SOUTHEAST BUILDING CONSULTANTS, LLC

Building Insight. Risk Identification. Informed Decisions.

COMMERCIAL BUILDING INSPECTIONS & PROPERTY CONDITION ASSESSMENTS

Inspection Report

Commercial Sample Report

Property Address:

Withheld for
Sample Use



Southeast Building Consultants, LLC

Commercial Infrared
Inspection Report

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Date: 6/19/2025	**Time:** 07:15 PM	**Report ID:** 06192005-2
Property: Sample Property Address Withheld	**Customer:** Commercial Client	

Description of Work
Inspector to perform a qualitative infrared inspection of electrical distribution equipment, building envelope and roof system at the project locations listed above. All electrical service and equipment panel covers are recommended to be removed. It is the responsibility of the Client to have qualified personnel on-site to remove these panel covers if it is deemed unsafe for the inspector to do so. All infrared inspections and scans will be performed under normal building, system, and component operations.

Infrared inspection to be performed by a Level 1 Infraspection Institute Certified Infrared Thermographer® using FLIR thermal imaging equipment. Inspection to be performed on-foot. Verification of infrared data is the responsibility of others and will not be included in the assessments. Upon completion of infrared inspection, thermographer will provide a written report of findings. Report to include thermograms, corresponding visible-light images, and a description of all detected exceptions. The size and location of areas showing the exceptions will be referenced in the written report. The client authorized the inspector to mark or identify (with crayon or marking paint) exceptions on the roof system. Report to be provided in electronic PDF format.

Report Description
The client has requested and the purpose is to perform an infrared inspection of the building envelope, roof covering, and electrical distribution equipment concerning potential any significant thermal exceptions or hidden/latent moisture.

Comment Key and Definitions

Infrared Thermography
Is a non-contact, non-destructive test method that utilizes a thermal imager to detect, display, and record thermal patterns and temperatures across the surface of an object. Infrared thermography may be applied to any situation where knowledge of thermal profiles and temperatures will provide meaningful data about a system, object or process. Thermography is widely used in building applications for predictive maintenance, condition assessment, quality assurance, and forensic investigations of electrical, mechanical and structural systems

Thermograms
Thermograms are also known as thermal images. In color mode, colors correlate the the reference temperature bar on the side of the thermogram. Colors toward the top of the temperature bar correspond to higher temperatures and colors toward the bottom of the temperature bar correspond to lower temperatures.

Electrical
Infrared thermal imaging will be utilized to assess potential temperature variations in electrical components. These temperature variations can indicate potential problems like loose connections, overloaded circuits, or faulty equipment.

Building Envelope
Infrared thermal imaging will be utilized to assess potential moisture issues from the exterior and interior of the building envelope.

Roof
Infrared thermal imaging will be utilized to address potential moisture issues below the roof membrane, sub membrane and roof deck/insulation.

Information
All thermal imaging and infrared surveys were performed while the building was under normal operating condition. We do not provide or imply any structural adequacy or integrity of the building, building systems, or component components.

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Date of Site Visit:
June 19th, 2025

Date Report Completed:
June 23rd, 2025

Type of Inspection:
Infrared Inspection of Electrical System, Building Envelope and Roof System

Thermographer:
Withheld

Day Skies:
Varied from Cloudy to Sunny

Night Skies:
Partly Cloudy

Day Time Temperature Highs:
87 F

Night Time Temperature Lows:
69 F

Date of Last Known Precipitation:
1/4 inch June 19th, 2025

Outdoor Ambient Temperature:
7:30 PM - 9 PM approximately 80 F

Relative Humidity Outdoor:
76%

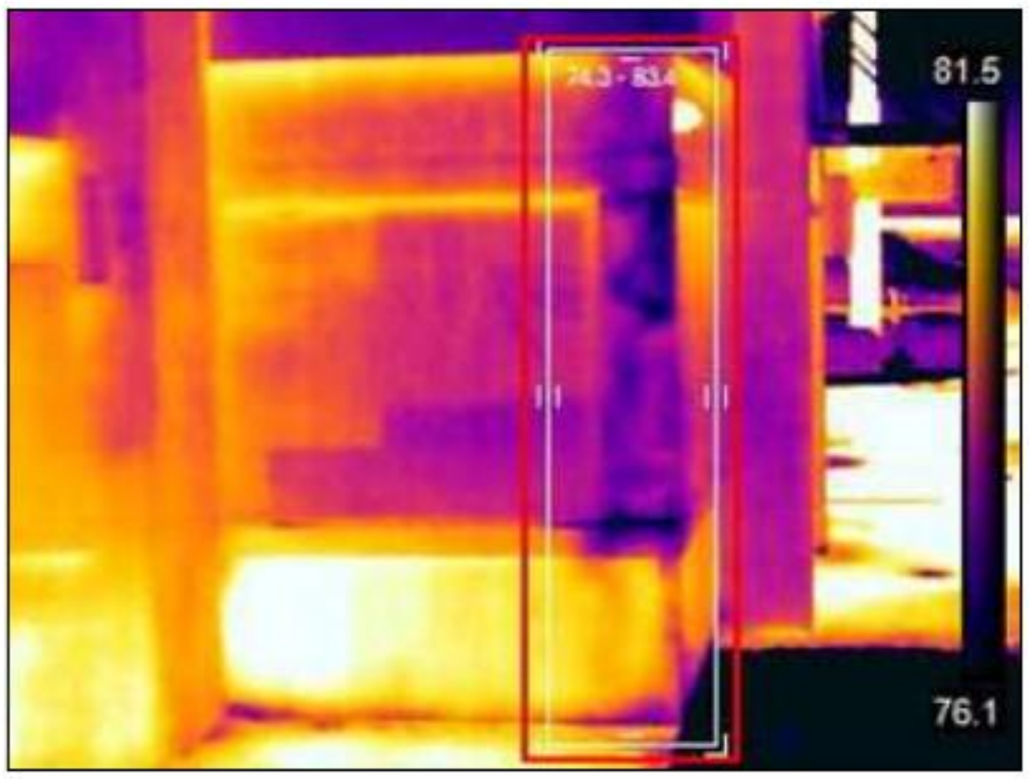
Wind Speed:
West 4 MPH

1. Building Envelope

Items

1.0 Thermal Survey Findings

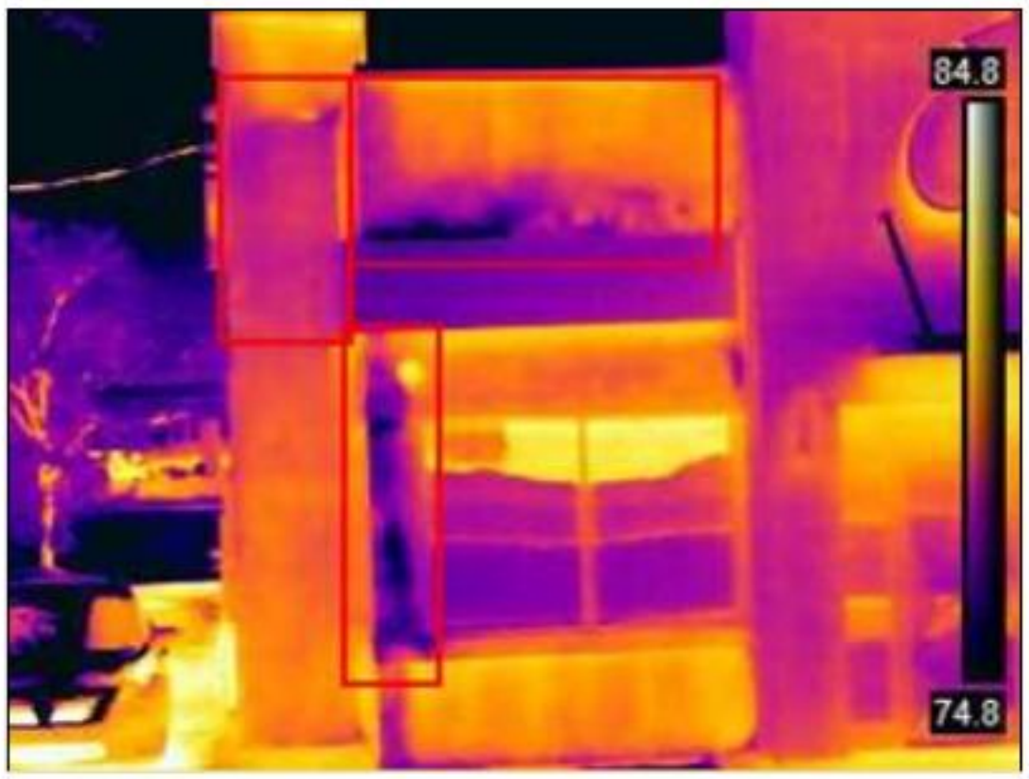
(1) Building envelope cladding and siding materials such as composite, fiber cement, and synthetic stucco (EIFS) have widespread thermal exceptions at areas of the left southeast corner, front east, and right north sides. The widespread thermal exceptions are areas that fall in the parameters with moisture anomalies Recommend further evaluation for corrections, repairs, or remediation by a qualified contractor..



1.0 Item 1 (Picture) Thermogram image



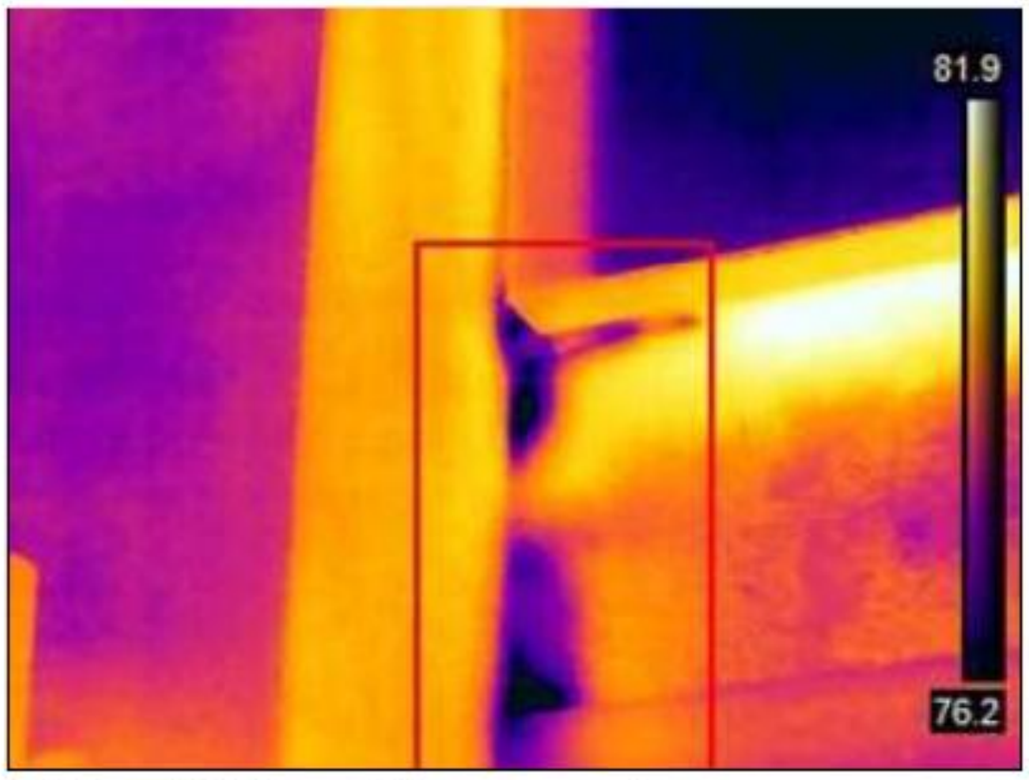
1.0 Item 2 (Picture) Visible light image



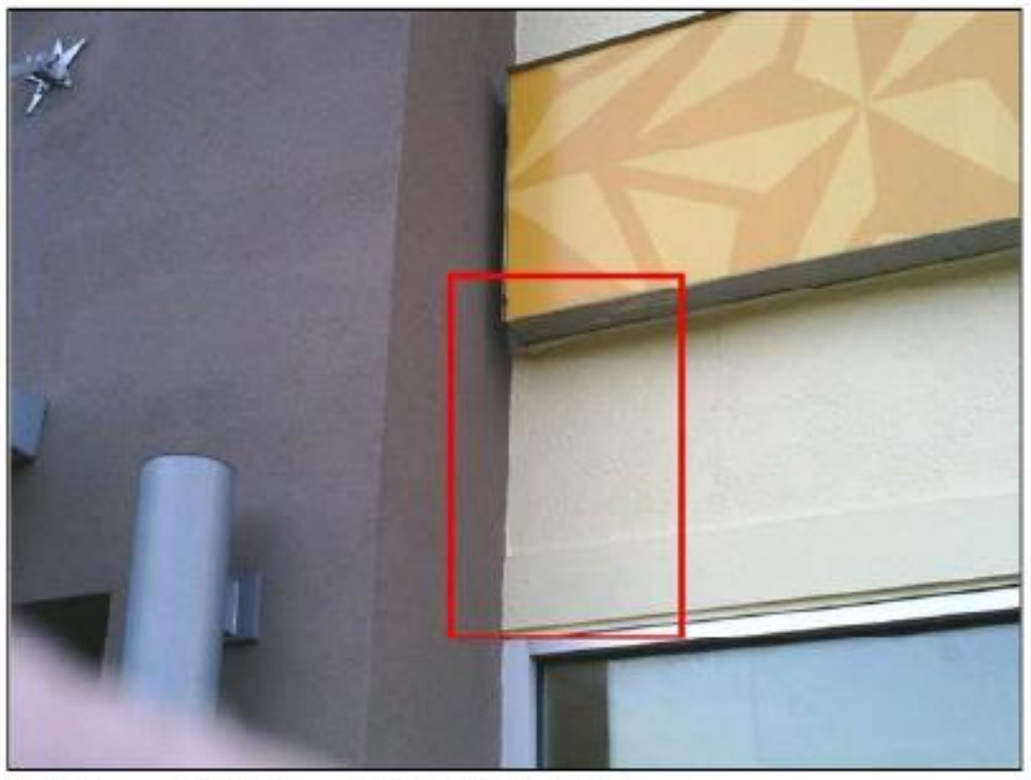
1.0 Item 3 (Picture) Thermogram image



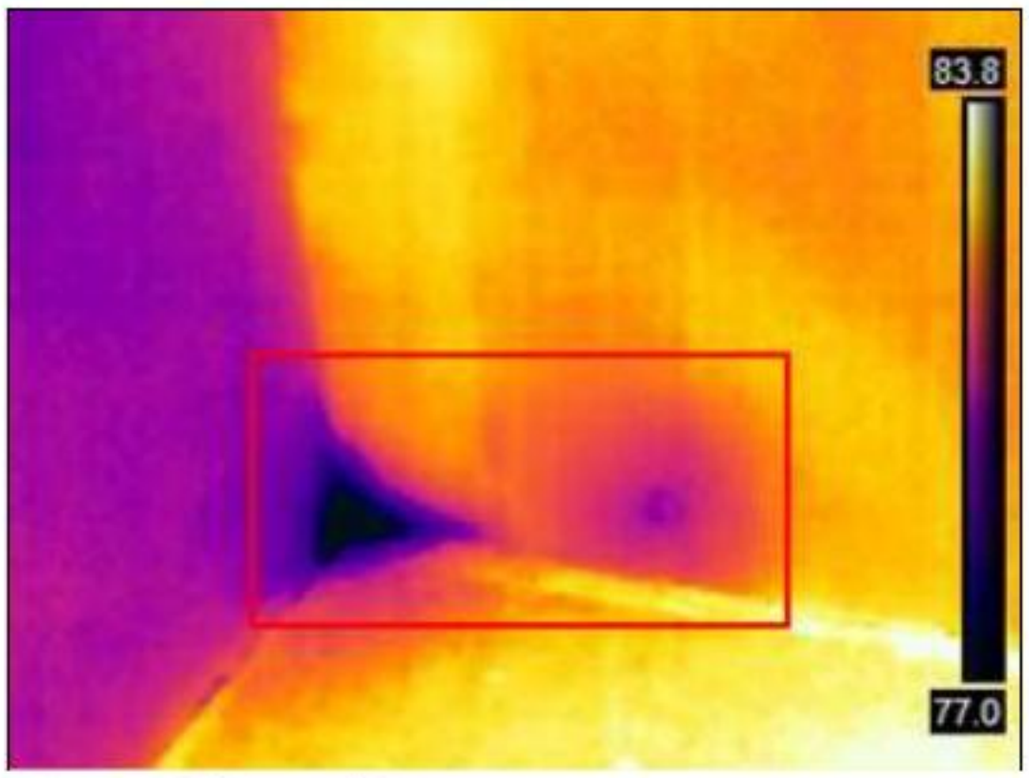
1.0 Item 4 (Picture) Visible light image



1.0 Item 5 (Picture) Thermogram image



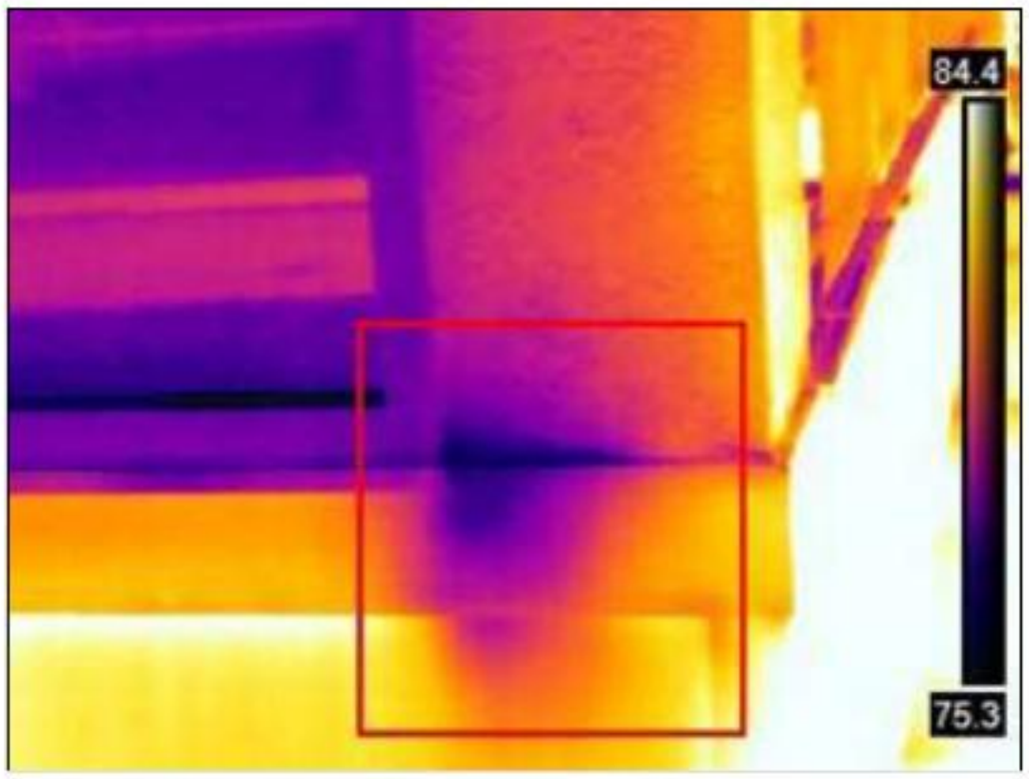
1.0 Item 6 (Picture) Visible light image



1.0 Item 7 (Picture) Thermogram image



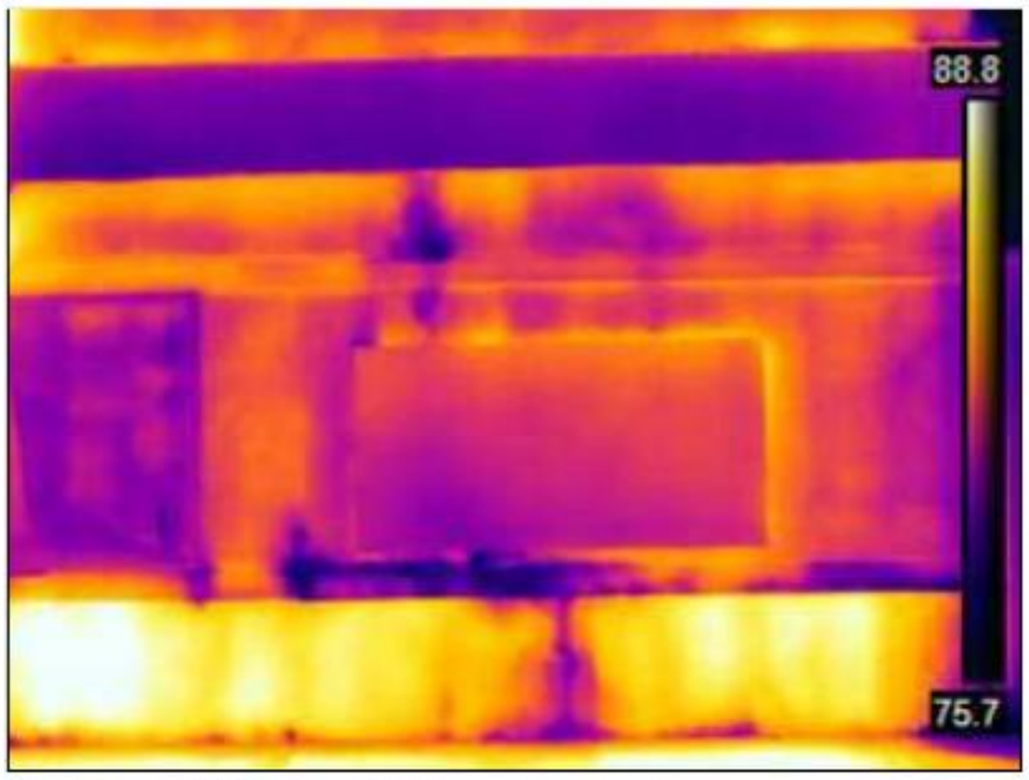
1.0 Item 8 (Picture) Visible light image



1.0 Item 9 (Picture) Thermogram image



1.0 Item 10 (Picture) Visible light image

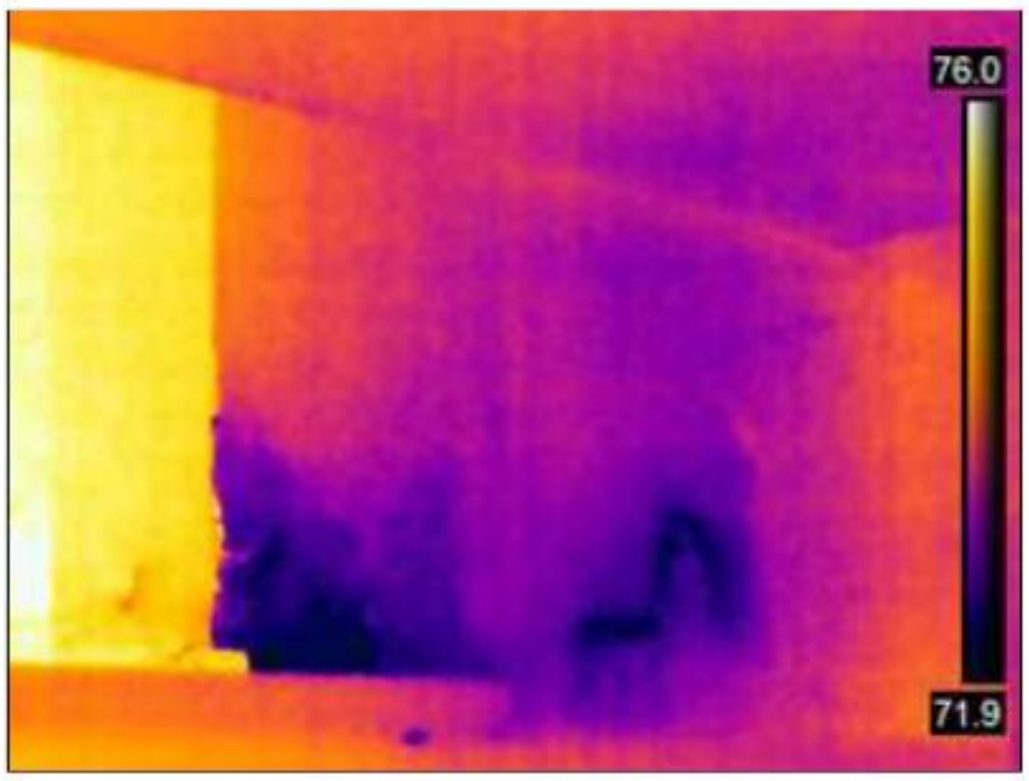


1.0 Item 11 (Picture) Thermogram image



1.0 Item 12 (Picture) Visible light image

(2) Building envelope. Thermal exceptions at front east side dinning area interior walls. These areas fall in the parameters with moisture anomalies. Recommend further evaluation for corrections, repairs, or remediation by a qualified contractor.

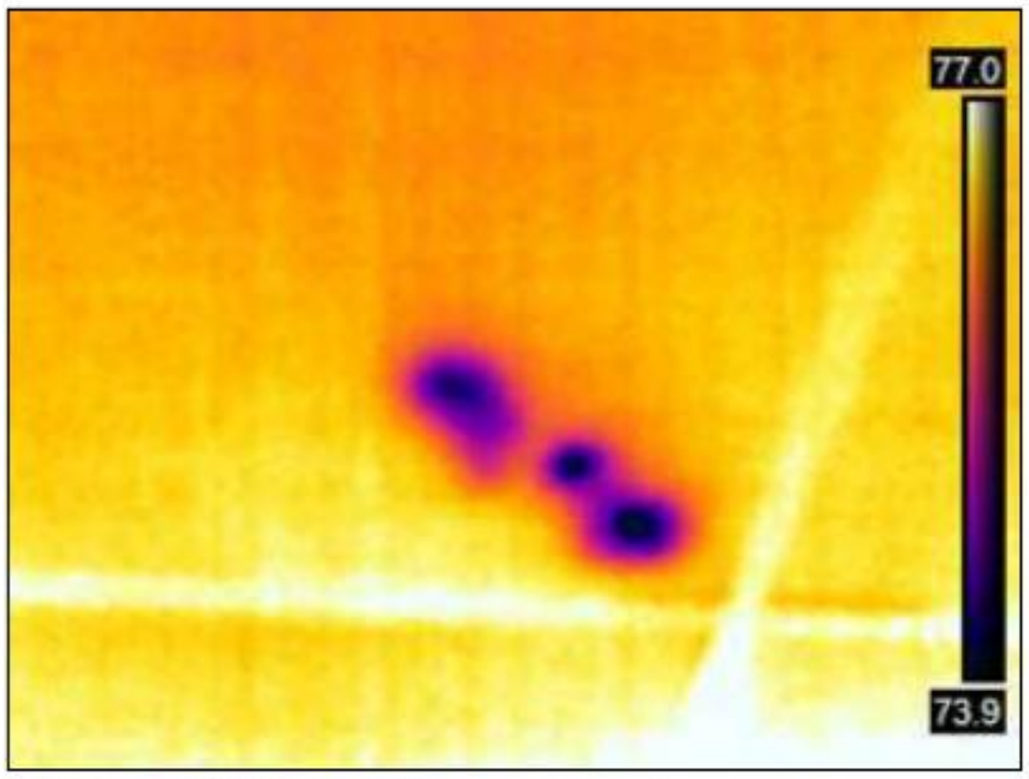


1.0 Item 13 (Picture) Thermogram image



1.0 Item 14 (Picture) Visible light image

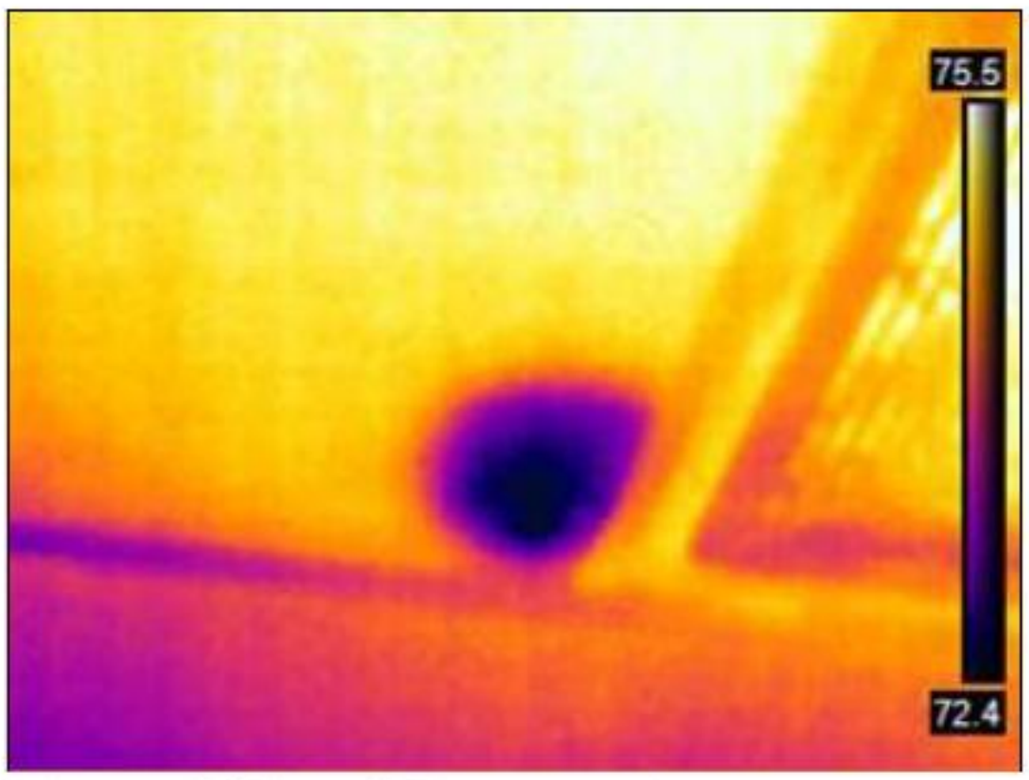
(3) Interior suspended ceilings. These components and materials are not considered part the the building envelope system. We were not able to perform conclusive thermal imaging for the underside of the roof deck or perimeter walls above the finished ceiling materials (both are a part of the building envelope) due to visual and physical limitations, which are typical for this type construction and design. However, we did observe several thermal exceptions at the finished ceilings which indicate moisture anomalies. Recommend further evaluation for corrections, repairs, or remediation by appropriate qualified contractors.



1.0 Item 15 (Picture) Thermogram image



1.0 Item 16 (Picture) Visible light image



1.0 Item 17 (Picture) Thermogram image



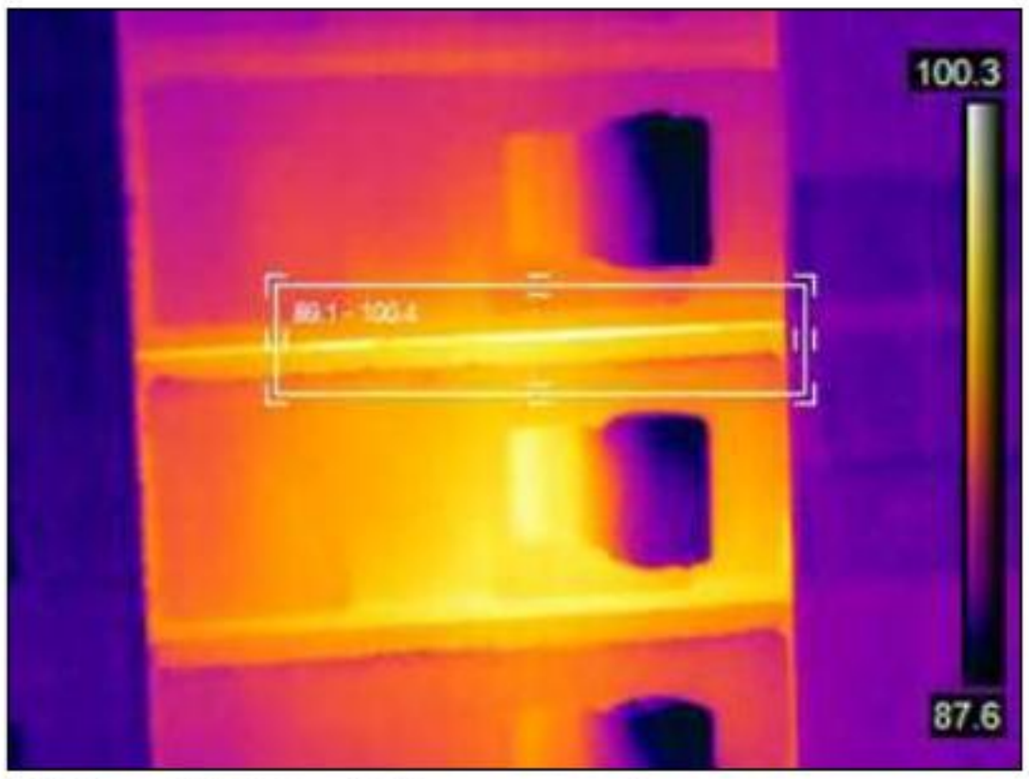
1.0 Item 18 (Picture) Visible light image

2. Electrical

Items

2.0 Electrical Survey Findings

(1) Electric panel in kitchen, rear wall left side panel. Indirect thermal scan. Unable to remove panel cover due to conditions and safety reasons. Thermal exception at left side, circuit breaker labeled number 11. Recommend further evaluation for corrections or repairs by a licensed electrical contractor.



2.0 Item 1 (Picture) Thermogram image



2.0 Item 2 (Picture) Visible light image

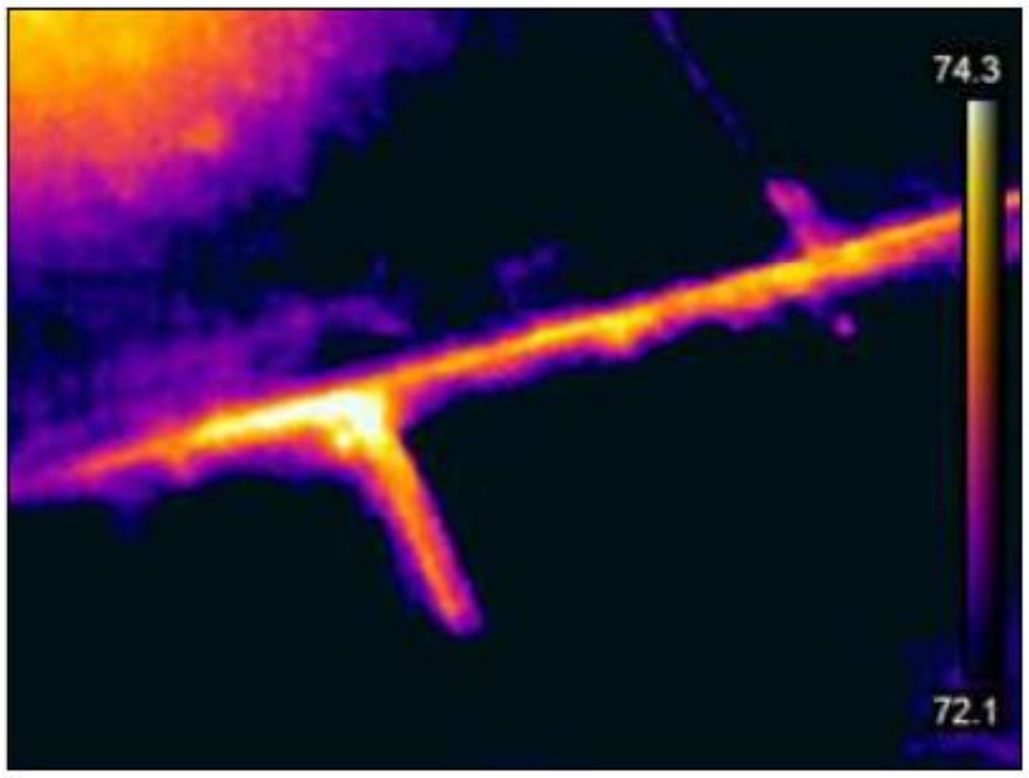
(2) Electrical appliance plug at rear kitchen wall. Thermal exception at appliance plug.. Recommend further evaluation for corrections or repairs by a licensed electrical contractor.

3. Roof

Items

3.0 Roof Survey Findings

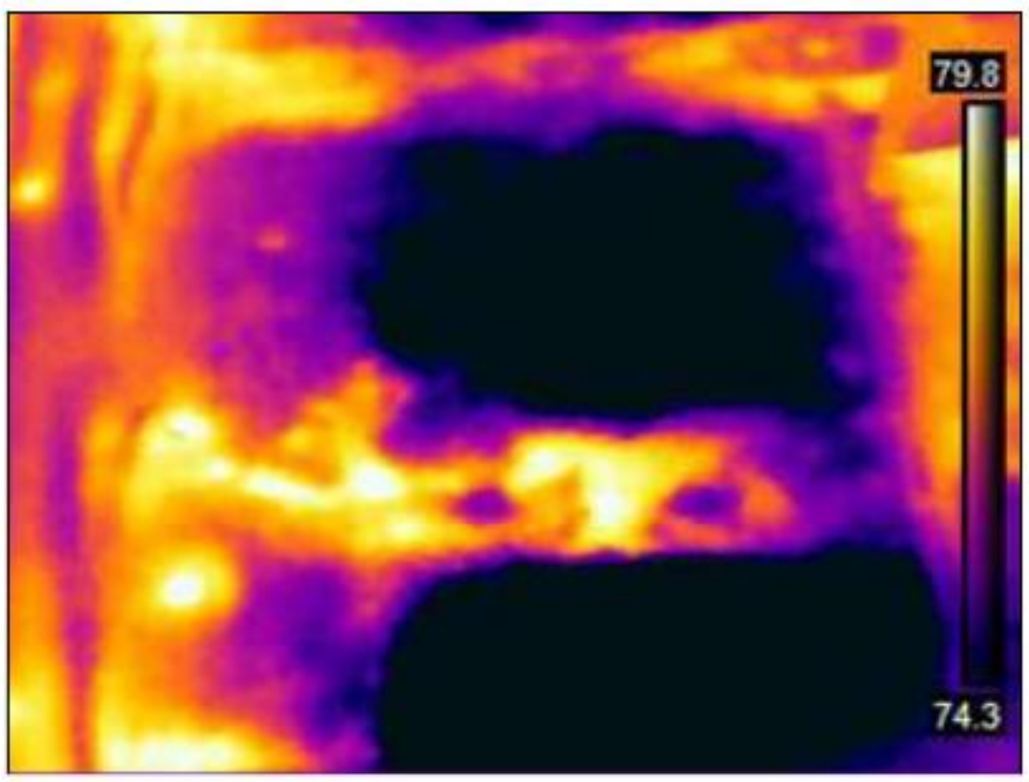
PVC single ply membrane. There are three areas with thermal exceptions. The approximate locations were marked with fluorescent orange paint. These marked areas fall in the parameters with moisture or anomalies underneath the membrane. All marked thermal exceptions should be evaluated further with methods such as core sampling and moisture analysis of the materials underneath by a qualified roof contractor.



3.0 Item 1 (Picture) Thermogram image



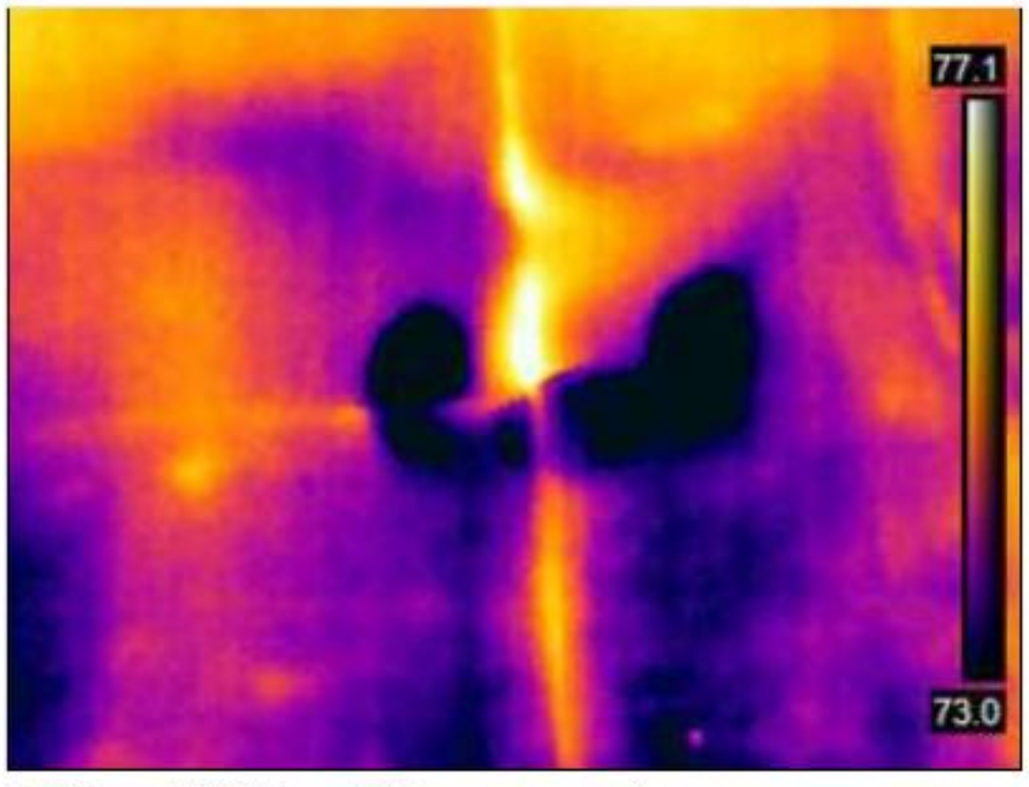
3.0 Item 2 (Picture) Visible light image



3.0 Item 3 (Picture) Thermogram image



3.0 Item 4 (Picture) Visible light image



3.0 Item 5 (Picture) Thermogram image



3.0 Item 6 (Picture) Visible light image

INVOICE

Inspection Date: 6/19/2025
Report ID: 06192005-2

Customer Info:	Inspection Property:
Commercial Client	Sample Property Address Withheld

Inspection Fee:

Service	Price	Amount	Sub-Total
Thermal Imaging Roof and Electrical	750.00	1	750.00
Thermal Imaging Building Envelope	500.00	1	500.00

Tax $0.00
Total Price $1250.00

Payment Method: Check
Payment Status: Invoice Submitted
Note: