

**TEXAS LAW MODULE**  
**Chapter 3**

**Professional Real Estate**  
**Licensing - Summary**



**OBJECTIVE: At the completion of this Section, the Inspector candidate will:**

- 1. Understand the Texas requirements to become licensed as a Texas Professional 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 may also supervise or sponsor Real Estate Inspectors and Apprentice Inspectors. A candidate has one year from the date of the original application is filed to meet all license requirements. Once the candidate has met all license requirements, TREC will send an active Professional Inspector license to the Inspector via email.

**Qualifications**

- Citizen of the United States or lawfully admitted alien
  - A [DACA](#) recipient does not qualify as a lawfully admitted alien.
- 18 years of age or older
- Meet TREC's qualifications for honesty, trustworthiness, and integrity
  - Consider requesting a [Fitness Determination](#) before applying for the license - <https://www.talcb.texas.gov/sites/default/files/uploaded-files/Fitness%20Determination%209.9.19.pdf>

**Requirements**

**[Experience and Education](#)**

**Experience and Education**

- 40 hours in Property and Building Inspection Module I\*
- 40 hours in Property and Building Inspection Module II\*
- 10 hours in Business Operations and Professional Responsibility Module
- 20 hours in Texas Law Module
- 24 hours in Texas Standards of Practice Module
- 20 hours in Analysis of Findings and Reporting Module

- **40 hours in Texas Practicum** (5 inspections supervised by a Professional Real Estate Inspector) **before you can take the Texas Exam.**
  - You must submit the [Texas Practicum Credit Request](#) form with your application for credit

After completing your course work, you are welcome to submit a [course and instructor evaluation](#). - <https://form.jotform.com/201038625331041>

### Filing your Application

- Mail your application for [Professional Real Estate Inspector License](#) and [fee](#) to [TREC](#).
- Include copies of your education and experience with your application.

### Get your Fingerprints Taken and Pass Your Background Check

- You are required by law to have [fingerprints](#) on file with the Texas Department of Public Safety (DPS) so a background check can be performed. Fingerprints on file for other agencies will not be accepted.
- A license will not issue if the background check has not been passed. Expect a delay if you are notified of an investigation into your background history.

### Take the Exam

- License exams are administered by [PearsonVUE](#), a testing service company.
- Once you have met the experience and education requirements, you will be sent an exam approval notice with instructions for scheduling the exam and obtaining a copy of the exam Candidate Handbook.
- If you fail the exam three times, you will be required to take additional education before you can retake the exam.

### Real Estate Inspection Recovery Fund

After you have passed the exam, you will be sent a notice requesting the required [fee](#) for deposit in the Real Estate Inspection Recovery Fund.

### Financial Responsibility

- You must submit proof of professional liability insurance, or any other insurance that provides coverage for violations of Texas Occupations Code, Chapter 1102, Subchapter G (\$100,000 per occurrence) before a license will issue.
- Send the [TREC Certificate of Insurance form](#) or [Proof of Financial Responsibility form](#) to [documents@trec.texas.gov](mailto:documents@trec.texas.gov).

### **License Renewal**

All inspectors licensed by TREC, including Apprentice Inspectors, Real Estate Inspectors, and Professional Inspectors, must renew their license every two years. TREC will send you a renewal notice about 90 days before your license expiration date. Until you receive this notice of renewal, you cannot renew your license. As part

of the renewal process, you must satisfy all requirements for renewal and complete certain continuing education (CE) courses to help you perform competent and quality real estate inspections. After completing your course work, you are welcome to submit a [course and instructor evaluation](#).

You may renew your inspector license up to six months after the expiration date. After six months, you will have to reapply for an initial inspector license. After two years past the expiration date, you will have to reapply and pass the examination.

### **Active inspector license renewal requirements**

- Complete 32 hours of inspector CE, including the 8-Hour Inspector Legal & Ethics and SOP Review course. All inspector CE courses must be completed during your current license period.
- An inspector is not eligible to receive more than 16 hours continuing education credit for any one single subject.
- Provide current proof of financial responsibility that provides coverage for violations of Texas Occupations Code, Chapter 1102, Subchapter G (\$100,000 per occurrence) using the [TREC Certificate of Insurance Form](#) or the [Proof of Financial Responsibility Form](#).
- Apprentice Inspectors and Real Estate Inspectors must be sponsored by a Professional Inspector. Find a Professional Inspector qualified to sponsor you.

### **Inactive inspector license renewal requirements**

You may renew your inspector license on inactive status without completing inspector CE courses or providing proof of financial responsibility. You cannot perform inspections with an inactive license.

#### **Renew Online:**

Renew your inspector license online using our [Online Services](#). If you have not renewed online before, you may need to register first.

Submit current proof of financial responsibility at least 10 days before your expiration date, to ensure time for processing.

Pay your renewal fee using [Online Services](#) no later than the expiration date of your license.

#### **Renew by Mail:**

Submit a completed [Renewal Form for Inspector License](#).

Include current proof of financial responsibility at least 10 days before your expiration date, to ensure time for processing.

Include payment of the renewal [fee](#)

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