

Services

11th month warranty inspections

If your new home came with a 1-year builder warranty, schedule an inspection at the 11-months. We'll document defects in workmanship, materials & systems before your warranty expires. Serving Lake Elmo, Woodbury, Stillwater, Oak Park Heights, Cottage Grove and surrounding areas.

From \$398.00

Annual maintenance checkup

A yearly home checkup to catch small issues before they become big problems. We walk the home with you, point out visible concerns, and answer questions along the way. Perfect for homeowners who want peace of mind year-round.

From \$225.00

Mold sampling

Worried about mold? We take samples to confirm if it's mold and identify the type. Fast, accurate lab results help you understand the risk and what to do next.

From \$148.00

New construction inspections

Just because it's new doesn't mean it's perfect. We inspect new homes for defects, workmanship flaws and safety hazards before move-in.

From \$398.00

Pre-listing inspections

Pre-listing inspection (seller inspection). A detailed inspection for home sellers to identify issues before listing. Helps prevent surprises and builds buyer confidence.

From \$398.00

Drone roof inspections

We use drone technology to safely inspect roofs and hard-to-reach areas — no extra charge with your home inspection. Especially useful for multi-story homes and steep pitches.

From \$150.00

Aerial property overview

We offer aerial photos showing where the home sits in the neighborhood, nearby roads, green space, and more. It's a helpful way to get to know the property's surroundings — especially for buyers relocating or purchasing sight unseen. Call for inquiries.

\$100.00

Tree inspection

We assess trees near the home for signs of disease, damage, or risk to the structure. Included with every full inspection — no added fee.

From \$60.00

Full home inspection

Full home inspection for buyers, sellers, or homeowners. We evaluate roof, structure, plumbing, electrical, HVAC, and more. Serving Washington County and the greater Twin Cities area.

From \$398.00

Age-in-Place Inspections

We help make sure a home is safe and functional for aging loved ones. Whether you're planning ahead or moving a parent in soon, we'll check for safety and accessibility issues and provide a clear list of updates to support safe, independent living at home. Call for inquiries.

From \$300.00

Water Stain Evaluation

We offer non-invasive water stain evaluations using moisture detection tools including infrared thermal imaging to detect hidden moisture or leaks. Ideal for identifying moisture behind stains or discoloration.

From \$150.00

Thermal Roof Inspections

Get a detailed thermal roof inspection using infrared drone imaging to detect hidden moisture and insulation issues. Fast, accurate, non-invasive roof evaluations for commercial and residential properties. Call for inquiries!

From \$226.00

Thermal Siding Inspections

We offer detailed thermal siding inspection using infrared imaging to detect hidden moisture and insulation issues. Fast, accurate, non-invasive siding evaluations for local residential properties. Call for inquiries!

From \$218.00

Deck Inspection

Visual deck inspection to assess safety, structural integrity, and visible damage. We check decking, railings, stairs, posts, and connections for signs of wear, rot, or unsafe conditions. Non-invasive and thorough.

\$73.00

Consultation Walkthrough

We walk the home with you, point out visible concerns, and answer questions along the way. Great for second opinions, annual maintenance or buyers who plan to waive their inspection! \$225 for up to 2 hours, \$100/hour after that.

From \$225.00

Selective Inspection

You choose the systems and components we inspect. Ideal for HOA-covered properties, DIYers, flippers, or anyone who only needs certain areas checked instead of paying for a full inspection. Call, Text or Email for a custom quote!