

# Two Moons Thermal Imaging Services

We see what others can't – finding problems quickly and accurately through the use of today's advanced infrared technology

## Property Inspection Scan

### What is an infrared thermal property inspection?

Buying a home is one of the biggest investments most people ever make. There are many things that should be considered when purchasing a home and an infrared inspection is a great tool to assist a buyer in finding a quality property. When purchasing a property, a buyer should always have a professional inspection performed. The professional home inspection will reveal any problems with the home so that they may be addressed before the deal is closed. Since an infrared thermal inspection can see what other home inspectors can't, it can add another level of security and confidence in knowing exactly what you are selling or buying. A thermal imaging camera can see through walls, ceilings, and floors to identify any areas of concern regarding moisture, leaks, mold, heat loss and other problems that might otherwise go undetected. It can either be a supplement to a more comprehensive home inspection or a stand alone inspection.

### Who is it best for?

- Residential (houses, apartments, condominiums, dwellings) sellers and buyers
- Commercial (office buildings, retail stores) sellers and buyers
- Professional home inspectors
- Real-estate agents

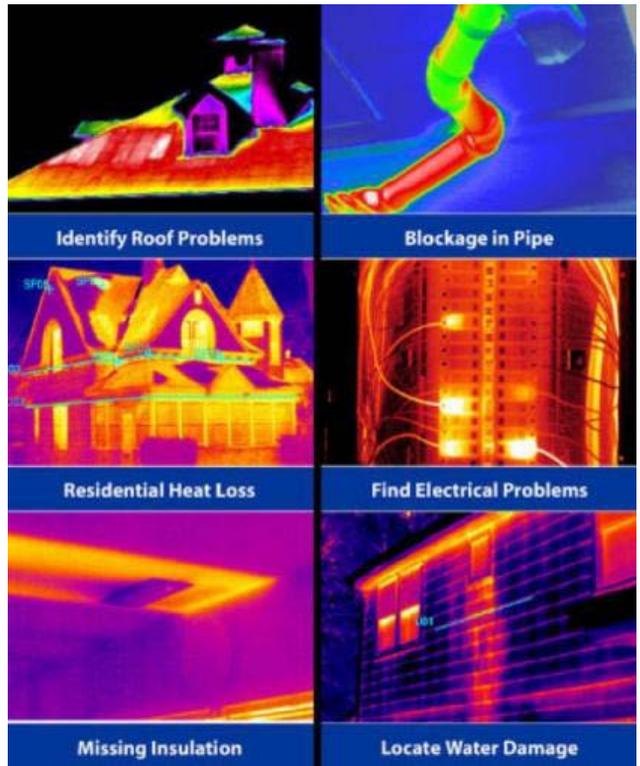
### What do I get?

This is 20-30 minute walk-around energy inspection using an infra red camera to scan the exterior envelope and all building interior walls that can reveal any areas of concern regarding moisture, leaks, heat loss and any evidence of missing insulation. The property owner, inspector, or contractor must be present to view the live camera images and to discuss areas of concern. A Typical Inspection Includes:

- Roof, vents, flashings, and trim
- Skylight, chimney and other roof penetrations
- Electrical panels, breakers and fuses
- Fireplace damper door and hearth
- Cladding/siding, windows, walls, and doors
- Ceiling and floors

### Here's how an infrared thermal property inspection benefits the seller, buyer, and home inspector.

- A seller inspection reveals difficult to detect problems ahead of time which gives the seller time to make repairs and shop for competitive contractors.
- A professional home inspection that includes an infrared scan will substantially reduce the risk for a buyer on a large investment in a new or previously owned home.
- A home inspector in partnership with Two Moons Thermal Imaging Services can add an additional level of service for a minimal cost, which in turn, can provide a competitive advantage over other inspectors. For a small cost the inspector can provide a thermal scan as a part of their report, without having to invest in expensive equipment and training



### How much does a property inspection infrared scan cost?

No two homes/buildings are exactly the same therefore all professional inspections are specific and individualized prices are based upon:

- Age of the building and its size
- Location
- Systems Inspected

In general, energy scans will cost in the \$65 range for the average home. Commercial properties cost \$250 for the first 2 hours and then is charged a \$75 hourly rate for the actual time involved. Partnering relationships are available at reduced costs.

### Who performs the building infrared scan?

Since the technology is advanced and there are so many elements to take into consideration when performing these inspections, it's best to have them done by a trained professional. Tom Mooney, a Level I Thermographer, certified to perform thermographic inspections, interpret results, and generate reports. He is a IICRC certified technician in odor control, water restoration and is certified in Applied Structural Drying (ASD) and Fire & Smoke Restoration. He also holds a State of Michigan Department of Environmental Quality Storm Water Management certification, Tom is a long time developer and builder in the Tawas area with considerable experience in the building construction industry.