



Urban Building inspectors, inc.



And Thermal Scanning



Mike Miranda – Owner/ Inspector

Urban Building Inspectors, Inc. is proud to be in it's 9th year of successful business. We take pride in being very thorough, and that our clients are satisfied with their inspection.

UBI, Inc. is owned and operated by Mike Miranda who is a fully certified member of ASHI®, The American Society of Home Inspectors.

Pre – Purchase Home Inspections

All Home Inspections meet the strict standards of ASHI®. A complete list of the ASHI® standards is available at www.ashi.org, or can be viewed on our Website at www.urbanbuildinginspectors.com

The following is a list of some of the many items that are inspected:

- Foundations and Structural Supports
- Roofs, Flashing, Shingles, Chimneys, Gutters
- Electrical System
- Heating and Cooling System
- Plumbing System, Water Heater
- Decks, Siding, Doors, Windows
- Moisture Intrusion and/or Damage
- Lot, Grading, Driveways
- Interiors, and much more...

We go on roofs!



We open main electrical panels!

Thermal Infrared Scanning

We are proud to offer thermal Infrared camera scanning as an add-on option on any home inspection, and also as a stand alone service.



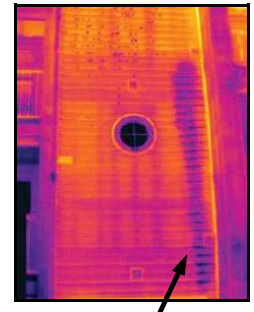
Thermal scanning provides a powerful, non-invasive method for diagnosing the condition of a home, allowing us to find things that would go unnoticed by most standard home inspections. The color variations in the thermal images represent differences in hot and cold temperatures. These differences can indicate moisture or electrical problems.

- The pictures below show how the thermal camera has pin-pointed a suspected leak that was later determined to have been caused by a leaking clothes washer.

Regular View



Thermal Camera View



Notice the dark colored streak down the right

Average Home Inspection Fees

Square Footage Of Home	Fee		Add Thermal Infrared Scanning
0 - 1200 sq. ft.	\$295	+	\$65
1201 - 2000 sq. ft.	\$325	+	\$75
2001 - 3000 sq. ft.	\$345	+	\$85
3001 - 3600 sq. ft.	\$365	+	\$95
3601 - 4300 sq. ft.	\$395	+	\$125
4300 - 5100 sq. ft.	\$445	+	\$145
Over 5100 sq. ft.	Call for quote	+	Call for quote

Foreclosed or Short Sale Homes: Minimum fee of \$325.00

Duplex Fee: (Starting at \$365.00) **Multi Unit Buildings:** add \$50 per unit (Min. \$365.00) **Condo Fee:** \$250 and up

Outbuildings (other than main garage): Call for quote **Time of Sale City Inspection:** starting at \$155.00 (Bloomington)

Thermal Scanning (without standard inspection) Whole House: \$350 One Area of Home \$225

See website at www.urbanbuildinginspectors.com for more information.

Credentials

Mike Miranda Owner/inspector

- **Certified Member of ASHI®** The American Society of Home Inspectors
Listed in the ASHI® Online Inspectors List
www.ashi.org
- **Member of MSHI**
(Minnesota Society Of Housing Inspectors).
- **Licensed City Inspector**
(City of Bloomington TOS Licensure)
- **Passed the (NHIE)**
National Home Inspectors Exam
- **Bachelor of Science Degree**
Minnesota State University (Mankato)
- **Fully Insured - MJUA**
Minnesota Joint Underwriters Association.
- **MAAR Affiliate Membership** (Supra Key)
(Minneapolis Area Association of Realtors)

Setting Up An Inspection

Call **952-212-6266** to set up a day and time for the inspection.

A time will be agreed upon for you to arrive at the property for a walk-through to discuss the findings with the inspector. This walk-through will last roughly 1 hour. The entire on site portion of the inspection will take, on average, between 3 and 3.5 hours.

The walk-through is an important time to learn about the condition of the home, to ask questions, and to gain valuable home maintenance

A detailed report is emailed the same day as the inspection. The report is well organized, and includes various color pictures of the findings.

If you would like to have thermal scanning added to your home inspection, please indicate this when scheduling the inspection.