

From: [Sunset Advisory Commission](#)
To: [Janet Wood](#)
Subject: FW: Public Input Form for Agencies Under Review (Public/After Publication)
Date: Monday, November 19, 2018 2:42:56 PM

-----Original Message-----

From: sunset@sunset.texas.gov <sunset@sunset.texas.gov> On Behalf Of Texas Sunset Commission
Sent: Monday, November 19, 2018 2:03 PM
To: Sunset Advisory Commission <Sunset@sunset.texas.gov>
Subject: Public Input Form for Agencies Under Review (Public/After Publication)

Agency: TEXAS REAL ESTATE COMMISSION

First Name: Gary

Last Name: Baldrige

Title: Owner/ Gary's Business residential inspections. TREC#10313.

Organization you are affiliated with: TPREIA

Email: gary@gainesvillexhomeinspector.com

City: Gainesville

State: Texas

Your Comments About the Staff Report, Including Recommendations Supported or Opposed: I stand with TPREIA on these

Any Alternative or New Recommendations on This Agency:

I am sending this in support of the Statement by TARI stating there was a conflict of interest with inspectors being licensed under TREC.

1. Inspectors have no representation on the TREC Board. How can This not be a conflict having rules put on us with no representation. The IAC is only to advise staff but has no power.
2. Staff members seem to be making rules with no field knowledge of the inspection process. I don't believe they have any idea of what an inspection.
3. Enforcement seems to fall into this same category. How can you hand down decisions without fully understanding how this process works and the may decisions having to be made at each inspection. Again conflict of interest.
4. There is the issue of the advertising and who can do it and who can't and the more you donate the higher up you are on the list to receive leads. I don't know much about this as the small town I am in this is not a problem, realtors either use you or not. However if this is going on why does TREC not investigate this and fix the problem. Another area where we could have a conflict of interest and possibly the people with money to lobby get what they want.
5. Consumer Protection Is being pushed heavily and appears to be targeted in on increasing our insurance to be a warranty on our work. The inspection is the consumer protection when performed to the SOP. I see this ad a problem that should fall on the agents shoulders too. The listing agents do not have the seller prep the house for an inspection. If not properly prepped it is impossible do a proper inspection. no one seems to want to make this happen bur we get in trouble with legal even though we could not properly inspect the home.

I hope you look at these things as a part of what is wrong with Inspectors being run by TREC with no representation. Conflict Of Interest.

My Comment Will Be Made Public: I agree