

CHRONICLES

TALES OF GREATNESS IN THE MAKING FROM AWARD WINNING INSPECTORS

JOHN TEDRICK

HALL OF FAME



When John Tedrick quit his job in the hospitality industry 15 years ago he knew, "it was time to go do something else." What it would be, he didn't know. That he'd still be doing it, and loving it, 15 years later seemed extremely farfetched.

"For once in my life, I was in the right place at the right time," he said. "Property inspection was coming into its own. Realtors didn't have 'their guy.' Within six months I had all the work I could handle and never looked back."

The biggest challenge, he said, was riding out the low spots, the times when perhaps the phone wasn't ringing as much as he'd come to expect.

“*I never worry about the competition,” he said. “You have to focus on yourself, the job you’re doing, the service you provide. If you do that, everything else will take care of itself.*”

- **John Tedrick** Aurora, CO

"That's when it's nice to have other people in the area you can call," he said. Tedrick networks with other NPI inspectors in Colorado. They ask and answer each other's questions, take the temperature of the market and trade stories.

"There's no typical day," he said. "The longer I do this the more I like doing inspections. There are not many people who can say that about their job." Not only does Tedrick enjoy his day job, it gives him the flexibility to pursue his other hobbies – hiking, snow-shoeing and winter camping. Tedrick is trained as a winter camping instructor and loves backpacking the Grand Canyon, a trip he's taken about every 18 months for the last decade.

Property inspections offer enough change and enough comfort to make things constantly interesting, he said. In the beginning, he spent a lot of time learning the job, expanding his knowledge, increasing his comfort level. Now, he said, with the flow of the inspection under his belt, the focus is on the client.

"It's that comfort zone that helps me like doing what I'm doing," he said. "The checklist remains the same. The home and the customer change." In the morning, he might inspect a home built in 1885. Later the same day, it might be new construction. A condo another morning followed by a 4,500 square foot executive home in the afternoon.

"The variety makes it interesting." The advances in technology simply add to that variety. Tedrick started with handwritten reports delivered to the agents' offices himself. Now, fax machines, email and computers mean reports can be done onsite.

Tedrick's keys to longevity in the business, earning him a Hall of Fame award in 2005, are trust and focus. "I never worry about the competition," he said. "You have to focus on yourself, the job you're doing, the service you provide. If you do that, everything else will take care of itself."