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CM² THERMAL IMAGING ADD-ON

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05/06/2026

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CM² Signature Thermal Imaging Inspection

This report reflects a non-invasive thermal imaging evaluation of accessible interior surfaces, ceilings, electrical panels, and visible building envelope components observed at the time of inspection. Thermal imaging identifies temperature differentials only and does not confirm the presence of moisture, structural defects, or electrical hazards without secondary verification. This is not a destructive inspection, engineering evaluation, or energy audit.

Refer to the Scope of Inspection section for complete limitations.

1

REPAIR / FURTHER EVALUATION

5.1.1 Exterior Envelope - Roof & Walls: Elevated Thermal Transfer at Attic Access

1: SUMMARY

Information

Executive Summary: **Executive Summary – Clean**

true

No significant thermal anomalies indicative of confirmed moisture intrusion or abnormal electrical overheating were observed at the accessible areas evaluated during the time of inspection.

2: SCOPE OF INSPECTION

Information

Scope & Limitations: **Thermal Imaging - Scope of Evaluation**

This inspection is a limited, visual, non-invasive evaluation of readily accessible components as defined by CM² Signature standards and applicable California Standards of Practice.

Limitations

Scope & Limitations

THERMAL LIMITATION

true

Limitation:
Thermal patterns may represent air movement, reflective surfaces, or material density differences rather than defects.

3: INTERIOR SURFACES

Information

Hot Water Temperature Differential Observed: **Active Hot Water Pattern Observed**

Observed:

Thermal imaging was utilized during operation of the plumbing fixtures. Elevated thermal patterns consistent with hot water delivery were observed at the kitchen sink fixture and accessible plumbing components at the time of inspection.

Implication:

Infrared imaging can assist in identifying relative temperature differentials associated with hot water distribution and fixture operation; however, thermal imaging alone does not confirm exact water temperature, fixture flow rate, concealed plumbing integrity, or long-term plumbing system performance. Observations reflect conditions present at the time of inspection only.

Recommendation:

No immediate adverse condition was observed relative to accessible hot water temperature patterns at the time of inspection. Continue routine plumbing system maintenance and monitoring as needed.

No Significant Thermal Anomalies Observed at Walls & Ceilings: No Significant Wall or Ceiling Anomalies Observed

Observed:

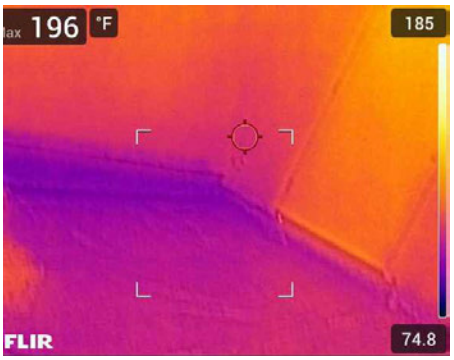
Thermal imaging was utilized to evaluate accessible interior wall and ceiling surfaces during the time of inspection. No significant thermal anomalies, elevated moisture patterns, or irregular temperature differentials were observed at the accessible areas evaluated under the environmental conditions present at the time of inspection.

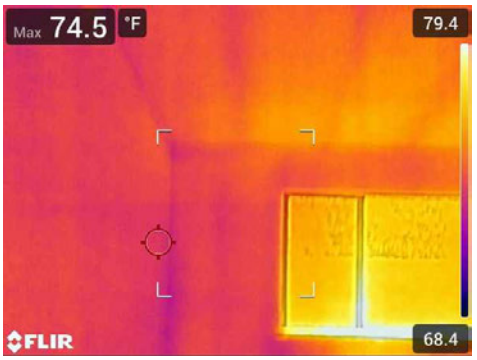
Implication:

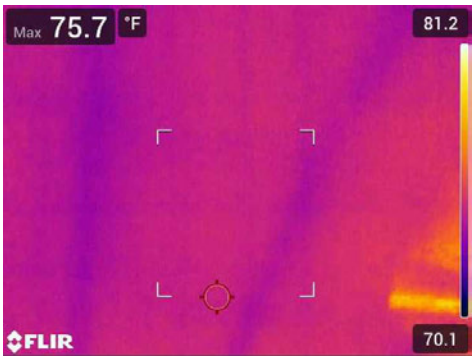
Infrared imaging can assist in identifying relative surface temperature variations that may be associated with moisture intrusion, insulation irregularities, air leakage, or concealed system conditions; however, thermal imaging is not technically exhaustive and cannot identify all concealed defects or conditions. Observations reflect conditions present at the time of inspection only.

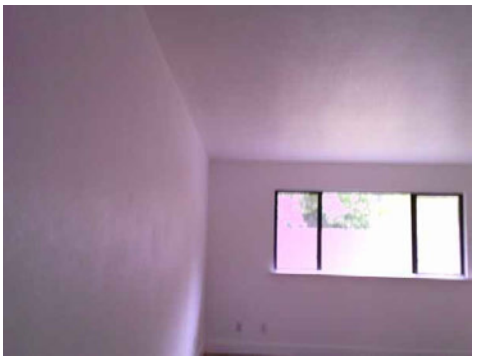
Recommendation:

No immediate adverse condition was observed relative to accessible wall and ceiling thermal patterns at the time of inspection. Continue routine monitoring and maintenance as part of normal property stewardship.








4: MOISTURE VERIFICATION

Information

No Significant Moisture-Related Thermal Anomalies Observed: **No Significant Moisture Patterns Observed**

Observed:

Thermal imaging was utilized to evaluate accessible interior surfaces for relative thermal patterns that may be associated with elevated moisture conditions or active moisture intrusion. No significant moisture-related thermal anomalies were observed at the accessible areas evaluated during the time of inspection under the environmental conditions present.

Implication:

Infrared imaging can assist in identifying relative temperature differentials that may be associated with elevated moisture conditions; however, thermal imaging alone does not confirm the presence or absence of active moisture intrusion, concealed leakage, microbial growth, or concealed building defects. Observations reflect conditions present at the time of inspection only.

Recommendation:

No immediate adverse condition was observed relative to accessible moisture-related thermal patterns at the time of inspection. Continue routine monitoring and maintenance as part of normal property stewardship.

5: EXTERIOR ENVELOPE

Observations

5.1.1 Roof & Walls

Repair / Further Evaluation

ELEVATED THERMAL TRANSFER AT ATTIC ACCESS

Observed:

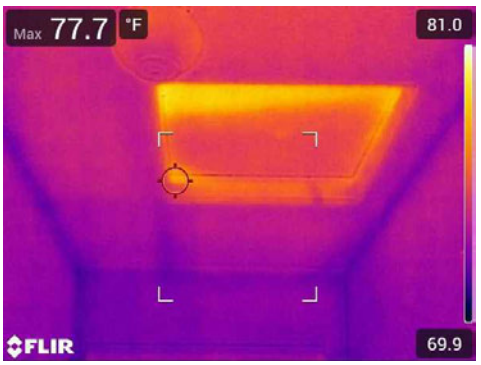
Thermal imaging identified elevated thermal transfer patterns at the attic access panel during the time of inspection. The attic access area appeared measurably warmer than adjacent finished ceiling surfaces, which may indicate missing, compressed, displaced, or insufficient insulation and/or air sealing at the attic opening.

Implication:

Inadequate insulation or air sealing at attic access openings can contribute to increased energy loss, reduced HVAC efficiency, interior comfort variations, and condensation potential under certain environmental conditions. Thermal imaging identifies relative surface temperature differences only and is not a determination of exact insulation values or concealed conditions.

Recommendation:

Recommend evaluation and improvement of insulation and air sealing at the attic access area as needed by a qualified insulation or weatherization contractor to improve thermal performance and energy efficiency.



6: COOLING

Information

Cooling Temperature Differential Observed: Normal Cooling Pattern Observed

Observed:

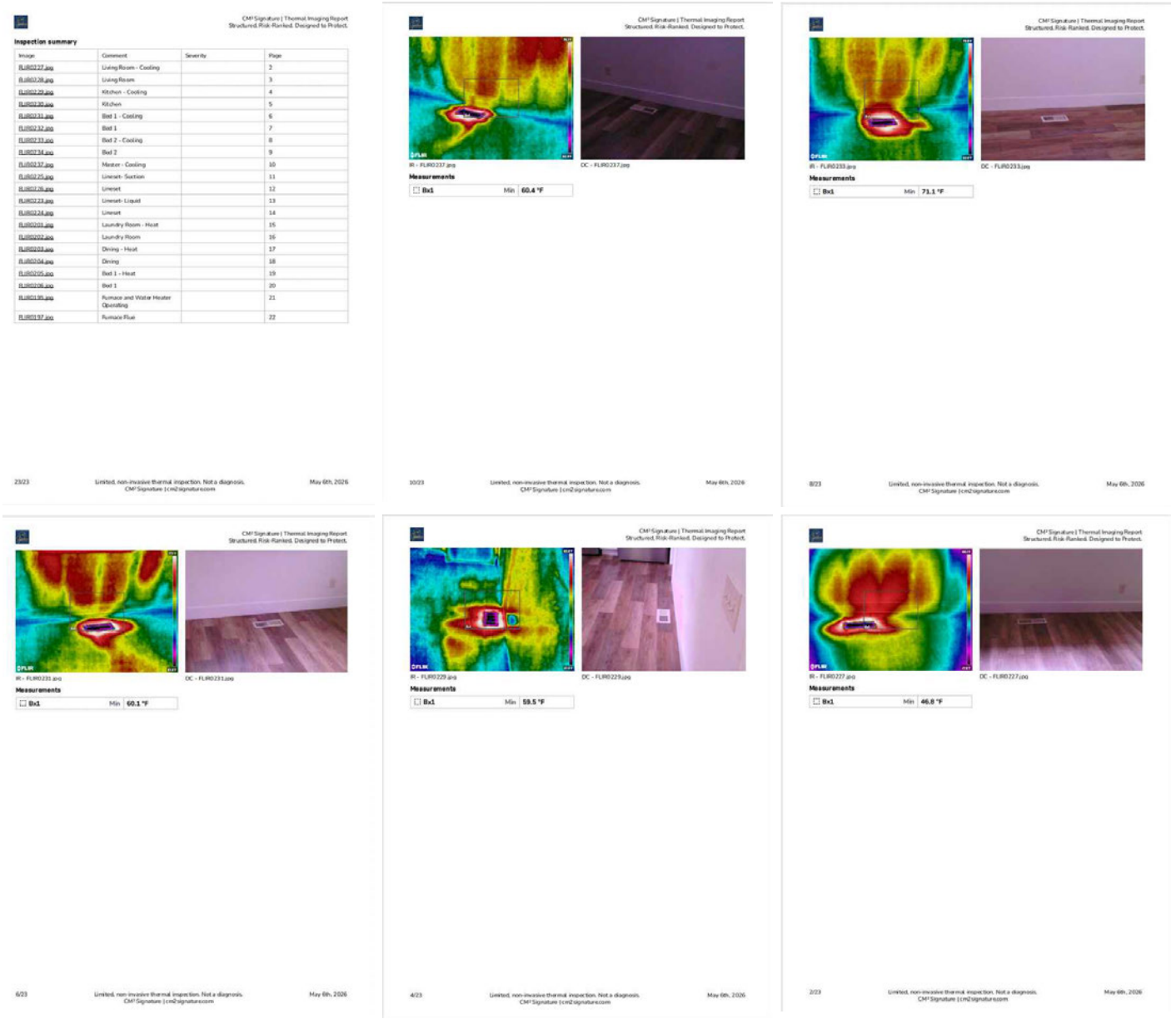
Thermal imaging was utilized during operation of the cooling system. Supply air temperatures observed at accessible vents appeared measurably lower than adjacent ambient interior temperatures at the time of inspection, consistent with active cooling performance.

Implication:

Thermal imaging can assist in identifying relative temperature differentials associated with HVAC system operation; however, infrared imaging alone does not confirm system capacity, refrigerant charge, airflow balance, concealed duct integrity, or long-term mechanical performance.

Recommendation:

No immediate adverse condition was observed at the time of inspection relative to accessible supply-air temperature patterns. Continue routine HVAC servicing and maintenance in accordance with manufacturer recommendations.



Cooling System Refrigerant Line Temperature Differential Observed: Relative Refrigerant Differential Observed

Observed:

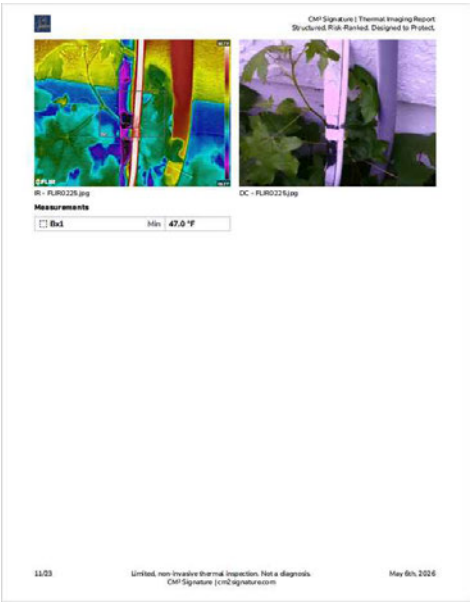
Thermal imaging was utilized during operation of the cooling system. Relative temperature differences were observed between the accessible suction and liquid refrigerant lines at the exterior condensing equipment at the time of inspection. The suction line appeared cooler than the adjacent liquid line, which is generally consistent with active cooling system operation under observed conditions.

Implication:

Infrared imaging can assist in identifying relative thermal patterns associated with refrigerant circulation and cooling operation; however, thermal imaging alone does not confirm proper refrigerant charge, compressor performance, airflow balance, internal mechanical condition, or overall system capacity. Observations reflect conditions present at the time of inspection only.

Recommendation:

No immediate adverse condition was observed relative to accessible refrigerant line temperature patterns at the time of inspection. Continue routine HVAC servicing and maintenance in accordance with manufacturer recommendations.



7: HEATING

Information

Heating Temperature Differential Observed: Active Heating Pattern Observed

Observed:

Thermal imaging was utilized during operation of the heating system. Supply air temperatures observed at accessible vents appeared measurably warmer than adjacent ambient interior temperatures at the time of inspection, consistent with active heating performance under observed conditions.

Implication:

Infrared imaging can assist in identifying relative temperature differentials associated with HVAC heating operation; however, thermal imaging alone does not confirm furnace capacity, heat exchanger integrity, combustion quality, airflow balance, concealed duct integrity, or long-term mechanical performance. Observations reflect conditions present at the time of inspection only.

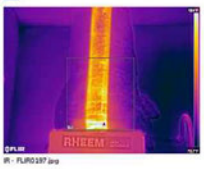
Recommendation:

No immediate adverse condition was observed relative to accessible supply-air temperature patterns at the time of inspection. Continue routine HVAC servicing and maintenance in accordance with manufacturer recommendations.

CM² Signature | Thermal Imaging Report
Structured. Risk-Ranked. Designed to Protect.

Inspection summary

Image	Comment	Severity	Page
FLIR0227.jpg	Living Room - Cooling		2
FLIR0228.jpg	Living Room		3
FLIR0229.jpg	Kitchen - Cooling		4
FLIR0230.jpg	Kitchen		5
FLIR0231.jpg	Bed 1 - Cooling		6
FLIR0232.jpg	Bed 1		7
FLIR0233.jpg	Bed 2 - Cooling		8
FLIR0234.jpg	Bed 2		9
FLIR0237.jpg	Master - Cooling		10
FLIR0225.jpg	Lineset- Suction		11
FLIR0226.jpg	Lineset		12
FLIR0223.jpg	Lineset- Liquid		13
FLIR0224.jpg	Lineset		14
FLIR0201.jpg	Laundry Room - Heat		15
FLIR0202.jpg	Laundry Room		16
FLIR0203.jpg	Dining - Heat		17
FLIR0204.jpg	Dining		18
FLIR0205.jpg	Bed 1 - Heat		19
FLIR0206.jpg	Bed 1		20
FLIR0195.jpg	Furnace and Water Heater Operating		21
FLIR0197.jpg	Furnace Flue		22



IR - FLIR0197.jpg

DC - FLIR0197.jpg

Measurements

Bx1	Max	206 °F

IR - FLIR0195.jpg

DC - FLIR0195.jpg

Measurements

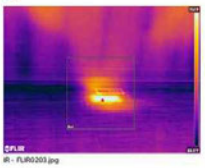
Bx1	Max	367 °F

IR - FLIR0205.jpg

DC - FLIR0205.jpg

Measurements

Bx1	Max	114 °F

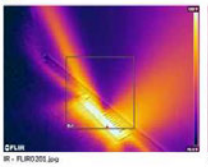


IR - FLIR0203.jpg

DC - FLIR0203.jpg

Measurements

Bx1	Max	121 °F



IR - FLIR0301.jpg

DC - FLIR0301.jpg

Measurements

Bx1	Max	127 °F