

Our standard inspection includes a thorough, detailed, and easy to follow report with digital photos.

## STANDARD SERVICES

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1. Sites, ground, grading, drive ways, walks, decks, etc.
2. Exterior structure, foundations, doors, windows, etc
3. Roof, flashings, and gutters
4. Plumbing systems
5. Electrical systems
6. Attic
7. Interior
8. Bathroom
9. Kitchen
10. Basement/crawl spaces
11. Heating systems
12. Cooling systems
13. Garage
14. Limited thermal scan
15. Pests - visual inspection  
3rd party testing available.
16. Mold - visual inspection  
3rd party testing available.

## 200% Satisfaction Guarantee

We are confident you will be satisfied with our services, or we will refund your inspection fee\* and pay for another inspector to re-inspect the same property.

*\*Up to the amount of original inspection fee.  
Some conditions apply.*

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**INSPECTING BILLINGS AND THE SURROUNDING AREAS SINCE 2006, WITH OVER 5000 RESIDENTIAL AND COMMERCIAL INSPECTIONS PERFORMED.**

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**KEEPING AHEAD OF CHANGE THRU TECHNOLOGY AND EDUCATION.**

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**COMMITMENT TO SERVICE EXCELLENCE.**

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Professional Home Inspection Institute (PHII) Certified

Infraspection Institute Trained

ITA Trained Commercial Inspector

Member. International Association of Certified Home Inspectors (InterNACHI)

Member. United Infrared, Inc.

Member, Billings and Laurel Chamber of Commerce



**INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL INSPECTION SERVICES**



*Our vision. Your peace of mind.*

**Michael Lehman**

*Owner/Inspector*  
406-670-4593

**Billie Lehman**

*Business Manager*  
406-670-8168

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www.montanainfrared.com

**LEVEL III CERTIFIED INFRARED THERMOGRAPHER  
PROFESSIONAL HOME INSPECTION INSTITUTE  
ITA TRAINED COMMERCIAL INSPECTOR  
FHA COMPLIANT INSPECTOR  
NATIONALLY CERTIFIED  
LICENSED - BONDED  
REGISTERED  
INSURED**

**SERVING BILLINGS AND SURROUNDING AREAS**

## WHY CHOOSE US?

EXPERIENCE, HONESTY, INTEGRITY

42 years of experience in Building Systems, Construction, and Property Inspections.

18 years: Industrial, commercial, residential, HVAC refrigeration, electrical and plumbing.

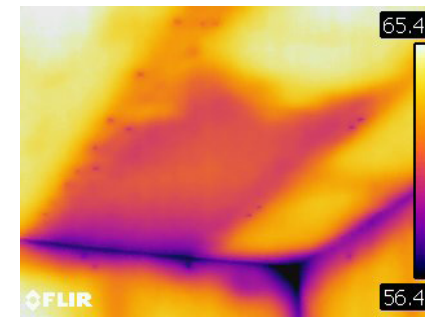
10 years: General Contractor (owner, Ace of Trades, Inc) - new homes, remodeling, additions, repairs, residential and light commercial.

Residential and commercial property inspector since 2006.

Level III Certified Infrared Thermographer

A home inspection covers much more than the structural integrity of the home. With my diverse training and extensive background in the associated trades, we are able to provide you with the thorough and detailed home inspection you deserve.

*Our vision. Your peace of mind.*



## INFRARED THERMAL IMAGING

Trained with the Infrasppection Institute, it is the oldest independent infrared training and certification firm in the world.

Infrasppection Institute certification makes a difference. With over 10,000 graduates it is recognized worldwide as a symbol of excellence.

Thermal imaging is more than “point and shoot.” As a Level III Certified Infrared Thermographer, I am able to differentiate common error sources that can influence observed thermal data.

### WHAT CAN THERMAL IMAGING ADD TO YOUR INSPECTION?

1. Find moisture and air intrusion.
2. Find electrical hot spots.
3. Find missing or damaged insulation.
4. Help detect abnormal thermal patterns in heating & cooling systems.

## WE ALSO OFFER

Complete home inspections that exceed the InterNACHI standards of practice and code of ethics. We check all visible components, not “Random Sampling.”

We encourage your participation during a walk through and during the explanation of our findings at the end of the inspection.

1. Continuous radon monitoring with 48 hour results.
2. Water testing.
3. 11 month builder warranty inspections.
4. Pre-listing inspections.
5. Our own lock box access for added convenience.

*For additional information about the infrared services we offer, please visit our website.*