

From: [Evan Melendrez](#)
To: [Contreras, Jeanette, RLD](#)
Subject: [EXT] New Mexico Home Inspector Licensing
Date: Monday, September 7, 2020 10:38:03 AM

Hi Jeanette,

I've waited until the time was right to voice my opinion and it feels like it is now that time. I am home inspector who works in the Albuquerque, Rio Rancho, and Santa Fe areas. These are in my opinion the biggest markets for real estate in the state of New Mexico. My concerns started when I attended the first licensing meeting and to my surprise found that not a single person on the licensing board is from/represents Albuquerque/Rio Rancho! How can that be? The biggest market in the state has no representation. I held my tongue and chose to step back and hope for the best. As this has gone on it sounds like prices for initial licensing, insurance etc. have completely ballooned. We are known as a "poor state" and have a very low cost of living and a lot of possible inspectors in rural areas that could never afford something like this. In my market alone I still see inspectors take their fee "to closing" similar to real estate practice. There is a lot of reasons that it makes paying a hefty initial cost to "buy into" this career hard. Regardless these are things that I feel can be somewhat addressed (raising our inspection fee at least double, getting paid prior or at time of inspection).

For me personally, the last straw was the "Test".

As a member of InterNachi I would implore yourself, the rules committee and the board to look into their organization and services. They have physical classroom settings at locations in Colorado and Florida (I attended in Colorado). It's fantastic. They're online curriculum is leagues ahead of any home inspection organization I've ever been apart of or paid for. Their services are truly one of the best things that have happened to our industry. It is my understanding that the InterNachi online test will not be accepted which is strange considering it is accepted in other states. For starters it feels very one sided. There are 2 major organizations who both have tests required before becoming members. Why not accept both?! Let's keep it fair. Not to mention, since I caught rumor of the possibility of only allowing the NHIE (which happened during all of the COVID-19 outbreak) I got online and I looked to find any sort of resource for it. Throughout COVID-19 outbreak the the online practice test has been "down for updates". You can imagine my frustration if this was something I needed to start practicing for. There was some other literature I found dedicated the test online and some of the content conflicted with some common Construction practices here in New Mexico and also included a question pertaining to termite. We are not termite inspectors. I'm sure there are some things that people may find error with the InterNachi exam as well but it was just ironic that I would find errors just simply trying to find out more information. A few more points I will say is that the argument about the InterNachi being online is very short minded because of the way most colleges/universities operate to this day. A lot of our new young doctors, lawyers and a lot of other professions take online tests throughout their college careers. These are 6 figure careers and those who participated in college courses leading up to it tested in a similar fashion. And not to mention that InterNachi is recognized as an accredited EDU. Also given the current circumstances, we don't know how long this pandemic will truly last and an online test would be extremely beneficial for people trying to be prepared for the licensing. Overall, I reiterate that everyone should explore the InterNachi website at the very least.

The last point I'll touch on is the fact that this has all felt very rushed. When the bill passed and the meetings were happening early in the year I was attending and felt I had a voice to raise concern as topics were discussed in a public setting. I appreciate those who had worked

so hard and given their time to work on this during the pandemic but I have felt that there was a major disconnect with the inspector community not being able to attend physical meetings and raise our concerns/have our voices heard. Personally I have been non-stop busy since this thing began and haven't been fortunate enough to join any online meetings or really review any documents emailed out until I just recently. A real estate agent told me she heard that I needed to be "licensed by the 15th of this month" which was a complete shock to me. Again, you can imagine my anxiety and frustration over what it is I can do to be prepared for this. It's probably not my place to ask for a pause given how far along this whole thing is but I think it is really unfair to pass/push and complete this thing during a pandemic right now. I would at least ask until we could safely have a public forum of sort. I think some of what I've heard and read will hurt a lot of us in the home inspector industry more then it will benefit. Thank you for your time.