

**M
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**ETRO
REA
HERMAL
CANNING**



.com

A service of Suburban Home Inspections, Inc. & Urban Building Inspectors, Inc.

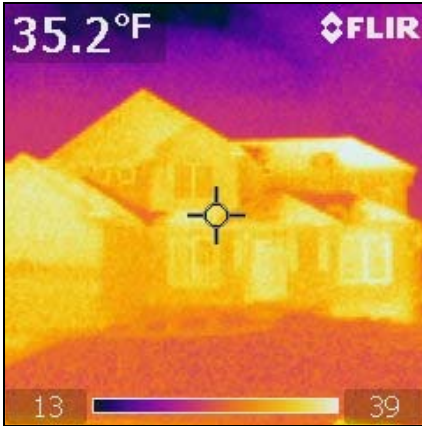
West Metro

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651-276-9918

MetroAreaThermalScanning.com



Non-Invasive, Infrared Testing

See What You've Been Missing

...for years

What is Thermal Scanning?

Thermal scanning provides a powerful, non-invasive method for diagnosing the condition of a home, allowing us to find things that would go unnoticed by most standard home inspections.

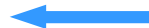
What Can Thermal Scanning Find?

- Moisture leaks behind walls & ceilings
- Plumbing leaks below finished ceilings
- Overheating electrical components
- Proper or improper location of radiant floor heat
- Missing insulation
- Air leakage
- Moisture intrusion into exterior walls

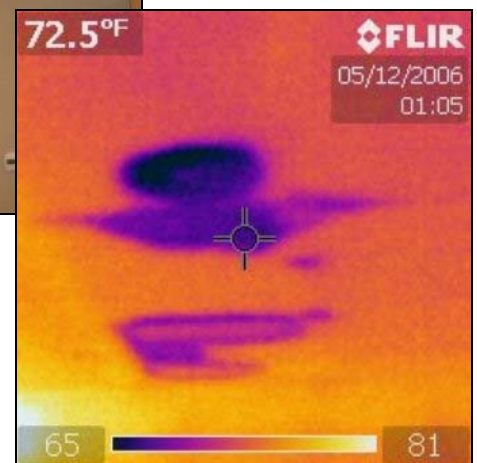


A water softener leak from the second story caused this wet area on the ceiling, which the homeowners disguised by re-texturing and re-painting. Mold growth is likely to occur in situations like this, so the sheetrock should have been replaced.

Other inspectors see this...



...and we see this.



How does Thermal Scanning Work?

Thermal imaging cameras allow us to see radiation in the infrared range of the electromagnetic spectrum. The color variations represent differences in hot and cold temperatures. These differences can indicate electrical or moisture problems. The results are captured and are documented into a professional report - providing tangible proof of the findings. Thermal scanning is offered as an add-on service to our standard pre-purchase home inspections and we now also offer pre-sale / pre-listing thermal scans to sellers.

Services Offered

Pre-Sale Thermal Scan

Pre-sale Thermal scans are purchased by home owners prior to listing their home for sale. The inspection includes a complete scan of the home (inside and out) and a full report with images from all areas of the home. These images can be used to show prospective buyers that no concerns were found in specific areas. Of course, any concerns that are discovered are also detailed in the report. As a bonus, we also include a hanging sign, which states, "Thermally Scanned". Both the sign and the report will serve as valuable marketing tools for your buyers when selling their homes.

Whole house scan \$295.00
One area of home only \$175.00

Pre-Purchase Thermal Scan

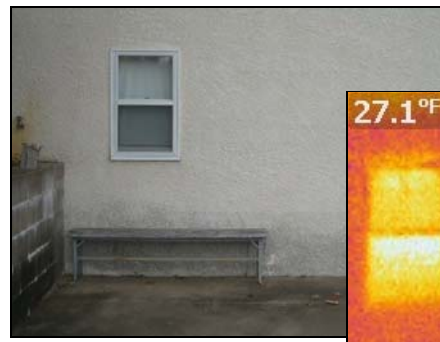
Pre-purchase Thermal Scans are purchased by home buyers, and are added to their standard home inspections. The cost for this service is noticeably less than a pre-sale thermal scan because the findings are easily incorporated into the home inspection report and there is no additional travel needed. You still receive a very detailed scan of the home, but there is no separate thermal scan report produced. The fee for this service varies and is based on the listing price of the home (\$65 and up).

For a detailed fee schedule, visit:

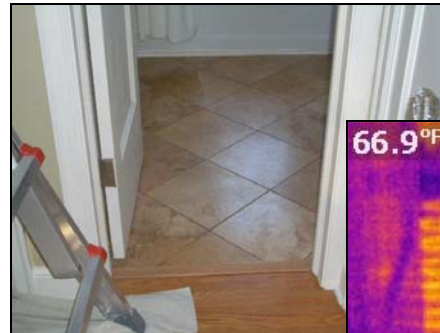
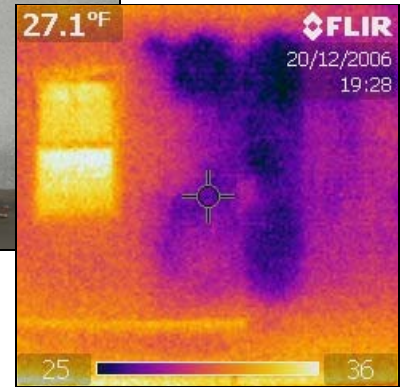
www.MetroAreaThermalScanning.com

Are There Limitations?

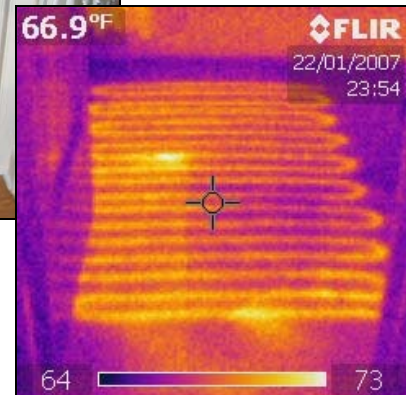
Thermal imaging cameras are not moisture meters. However, when suspected moisture is found, we do attempt to verify its presence with an actual moisture meter. Also, while thermal images do resemble x-rays, they are not the same. Ultimately, thermal scanning does not completely remove the risks of concealed damage, but it does vastly improve the quality of your inspection.



Find moisture damage inside exterior walls



Verify proper or improper installation of radiant floor heat



Locate missing insulation



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