in the other than the surface around it.

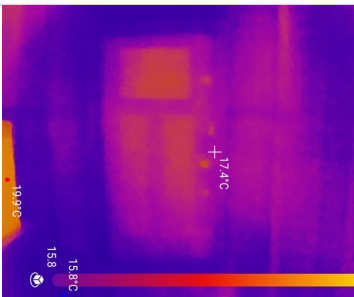
This is not an energy audit and to determine if the home meets the government energy saving standards.

👁 Items: Infrared Thermal Imaging

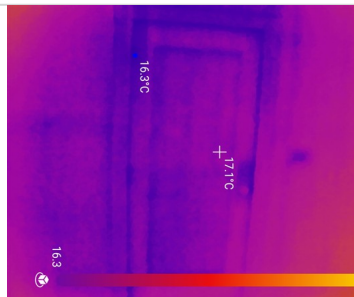
1.0 Doors

✓ Component was inspected and/or operated.

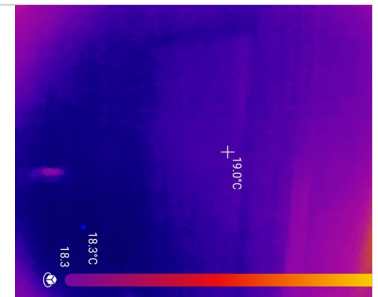
Normal or typical conditions viewed at the time of inspection.



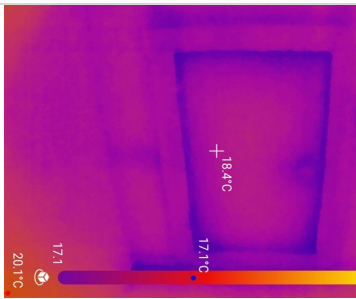
1.0 Item 1 (Picture)



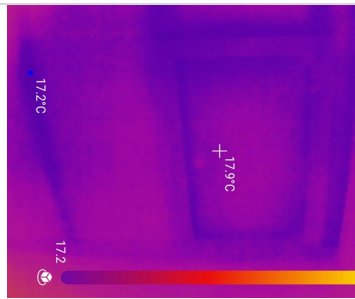
1.0 Item 2 (Picture)



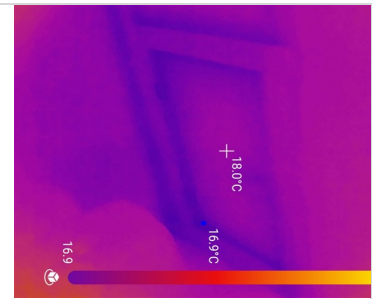
1.0 Item 3 (Picture)



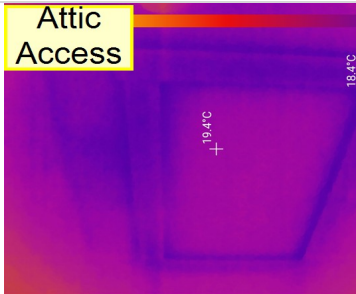
1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)

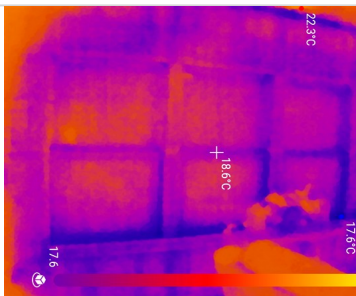


1.0 Item 8 (Picture)

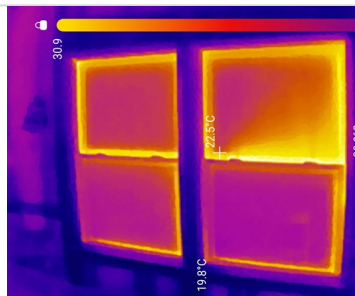
1.1 Windows

☒ Component was inspected and/or operated.

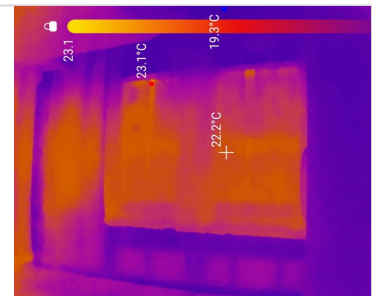
Normal or typical conditions viewed at the time of inspection.



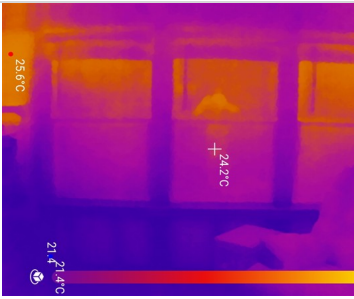
1.1 Item 1 (Picture)



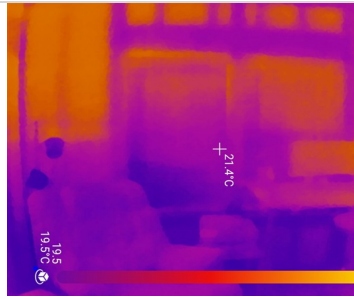
1.1 Item 2 (Picture)



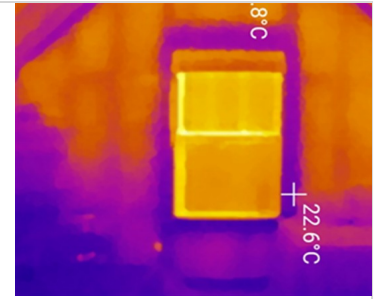
1.1 Item 3 (Picture)



1.1 Item 4 (Picture)



1.1 Item 5 (Picture)

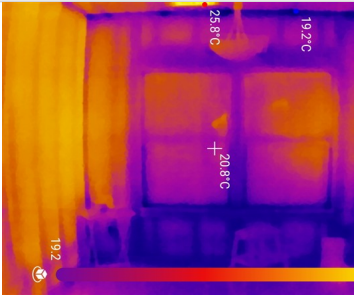


1.1 Item 6 (Picture)

1.2 Walls

☑ Component was inspected and/or operated.

Normal or typical conditions viewed at the time of inspection.



1.2 Item 1 (Picture)



1.2 Item 2 (Picture)



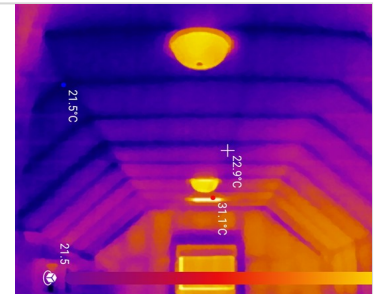
1.2 Item 3 (Picture)



1.2 Item 4 (Picture)



1.2 Item 5 (Picture)

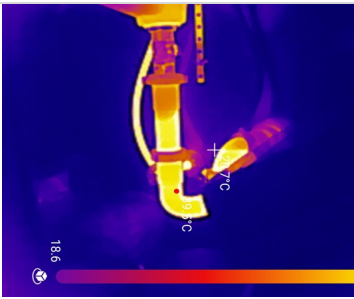


1.2 Item 6 (Picture)

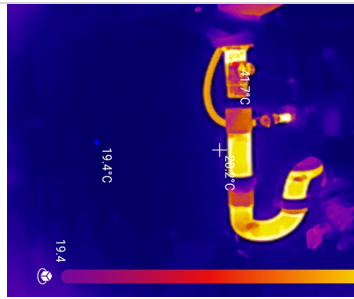
1.3 Plumbing Lines

☑ Component was inspected and/or operated.

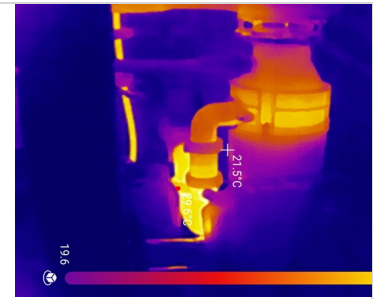
Performing the function for which intended at the time of inspection.



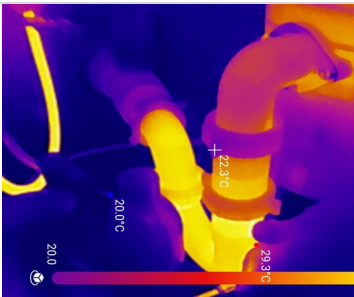
1.3 Item 1 (Picture)



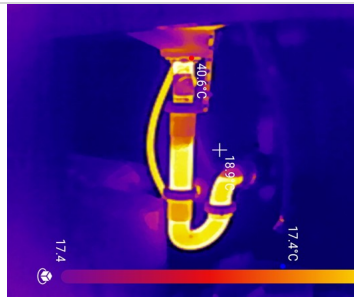
1.3 Item 2 (Picture)



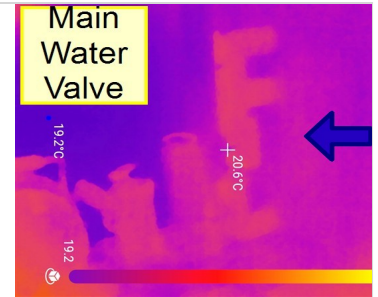
1.3 Item 3 (Picture)



1.3 Item 4 (Picture)



1.3 Item 5 (Picture)

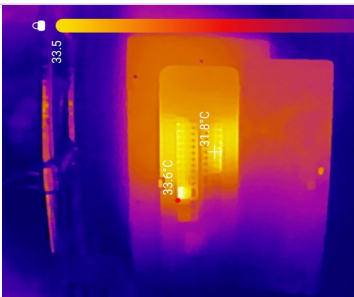


1.3 Item 6 (Picture)

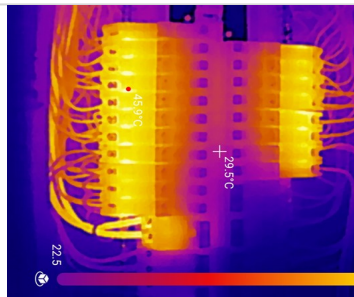
1.4 Electrical Panel

☒ Component was inspected and/or operated.

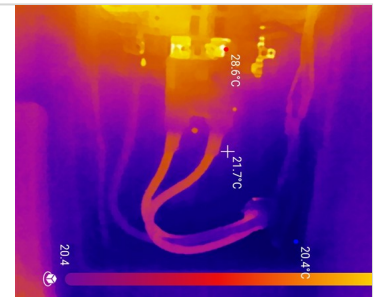
Performing the function for which intended at the time of inspection.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)

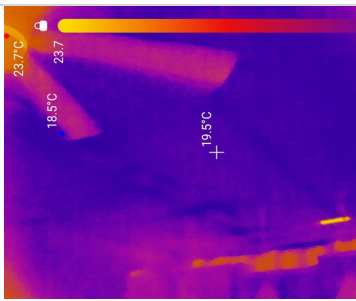


1.4 Item 3 (Picture)

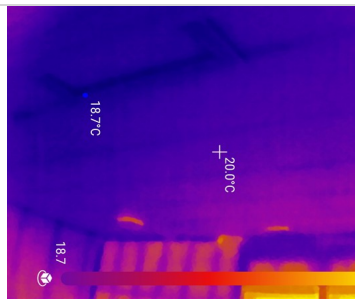
1.5 Ceilings

☒ Component was inspected and/or operated.

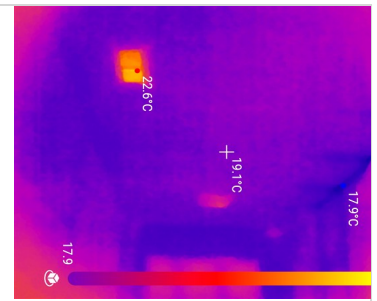
Normal or typical conditions viewed at the time of inspection.



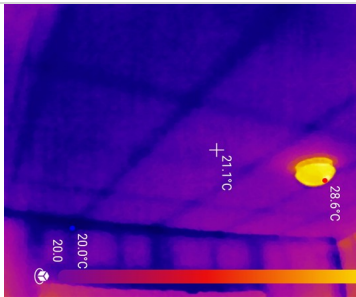
1.5 Item 1 (Picture)



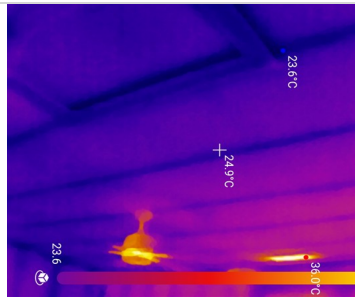
1.5 Item 2 (Picture)



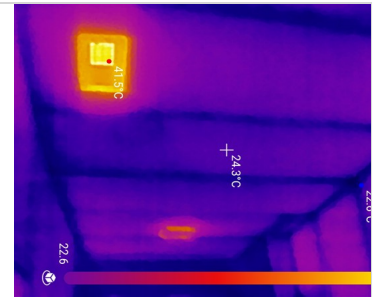
1.5 Item 3 (Picture)



1.5 Item 4 (Picture)



1.5 Item 5 (Picture)

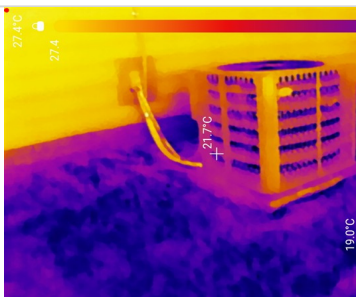


1.5 Item 6 (Picture)

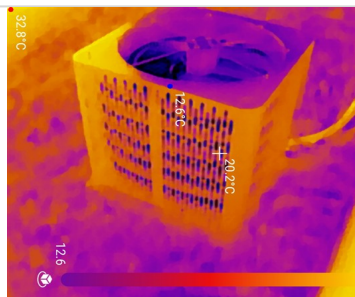
1.6 HVAC and Ducting

☒ Component was inspected and/or operated.

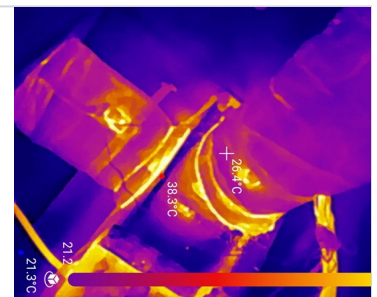
Performing the function for which intended at the time of inspection.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)