
FORESIGHT INSPECTION GROUP

Smart Home Inspections for Luxury Real Estate

Buyer's Red Flag Report

SAMPLE — REDACTED EXCERPT

Property: [REDACTED]

Prepared for: [REDACTED]

Transaction: Off-market purchase, eight figures

Delivered: 14 hours after access

What this is

A real Foresight Buyer's Red Flag Report, anonymized and excerpted. Three of fourteen findings are shown. Every report is prepared by licensed integrators with 25 years of estate technology experience — the people who build these systems, inspecting them.

Executive Summary

This estate presents as a technology showpiece. Under inspection, it is a house the buyer would not be able to operate, insure accurately, or maintain without the seller's integrator — who has not been under contract since 2023.

14

Total Findings

3

Critical

\$186K

Est. Exposure

Findings by Severity

CRITICAL 3

Immediate negotiation leverage. Systems that fail, are unsupported, or lock the buyer out.

MODERATE 5

Budget within year one. Aging components, missing resilience, insurance gaps.

INFORMATIONAL 6

Document at closing. Configuration, credentials, and vendor relationships to transfer.

Systems Inventoried

142 connected devices across 11 subsystems: lighting control (2 processors, 38 keypads), distributed audio/video (9 zones), network (3 racks, 27 managed devices), surveillance (16 cameras), access control, shades (31 motors), climate (7 zones), pool/spa automation, generator + energy storage, irrigation, and a dedicated cinema.

BOTTOM LINE FOR THE BUYER

Proceed — with \$186K held back or credited, credential escrow as a closing condition, and a 90-day transition agreement with the original integrator.

Sample Findings

3 of 14 findings shown. Full report includes photos, model numbers, and per-finding cost detail.

CRITICAL

FINDING 01 · LIGHTING CONTROL

\$68,000

Control processors discontinued — no supported upgrade path

WHAT WE FOUND

Both lighting processors were discontinued by the manufacturer in 2021. Firmware is frozen; the programming source files could not be produced by the seller.

WHY IT MATTERS

When a processor fails, the entire lighting system must be re-engineered and re-programmed from scratch. This is a when, not an if — average remaining life is 2–3 years.

CRITICAL

FINDING 02 · DOCUMENTATION & ACCESS

\$24,000

No credentials, no drawings, no documentation escrow

WHAT WE FOUND

No admin credentials for network hardware, surveillance NVR, or control system were available. No as-built drawings exist. The original integrator holds everything.

WHY IT MATTERS

The buyer would own equipment they cannot log into. Every future service call starts with a forensic re-discovery of the system — billed hourly.

MODERATE

FINDING 03 · POWER RESILIENCE

\$38,500

Head-end racks have no conditioned backup power

WHAT WE FOUND

Three equipment racks (≈\$400K replacement value) are on raw utility power. The standby generator's transfer gap hard-cuts all electronics on every outage.

WHY IT MATTERS

Repeated hard power loss is the leading cause of premature failure in control and AV hardware — and it voids several manufacturers' warranties.

What the Full Report Includes

- **Complete findings register**
Every issue, graded by severity, with photographic evidence and model-level detail.
- **Negotiation exhibit**
A clean, agent-ready summary formatted to support credits, holdbacks, and repair requests.
- **Cost exposure schedule**
Line-item replacement and remediation estimates from current integrator pricing.
- **Systems inventory**
Room-by-room register of every connected device, with age and support status.
- **Credential & documentation checklist**
Exactly what to demand from the seller before closing — and how to escrow it.
- **Insurance documentation pack**
The technology schedule most estates are missing from their policy.
- **Circadian & wellness assessment**
How the home's lighting, air, and thermal systems support — or fight — its occupants.
- **90-day transition plan**
Who to call, what to renew, and what to fix first after keys change hands.

Buyer's Red Flag Report — \$299

Instant delivery options available. Remote video inspection nationwide.

foresightinspectiongroup.com/pricing