



Home Buyer's Protection Program:

If you have a home inspection done by Gold Key Inspection Services and it does not close for any reason, then we will provide a \$75 discount on the next inspection if it occurs within the next 30 days and you use the same realtor for this next transaction.



Thermal Imaging

This is an excellent way to tell if moisture entry is an issue in concealed areas, if electrical fixtures or breakers are working as intended, or to pinpoint areas of concern regarding plumbing leaks or deficiencies. It can be done as part of the inspection, or as a full-scale analysis of the home.



Sewer Camera

This is a specialized camera that checks the underground sewer/septic lines for breaks, tree roots, offsets, and clogs. Don't get your home inspected without adding this important scan. A 90-Day Warranty against sewer back-ups is included with each ordered scan.



Porch Home Assistant

Enjoy complimentary Porch Home Assistant Gold for your move-in projects and all future home projects.



Foundation Certification for Manufactured Homes

Foundation certifications are necessary for many manufactured/HUD homes. This structural certification declares that the home is properly fastened to the foundation per HUD guidelines.



200 % Guarantee on all Platinum Plus Packages

If you are not completely satisfied at the end of the inspection with a Platinum Plus Package, not only will we refund the whole home inspection fee, we will also pay for another licensed inspector to complete a whole house inspection. We are so confident, we are willing to back it by 200%.



Our Services:

- [Whole House Inspections for Residential Properties](#)

- [Radon Gas Testing](#)

Radon gas is a colorless, odorless, naturally occurring gas that is formed from the breakdown of uranium deposits in the rocks and soil under your home. Our radon tests are performed by using a continuous radon monitor. The monitor is placed in the proper location for at least 48 hours. It measures the radon level hourly and averages the results for the duration of the test. At the conclusion of the test, we print out an easy to read line graph that clearly shows the hourly results and average concentration of radon in your home.

- [Water Quality Testing](#)

We collect samples of potable water and have an independent lab test them for specified contaminants, especially for specific loans (USDA, FHA, VA, Rural Development):

- ✓ Bacteria/ecoli (total coliform)
- ✓ Bacteria/ecoli (total coliform), Nitrate, Nitrite
- ✓ Bacteria/ecoli (total coliform), Nitrate, Nitrite, Lead
- ✓ Bacteria/ecoli (total coliform), Nitrate, Lead, Arsenic
- ✓ Bacteria/ecoli (total coliform), Nitrate, Arsenic, pH, Temperature, residual chlorine (St. Joseph County Compliance Water testing)

- [Thermal Imaging](#)

This is a separate component inspection from the standard home inspection. Our inspectors have been through a training course certifying them as residential thermographers. This is an excellent way to tell if moisture entry is an issue in concealed areas, if electrical fixtures or breakers are working as intended, or to pinpoint areas of concern regarding plumbing leaks or deficiencies. It can be done as part of the inspection, or a full-scale analysis of the home.

- [Mold Testing](#)

- ✓ **Swab test-** taking a swab (physical sample for identification) of the area you are concerned may have mold.
- ✓ **Air Quality test-** Z5 non-viable air cassette to capture different types of mold spores in the air which will be compared to an outside sample (control sample) to determine any elevation of spores in the indoor environment (high contamination). This will tell us if there was possibly an indoor excess moisture now or previously in this indoor environment. Mold is always the symptom and water is the cause.
- ✓ **Visual Mold-** Visual inspection for mold

- [WDO/Termite Inspection](#)

Visual inspection for wood destroying insects

- [Sewer-Line Camera:](#) This is a specialized camera that checks the underground sewer/septic lines for breaks, tree roots, offsets, and clogs. Don't get your home inspected without adding this important scan. A 90-Day Warranty against sewer back-ups is included with each ordered scan.

- [Commercial Inspections](#)

- [Foundation Certification for Manufactured Homes](#)