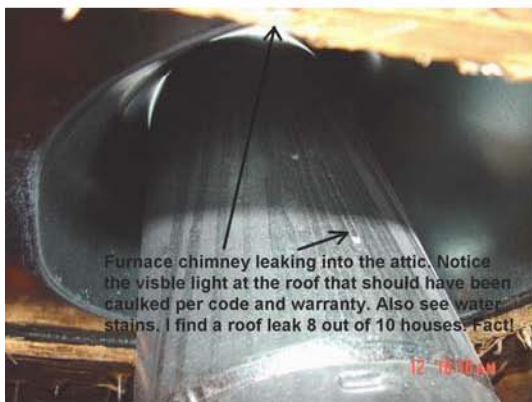
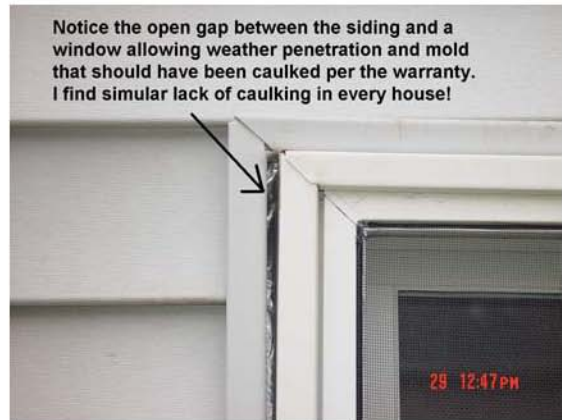
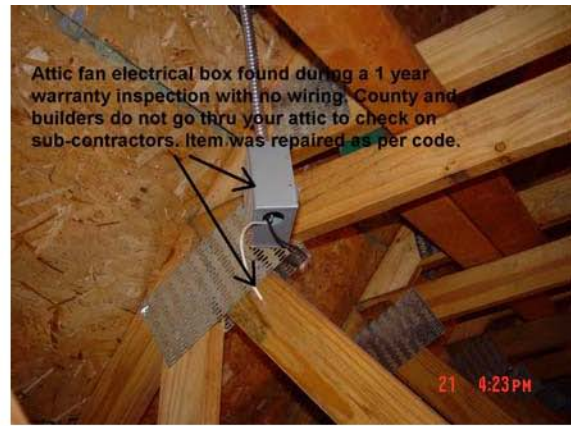
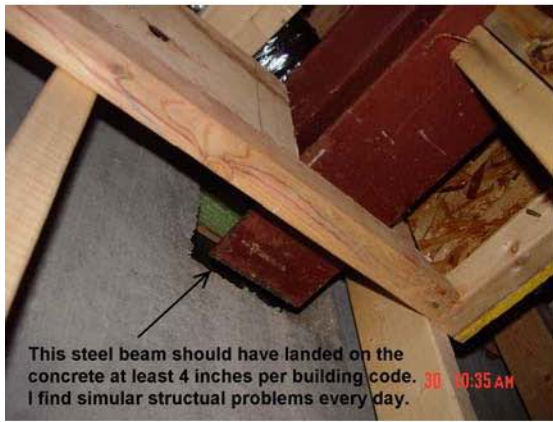


Here are eight photos of typical defects I find everyday. I'll find 15 to 20 major defects in your home also and get them fixed. Ask my competition if they use photos in their reports and request a report sample.



### Single Family Home Fees

\$200.00 and up depending on size

### Townhouse Fees

\$100.00 and up depending on size.

# House Doctor Consulting -Virginia Licensed -Ted Collins, Owner/Inspector

I would like to introduce myself, my construction inspection services and offer you my 1-year warranty inspection. I specialize in pre-drywall inspections through one-year warranty inspections. I'm licensed in Virginia, a member of the American Society of Home Inspectors and I have performed 5000 home inspections since my builder went broke on me in 1995. I'm a certified combination building code inspector for the 10,000 individual codes required in Virginia/MD. I hold a BS in Construction Engineering Technology and have memorized the installation procedures for the "50,000 parts" used to build your home. I also know the National Association of Home Builders residential performance guidelines publication and the builder's one-year warranty document. These are written set of rules and specifications required by the builders that you don't know about. Here's the moral of the story –The house is complicated and the general public does not have a chance. I'll find 15 to 30 major defects that the builder has to fix by law (structural, code, leaks, grading, cooling, & etc.). You need an expert (me) to find the defects, provide a technical report and teach you how to get the defects repaired.

Here's how we all get taken advantage of. Because of the emotion involved in the purchase of your home you neglect to realize that you just bought one of the most expensive, complicated products produced on the planet. You do not know 10,000 building codes, builders warranty documents or 50,000 part installation procedures let alone how to force the builder to make repairs. Because you think you know everything the builder and county take advantage of you, which can cost you thousands in repairs and insurance claims.

Hire me for several hundred dollars and I'll save you \$5,000 to \$10,000 in contractor repairs that you will eventually pay for over the life of the home because you didn't realize they should have been done right in the first place by the builder. What I teach you about your house during the inspection pays for my inspection fee.

Here's how I get results. The law requires the builder to meet his warranty workmanship obligations and his own performance guidelines. The county must enforce code defects they missed. I find, document, and photograph as many defects as I can find and then provide a 30-page typed narrative technical report by e-mail, which includes a defect summary list. You will certify mail the report to the builder and the warranty company to make the report a legal document. You give the builder 30 days to make repairs and if they do not respond you call the warranty company and the county because they have to abide by their own documents and laws. Sounds simple but you can't do it on your own. Here's a thought! Would you let your spouse perform a root canal on you because they can brush their teeth? The house is just as complicated as a tooth and you need a 3<sup>rd</sup> party expert.

A brief word about my competition. American Society of Home Inspectors Association does not require code inspection as part of their inspection protocols (fact). Inspection companies disclaim themselves on code in their report contracts and some charge \$1000 dollars extra for separate code inspections. I'll find 20 major defects because of my code knowledge and they'll disclaim themselves because they lack code knowledge. Don't waste money on average inspector hire an expert and get the truth. Plus, I guarantee results. Do they?

**See web site for a FOX 5 inspection special I did on a 2 week old house !**

Yours Truly, Ted Collins, Owner/Inspector (703)-777-9222  
See web site for report samples

**Ted Collins Inspection Services, - Direct: (703) 777-9222 – Ted@TedCollins.com -  
www.TedCollins.com**