

**Additional Services available upon request for your convenience.**

### **Radon Testing and Radon Mitigation Systems**

All of Tillery Inspections inspectors and mitigators are licensed to conduct radon testing and radon mitigation through PA DEP. **Radon is considered the second leading cause of Lung Cancer in the United States. The EPA has recommended that all homes be tested and those with levels over 4.0 pCi/L be mitigated.**

Although levels can vary widely from house to house, the average level for Central Pennsylvania is approximately 10 pCi/L. All homes not previously tested should be tested.

### **Water Testing**

Most mortgage lending institutions require that private well water systems be tested for coliform bacteria (potability) each time a home changes hands. Very often a full chemical analysis will also be required.

### **Wood Destroying Insects**

Tillery Inspections is licensed to inspect and issue certifications regarding termites and other wood destroying insects.

### **Mold Testing**

Tillery Inspections is qualified to conduct mold testing. Call for additional information.

### **EIFS Inspection**

Tillery Inspections is qualified to conduct EIFS inspections. EIFS is a particular type of synthetic stucco-like finish that is applied to the exterior of the home. A home with EIFS should have a professional EIFS inspection every 3 +/- years and be properly maintained.

### **Lead Paint Inspections**

All persons buying a home built prior to 1978 must be provided with information regarding lead paint hazards and must be given the option of having their prospective home tested. Tillery Inspections can provide for Lead Based Paint Inspections.

## **HOME INSPECTION SERVICES**

- ▼ Full Home Inspections
- ▼ Radon Testing
- ▼ Radon Mitigation
- ▼ Water Testing
- ▼ Mold Testing
- ▼ Wood Destroying Insect Inspections
- ▼ FHA Certifications
- ▼ Lead Based Paint Testing
- ▼ Asbestos Inspections

## **RESIDENTIAL ENGINEERING**

- ▼ Structural Inspections
- ▼ Structural Analysis and Design
- ▼ Thermal Imaging
- ▼ Moisture Infiltration and Remediation
- ▼ HVAC Design and Troubleshooting
- ▼ Construction and Repair Oversight and Guidance
- ▼ Litigation Support/Testimony/Expert Reports
- ▼ EIFS/Stucco Investigations
- ▼ Codes Compliance (ICC) and ADA Compliance
- ▼ Indoor Air Quality

HIC#PA060456

**Please Call**

**717-920-8230**

**for any of these professional services.**

**TILLERY** Inspections

A Division of THE VIRTUS GROUP

**RESIDENTIAL / COMMERCIAL**

# **Home Inspections Residential Engineering**

Experienced inspectors that have completed over 25,000 professional inspections



Security and Peace of Mind...  
*for the most important investment you will ever make*

**TILLERY** Inspections

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THE VIRTUS GROUP



**NAHI**  
AFFILIATE MEMBER

# What is a Home Inspection?

A home inspection is a systematic, general, objective, visual examination of the physical structure and systems of a home. An inspection is analogous to getting a "physical" from the family doctor. Also like the family doctor, if problems or symptoms are found, our inspectors may recommend further evaluation by other trained specialists.

## Who should get a Home Inspection?

Home buyers, home sellers, or anyone who wants to make an informed decision about a house based on objective information deserves a professional home inspection.

As a **prospective home buyer**, buying a home is probably the most important investment you will ever make. Most buyers find it very difficult to remain objective about the home they are about to purchase. Our professional inspectors are able to objectively evaluate the home and put the overall condition of the home into proper perspective.

If you are planning to **sell your home**, a **pre-listing inspection** can give you the opportunity to make repairs that are noted and will put the home in a better selling condition. The inspection can also help the seller substantiate a higher asking price if problems don't exist or have been corrected.

If you are already a **home owner**, a home inspection can help identify problems in the making and suggest preventative measures that might help you avoid costly future repairs.



## Your Full Home Inspection includes the following major systems:

- ✓ **Exterior** – roof covering, gutters & downspouts, siding & trim, stoops, porches, steps, walkways, driveways, safety hazards, grading/drainage.
- ✓ **Interior** – windows, doors, flooring, lighting, walls, ceilings.
- ✓ **Kitchen** – appliances, cabinets, counters, flooring, lighting, ventilation.
- ✓ **Electrical** – safety hazards, capacity and overall condition, recommendations on possible upgrades.
- ✓ **Plumbing** – piping, fixtures, flow, water heater, drains, unsafe or unsanitary conditions, location of main valve.
- ✓ **Basement & Crawl Space** – water seepage, cracks, ventilation, insulation, structural problems.
- ✓ **Heating & Air Conditioning** – system components, operation, maintenance.
- ✓ **Structural Integrity** – roof, interior & exterior walls, framing, attic, foundation, settlement problems.

## Why should I choose Tillery Inspections for my Home Inspection Company?

**Tillery Inspections** is a full service inspection company providing Home Inspections, Structural Inspections, Professional Engineering Services, Radon Testing, Radon Mitigation, Water Testing, Mold Testing, Asbestos Inspections, Wood Pest Inspections, FHA Fee Inspections, and Lead Based Paint Testing.

Our staff includes a **Professional Engineer** (structural, mechanical, electrical, etc.) and a **Certified Industrial Hygienist** to address all of your engineering, indoor air quality, mold, and moisture concerns.

**Tillery Inspections** is one of the few companies that have approved **FHA Construction Inspectors** for Dauphin, Cumberland, Lancaster, Lebanon, Perry, York and Adams counties.

We have a full complement of inspectors ready to serve your inspection and related needs. We can usually schedule your inspection within a few days of your request. **Saturday and Sunday inspections are available upon request for no additional fee.**

Our inspectors are in full compliance with the Pennsylvania Home Inspection Law (Act 114) and are members of ASHI (American Society of Home Inspectors) and/or NAHI (National Association of Home Inspectors). All of the inspectors are fully licensed and insured.

**717-920-8230**

**www.tilleryinspect.com**

