

From: [Sunset Advisory Commission](#)
To: [Janet Wood](#)
Subject: FW: Public Input Form for Agencies Under Review (Public/After Publication)
Date: Monday, November 19, 2018 8:05:15 AM

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

From: sunset@sunset.texas.gov <sunset@sunset.texas.gov> On Behalf Of Texas Sunset Commission
Sent: Sunday, November 18, 2018 10:38 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: Norman

Last Name: Rozell

Title: Home Inspector

Organization you are affiliated with: Good home inspection, and the Texas Chapter of ASHI Lone Star ASHI

Email:

City: Dallas

State: Texas

Your Comments About the Staff Report, Including Recommendations Supported or Opposed:

I was disappointed by the lack of mention about home inspectors in the report. To allow the relationship between the TREC and its inspector licensees to continue in the current manner is a disservice to the public and a conflict of interest.

The conflict begins early on by having the Commission stacked with TAR Alumni. There isn't a member of the TREC Commission whom is an inspector, no way for an inspector to be judged by a peer. The Inspector's Advisory Committee serves at the pleasure of the Commission and has no regulatory authority.

One example of about a conflict of interest is that the TREC makes it prohibitive for advanced inspectors education to become approved. The TREC doesn't recognize International Code Council. If an inspector should choose to get Stucco Certified, the TREC doesn't recognize it. Post Tension Slab Certification, nope. Infrared Certification, nope. Drone Pilot's license, nope. So this leaves many home inspectors with a financial choice; better education to better serve the public, or dumbed down approved education to maintain their license. There isn't much incentive for advanced education providers to pay the TREC instructor's application fees and endure the submittal process, however, inspectors would benefit immensely by being able to apply advanced classes towards their licensing requirement. The TREC won't budge on this. This suggest that the TAR TREC would rather home inspectors stay on a homogenized path of mediocracy.

TAR has some great Realtors, and some of those now serve as TREC Commissioners. But TAR Represents all of its members and ultimately they represent completed real estate sales. Having firm control of home inspectors is a good thing for TAR.

Real estate agents income is derived solely by closing sales. No sale, no income. Home inspectors are independent 3rd party subjective property condition evaluators whom get paid at the time of inspection. It's conflict of interest to

have commissioned sales people regulating inspectors in the name of protecting the public interest.

Any Alternative or New Recommendations on This Agency: Create a new department inside of the TREC for home inspectors, like the Appraisers have.

My Comment Will Be Made Public: I agree