TEXAS REAL ESTATE COMMISSION
P.O. Box 12188
Austin, Texas 78711-2188
www.trec.texas.gov (512) 936-3000

Real Estate Inspector License Application

(Please read all information carefully)

This application must be filed through the sponsorship of a Texas Professional Inspector who is qualified to sponsor applicants and who currently holds an active license. Both the applicant and the sponsoring Professional Inspector must sign this application. All correspondence regarding this application will be copied to the sponsoring inspector.The application is not transferable. A sponsoring Professional Inspector cannot be changed during the processing of an application. If an applicant desires a different sponsoring Professional Inspector, a new application and fees must be filed with the Commission.

1. To be eligible to file an application for a Real Estate Inspector license, an individual must be a citizen of the United States or a lawfully admitted alien and eighteen (18) years of age or older.

2. Each license holder is required by law to have fingerprints on file with the Department of Public Safety (DPS) for TREC to satisfy the statutory requirement for honesty, trustworthiness, and integrity. For more information on fingerprinting requirements, including scheduling an appointment, please visit www.trec.texas.gov. An applicant previously fingerprinted for TREC must pay a subsequent background check fee of $29.75. A license will not issue until fingerprint requirements have been met and a background check has been cleared.

3. To be eligible to apply for a Real Estate inspector license an individual must furnish the Commission with satisfactory evidence of successful completion of the education and experience requirements, which can be found online at http://www.trec.texas.gov/inspector/real_estate_inspector_app.asp.

4. All required fees shown below **MUST BE SUBMITTED WITH THE APPLICATION.** AN APPLICATION SUBMITTED WITHOUT THE APPROPRIATE FEES WILL BE REJECTED AND RETURNED. All fees should be paid by **CASHIERS CHECK, PERSONAL CHECK OR MONEY ORDER** payable to the Texas Real Estate Commission. DO NOT PAY WITH CASH.

$100.00	Application Fee
$27.00	Subsequent Background Check Fee (if previously fingerprinted for TREC)
$10.00	Recovery Fund Fee (to be paid after examination is passed)

THE FEES LISTED ABOVE ARE NONREFUNDABLE.

5. Once the complete application is received and processed and education is satisfied, the applicant will be notified of eligibility to sit for the examination. License examinations are administered by a national testing service contracted by TREC. The exam eligibility notification will have instructions for contacting the exam administrator and obtaining a copy of the Candidate Handbook to register for the exam. The Candidate Handbook contains information about the examination, study material, and instructions for making an exam reservation.

6. Upon successful completion of the examination and final processing of the application, the applicant must pay a fee of $10 into the Real Estate Inspection Recovery Fund. Do not submit this fee until the Commission requests it.

7. Inspector applicants who have met the requirements to apply for a license and who pass the examination must **provide proof of** professional liability insurance, a surety bond, or any other guaranty that provides coverage for violations of Texas Occupations Code, Chapter 1102, Subchapter G, on the TREC Certificate of Insurance or Proof of Financial Responsibility Form.

8. If the applicant has defaulted on a student loan with the Texas Guaranteed Student Loan Corporation (TG) and is not currently making payments under a repayment agreement, contact the Texas Guaranteed Student Loan Corporation, P.O. Box 83100, Round Rock, TX 78683-3100, Telephone: 1-800-252-9743 BEFORE filing an application. State law prohibits renewing a license after a license holder has defaulted on a student loan guaranteed by TG unless the license holder has entered into a repayment agreement with TG. A renewal may be rejected if TG has notified the agency that the applicant has defaulted on a student loan.

IF ALL REQUIREMENTS FOR A LICENSE ARE NOT MET WITHIN ONE YEAR OF THE FILING DATE, THE APPLICATION EXPIRES.

PRIVACY NOTICE

In accordance with Chapter 559, Government Code, the following notice about certain information laws and practices is given.

(1) With few exceptions, an individual is entitled on request to be informed about the information that a state governmental body collects about the individual.

(2) Under Sections 552.021 and 552.023 of the Government Code, the individual is entitled to receive and review the information.

(3) Under Section 559.004 of the Government Code, the individual is entitled to have the governmental body correct information about the individual that is incorrect.

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APPLICATION FOR:

Real Estate Inspector License

FEE	RECEIPT NUMBER	AMOUNT	$ TYPE
Application Processing Fee		**$100.00**	
Subsequent Background Check Fee *(if previously fingerprinted for TREC)*		**$27.00**	

App#	File#
Entity #	License #

DO NOT WRITE ABOVE THIS LINE

All Information Must Be Typed or Printed in Ink

This application must be filed through the sponsorship of a Texas Professional Inspector who is qualified to sponsor applicants and who currently holds an active license. Both the applicant and the sponsoring Professional Inspector MUST sign this application. All correspondence regarding this application will be mailed to the sponsoring inspector.

This application is not transferable and the fee is non refundable.

1. Applicant's Full Name

_____ Last _____ First _____ Middle

2. Sponsoring Inspector (a) Name: _____

(b) License Number: _____ (c) Business Phone Number: _____

3. Applicant's Social Security No.: _____

Note: Section 231.302 of the Texas Family Code requires all applicants to disclose their Social Security Numbers (SSN) when filing an application. The SSN that is provided will be confidential and is required to enforce Child support orders. Failure to provide the SSN will prevent a license from being issued and could ultimately lead to termination of the application.

4. Applicant's mailing address and contact information (Post Office Box is allowed)

_____ Number, Street and Apt. No. or P.O. Box

_____ City _____ State _____ Zip Code

_____ Telephone Number _____ Email Address

5. Business Address (Fixed Office): Street address must be designated below.
(A license will not be issued to a P. O. Box only.)

_____ Number, Street and Apt. No. or P.O. Box

_____ City _____ State _____ Zip Code _____ Telephone Number

6. Date of Birth: _____ Month _____ Day _____ Year

7. Sex (choose one): ☐ M ☐ F

8. Ethnic Group (choose one) ☐ Black ☐ White ☐ Hispanic ☐ Asian

☐ Other (specify) _____ ☐ Decline to respond (default answer)

This document is available on the TREC website at www.trec.texas.gov

9. Have you been registered or licensed as an inspector in a state other than Texas within the last five (5) years? ☐ Yes ☐ No

If the answer is Yes, you must complete the applicable sections of the Background History Form located at http://www.trec.texas.gov/pdf/forms/miscellaneous/BackgroundHistory.pdf.

10. (a) Have you ever had a professional or occupational license in this state or any other state suspended, cancelled or revoked, or ever surrendered such a license? ☐ Yes ☐ No

(b) Have you ever had an application for a professional or occupational license disapproved or denied in this state or any other state? ☐ Yes ☐ No

(c) Are there any disciplinary hearings or investigations pending against any professional or occupational licenses you hold? ☐ Yes ☐ No

If the answer is Yes, you must complete the applicable sections of the Background History Form located at http://www.trec.texas.gov/pdf/forms/miscellaneous/BackgroundHistory.pdf.

11. Are there any unpaid judgments against you? ☐ Yes ☐ No

If the answer is Yes, you must complete the applicable sections of the Background History Form located at http://www.trec.texas.gov/pdf/forms/miscellaneous/BackgroundHistory.pdf.

12. (a) Have you ever been convicted of a criminal offense? (Include all felonies and misdemeanors other than minor traffic tickets.) ☐ Yes ☐ No

(b) Have you ever been placed on parole, probation or community supervision (also known as deferred adjudication) regardless of whether the case was dismissed or you were discharged? ☐ Yes ☐ No

(c) Are there any criminal charges pending against you? ☐ Yes ☐ No

If the answer is Yes, you must complete the applicable sections of the Background History Form located at http://www.trec.texas.gov/pdf/forms/miscellaneous/BackgroundHistory.pdf.

13. Have you ever acted, or attempted to act, as a real estate inspector in this state or in any other state at a time when not properly registered or licensed? ☐ Yes ☐ No

(Include all periods in which you acted either before registering or obtaining a license or after a license may have expired.)

If the answer is Yes, you must complete the applicable sections of the Background History Form located at http://www.trec.texas.gov/pdf/forms/miscellaneous/BackgroundHistory.pdf.

14. List below all names (maiden, aliases, nicknames, etc.) by which you have been known.

_____ _____ _____

_____ _____ _____

_____ _____ _____

15. Assumed Business Name(s) or DBA:

_____

_____

_____

Note: State law prohibits renewing a license after a license holder has defaulted on a student loan guaranteed by the Texas Guaranteed Student Loan Corporation (TG) unless the license holder has entered into a repayment agreement with TG. You should contact TG before filing this application if you have defaulted on a student loan. An application or renewal may be rejected if this agency has received information from TG that the applicant has defaulted on a student loan. The Texas Guaranteed Student Loan Corporation can be contacted at: Texas Guaranteed Student Loan Corporation, P.O. Box 83100, Round Rock, Texas 78683-3100; Telephone: 1-800-252-9743.

CERTIFICATION OF REAL ESTATE INSPECTOR APPLICANT

I certify that I am eighteen (18) years of age or older and that I am a citizen of the United States or a lawfully admitted alien. I certify that I have examined this application and the answers given are true, correct and complete. I understand that providing answers that are not true, correct, and complete is grounds for disapproval of this application or revocation of my license. I authorize the Texas Real Estate Commission to conduct any investigations of me which it deems prudent. I understand that information revealed in an investigation may be cause for disapproval of the application even though other requirements for a license have been met and **that if an investigation is necessary, it may not be conducted until I have passed the examination**. I further understand that information submitted in conjunction with this application may be subject to public disclosure or inspection in accordance with the Public Information Act (Chapter 552, Government Code). If granted a license, I will abide by the provisions of The Real Estate License Act, Chapter 1102, Texas Occupations Code, and the Rules of the Texas Real Estate Commission.

I understand that the contents of the qualifying examination are confidential and that revealing questions and answers to another applicant or to any person associated with a school or examination preparation course is grounds for disapproval of this application or revocation of my license. If I am asked to reveal the contents of an examination, I will not do so.

I CERTIFY THAT I WILL NOT PERFORM ANY ACT OF A REAL ESTATE INSPECTOR UNTIL AN ACTIVE TEXAS REAL ESTATE COMMISSION LICENSE CERTIFICATE IS IN MY SPONSORING PROFESSIONAL INSPECTOR'S POSSESSION.

Signature _____ Date _____

CERTIFICATION OF SPONSORING PROFESSIONAL INSPECTOR

I certify that I am currently licensed as a Texas Professional Inspector qualified to sponsor applicants and that my license is currently on active status. I hereby request that the above named applicant be licensed as a real estate inspector for me. I have carefully investigated this applicant and, in my opinion, said person is honest, reliable and of good reputation. I will not allow the applicant to act as a real estate inspector for me until a Texas Real Estate License Certificate authorizing said applicant to do so is in my possession. Upon receipt of the license certificate, I shall be responsible for said real estate inspector's professional actions until such time as I notify both the Texas Real Estate Commission and the inspector, in writing, that our association has been terminated.

Signature of Sponsoring Professional Inspector _____ Date _____

If all requirements for a license are not met within one (1) year of the filing date, the application expires.