

Frequently Asked Questions

HOW DOES A HOME INSPECTION CAREER COMPARE TO OTHER IN-DEMAND CAREERS?

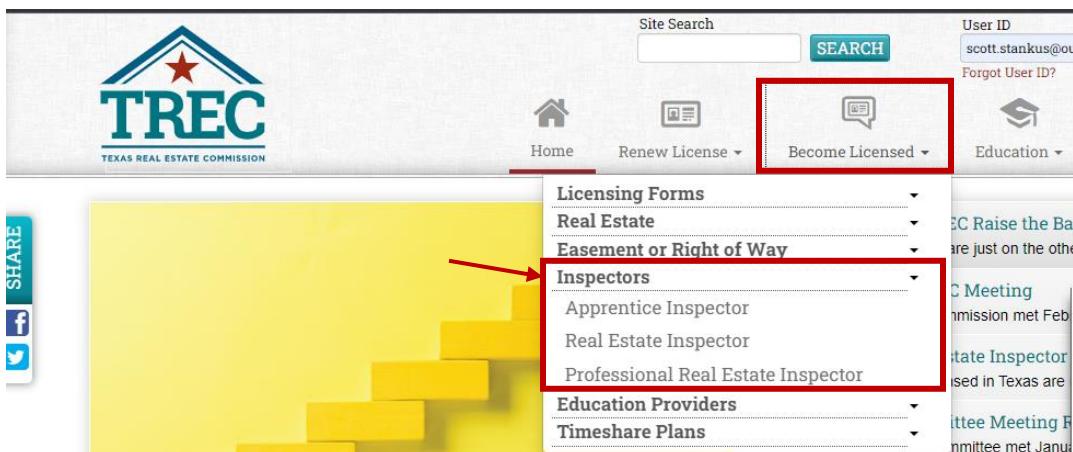
	Professional Real Estate Inspector	HVAC Tech	Plumber	Barber	Diesel Tech
License Required in Texas	Yes	Yes	Yes	Yes	No
Training Time	3-6 months	48 months	4,000 hours (25 months) of <u>documented</u> plumbing work experience AND a 24-hour training course	9-12 months	36-48 months
Cost of Training	\$2,995.00	Up to \$15,000	Up to \$9,000	\$14,500.00	Up to \$15,000
Average Starting Salary	\$70,000 - \$80,000	\$46,500.00	\$52,500.00	\$35,000.00	\$56,500.00

DO YOU OFFER A MILITARY DISCOUNT?

Yes! We offer a **15% discount** for Veterans and active-duty military. To receive this discount, please contact us at **940-336-7482**. We will need a copy or photo of your DD-214 or military ID showing active service. We will then send you a link to a military-only enrollment page.

WHAT ARE THE STEPS TO BECOME LICENSED IN TEXAS?

The Texas Real Estate Commission website is your best resource for this information. Please visit <https://www.trec.texas.gov/> for more information. You can find the information under the "Become Licensed" section of the website.



The screenshot shows the Texas Real Estate Commission (TREC) website. At the top, there is a navigation bar with links for "Home", "Renew License", "Become Licensed" (which is highlighted with a red box), and "Education". Below the navigation bar, there is a "Site Search" field and a "SEARCH" button. On the right side of the header, there is a "User ID" field with "scott.stankus@ou" entered, and "Forgot User ID?" link. A "SHARE" button with icons for Facebook and Twitter is located on the left side of the main content area. The main content area features a yellow background with a grid pattern. A red arrow points from the "Inspectors" link in the "Become Licensed" dropdown menu to the "Professional Real Estate Inspector" link in the list below it. The dropdown menu also includes links for "Licensing Forms", "Real Estate", "Easement or Right of Way", "Inspectors", "Apprentice Inspector", "Real Estate Inspector", and "Professional Real Estate Inspector". To the right of the dropdown menu, there are several news items and links.

WHAT ARE THE DIFFERENCES BETWEEN THE TREC INSPECTOR CLASSIFICATIONS?

Professional Real Estate Inspector	Real Estate Inspector	Apprentice Inspector
This is the fast track to working independently and owning your own business.	This track allows you to work as an inspector but you <u>must</u> do so under the sponsorship of a Professional Real Estate Inspector.	This track is the slowest track but has the lowest cost to entry. You will work as a trainee under the direct supervision of a Professional Real Estate Inspector.
A Professional Real Estate Inspector is a person who is trained and qualified to perform real estate inspections and who accepts employment to perform a real estate inspection for a buyer or seller of real property. Professional inspectors meeting the experience requirements may also supervise or sponsor Real Estate Inspectors and Apprentice Inspectors.	A Real Estate Inspector is licensed to perform a real estate inspection for a buyer or seller of real property but is required to do so under the indirect supervision of a Professional Real Estate Inspector.	An Apprentice Inspector is a person who is <u>in training</u> under the <u>direct</u> supervision of a professional inspector to become qualified to perform a real estate inspections.
You have one year from the date your application is filed to meet all license requirements. Once you have met all license requirements, TREC will send an active professional inspector license to you via email.	You have one year from the date your application is filed to meet all education and experience requirements for a license.	You have one year from the date your application is filed to meet all education and experience requirements for a license.
https://www.trec.texas.gov/become-licensed/professional-real-estate-inspector	https://www.trec.texas.gov/become-licensed/real-estate-inspector	https://www.trec.texas.gov/become-licensed/apprentice-inspector

I AM CONCERNED ABOUT MEETING TREC'S QUALIFICATIONS FOR HONESTY, TRUSTWORTHINESS, AND INTEGRITY. IS THERE A WAY I CAN FIND OUT BEFORE I ENROLL?

Yes! On the TREC website, there is a form you can complete before you apply for a license.

Before you apply for a license, you can request that the Commission determine whether your fitness meets TREC's qualifications for honesty, trustworthiness, and integrity.

Who should request a Fitness Determination (FD)?

If you have any criminal offenses, unpaid judgments, had discipline taken against a professional or occupational license, or have performed unlicensed activity you should consider requesting an FD. The FD process is significantly cheaper than paying for an application, examination, and education necessary to receive a license.



Helpful tips for requesting an Fitness Determination (FD) Form:

- Be sure to completely fill out the FD Form.
- Disclose everything. TREC's determination is based only on the information provided with the request. We do not perform a full background check on FDs. If you have a criminal background, you should disclose all misdemeanor and felonies even if they are old offenses. You should also disclose all criminal offenses where you were placed on parole, probation, or community supervision (also known as deferred adjudication) even if the case was later dismissed.
- Do not request an FD if you do not have any criminal offenses, unpaid judgments, had discipline taken against a professional or occupational license, and have not performed unlicensed activity.
- Do not request an FD at the same time you submit an application or if you have a pending application with TREC.
- Citizen of the United States or lawfully admitted alien
 - A DACA recipient does not qualify as a lawfully admitted alien.

CAN I GET CREDIT FOR WORK EXPERIENCE?

Per the TREC experience requirements, you may receive credit for the Property and Building Module 1 and 2 courses if you have 3 years of personal experience in a field directly related to home inspection and provide two affidavits from persons who have personal knowledge of your experience.

However, **we strongly encourage all students to take the full course.** All candidates must pass the National Home Inspector Exam to become licensed in Texas. Experience or knowledge of a single component may not be sufficient to pass the National Exam.

HOW LONG DOES IT TAKE TO COMPLETE THE COURSE?

After you purchase course access, you have a full twelve month window to complete all of your coursework. With that being said, we **strongly encourage** you to intend to complete your training in less than 6 months. That is because after the six month mark, we tend to see a significant drop-off in student graduation rates and many students who attempt the State and National final exams after six months of study do not pass the first time. The material in these courses is a mile wide and an inch deep and it's very easy for the smaller details to fade out after half a year with the material.

An ideal window of time to complete the courses is **three to six months**. Our team is ready and willing to assist you with sticking to your study goals to graduate on time, be sure to reach out to us to develop a study plan if this is a strategy that will benefit you!

HOW LONG DO I HAVE TO COMPLETE THE COURSE?

TREC allows up to 12 months from the time you submit your Application for a Professional Real Estate Inspector License and pay your fee to complete the coursework.



WHAT OTHER FEES OR DUES SHOULD I EXPECT TO HAVE TO PAY TO GET MY LICENSE?

Fees for Inspector Applications

- Apprentice Inspector Initial, no exam required \$60.00
- Real Estate Inspector Initial \$100.00
- Professional Inspector Initial \$120.00
- Inspector Exam Fee, paid to exam provider \$220.00
- Real Estate Inspection Recovery Fund, paid only after exam is passed ... \$10.00

IF I HAVE TAKEN MY COURSES SOMEWHERE ELSE, CAN I TAKE YOUR 40-HOUR PRACTICUM FOR TREC CREDIT?

Absolutely! If you have completed coursework with another education provider and need to complete your practicum, we offer the practicum as a stand-alone option. You can [enroll online](#) or call our office at **940-336-7482** to schedule your practicum!

HOW DOES THE 40-HOUR PRACTICUM WORK?

The 40-hour Texas Practicum is a pre-licensing requirement for applicants following the Substitute Experience and Education Requirements for a Real Estate or Professional Real Estate Inspector. You must submit the [Texas Practicum Credit Request](#) form with your application for credit.

Our practicum is modeled on Super Inspector standards for performing inspections.

The Texas Practicum is conducted as follows:

- The practicum is bookended by two 4-hour classroom sessions (First 4 hours is set up & expectations; Last 4 hours is for feedback & review)
- During the practicum, students will shadow licensed inspectors on 8 live, in-field inspections and complete 5 reports using the [TREC Standard Inspection Report Form \(REI 7-6\)](#).
- If a student is outside of the Dallas/Fort Worth Metroplex, the 4 hour sessions will be conducted by Zoom classroom and the in-field training will be coordinated with a regional SITA affiliated inspector.
- The student will receive access to [Spectora](#) report writing software.