

The Process

Golden Property Inspections carefully inspects and reports on visible and accessible systems and components of the structure, utilizing national standards and state-of-the-art report writing software. Each report is customized with photographs describing the conditions of the following building systems and components:

- Exterior Building Components
- Roofing and Gutter Systems
- Garages, Porches & Decks
- Attic Structure, Insulation and Ventilation
- Basements and Crawl Spaces
- Conditions of Interior Rooms
- Fireplaces and Wood Stoves
- Heating and Cooling Systems
- Plumbing and Electrical Systems
- Fire and Life Safety Issues
- Structure - including framing and foundation

In addition to performing building inspections, Golden Property Inspections will also arrange for testing and inspection of:

- Water Quality
- Indoor Air Quality
- Mold
- Lead Paint

These tests are sent to a state accredited lab.



Inspection Services

Landscape/Site

Sprinkler system connections to potable water supply, earth conditions and vegetation near the foundation, fences, gutters, patios, driveways, decks, retaining walls, property drainage, etc.

Exterior/Roof

Roof condition and future probabilities, flashings, sidings, trims, garage doors, entry doors, windows, etc.

Heating/Air Conditioning

Fireplace, chimneys, gas lines, heat exchanger or boiler, evaporator/condenser, compressor, combustion air, ducting/radiators, etc.

Plumbing

Gas and water lines, water heater, laundry, faucets and valves, drains, pumps, oil tanks, LPG tanks, etc.

Electrical

Service panel, wire sizes and types, service drop, grounding, door bell, weather head, GFCI circuits, fixtures, switches, receptacles, etc.

Bathroom

Shower, tub, whirlpool, lavatory, toilet, faucets, flooring, walls/ceiling, ceramic tile, counter top, mirror, etc.

Interior

Water damages, walls/ceilings, flooring, weather-stripping, firewalls, smoke alarm, hand and guard rails, windows/doors, cabinets, etc.

Kitchen

Appliances, flooring, plumbing and electrical connections, etc.

Structural

Foundation(s), basement/crawl space, framing members, attic, insulation, venting, clearances, remodel effects, etc.

Golden Property Inspections

Buy Smart, Inspect First!



**Residential and Multi-Unit
Building Inspections
For Buyers, Sellers & Investors**

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Serving The Counties Of
Hampden, Hampshire, Franklin,
Suffolk and Weston