



# DANIEL E. SMITH

**BROKER, APPRAISER & PROFESSIONAL INSPECTOR**

526 KINGWOOD DR, STE 202

KINGWOOD TX, 77339 · 281-815-2881

[DAN@BTRCONSULTINGLLC.COM](mailto:DAN@BTRCONSULTINGLLC.COM)

## Professional Experience

2017 – PRESENT

**BTR Consulting, LLC - CO-OWNER/CONSULTANT/APPRaiser/INSPECTOR**

Appraisal of numerous types of Residential & Commercial properties including Single-Family, Condos, Vacant Land, Manufactured Homes, and Multi-Family properties. Commercial site visits, building measurements, data collection and comparable sales research for commercial assignments including Industrial Warehouse, Self-Storage, Retail Strip and Residential conversions. Review client orders supervise Appraisal & Inspection services with multiple appraisers and inspectors while coordinating report revisions with Banks, Lenders, Investors, Brokers and AMC's.

2017 – PRESENT

**BLUE TAG REALTY, LLC – CO-OWNER/BROKER®**

Client relations, CMA generation and Consulting for property sales. Website development with MLS integration, coordinating marketing campaigns, materials, and brochures. Daily operations and oversight of multiple agents, sales, procedures, and policies. Corporate brokerage sponsorship in multiple market areas across Texas through "[www.createyourbrokerage.com](http://www.createyourbrokerage.com)".

2014 – 2017

**MD Anderson Cancer Center - ACUTE MYELOID LEUKEMIA (FULL REMISSION)**

2008 – 2014

**Texas Home Appraisers – CO-OWNER / CONSULTANT / COORDINATOR**

Supervised the call center while coordinating appraisal assignments to multiple appraisers. Review of client orders & SOW applications performed dispatch functions and coordinated file revisions with underwriters and AMC's. Processed appraisal orders and coordinated assignments to multiple appraisers.

2003 – 2008

**Houston Appraisal Company – CONSULTANT / COORDINATOR**

Supervised the call center while coordinating appraisal assignments to multiple appraisers. Reviewed client orders & SOW performed dispatch functions and coordinated file revisions with underwriters and AMC's. Processed appraisal orders and coordinated assignments to multiple appraisers.

2000 – 2003

**Holste & Associates Engineering - HVAC DESIGNER / PIPING DESIGNER / CAD MANAGER**

HVAC & Piping Design for various Public/Commercial Buildings, Education Institutions and Retail Projects. Project coordination with multiple consulting firms, architects, and structural engineers. On-site evaluations, daily design & production of new construction and demolition documents along with specifications. Tasked with updating and implementing new CAD standards for existing employees and new trainees. Tablet/Puck configurations, LISP routines, server/network connections, batch plots and PLOTTER management.

1996 – 2000

**R.H. George & Associates Engineering - HVAC & PIPING DESIGNER**

HVAC & Piping Design for various Public/Commercial Buildings, Education Institutions and Retail Projects. Project coordination with multiple consulting firms, architects, and structural engineers. On-site evaluations, daily design & production of new construction and demolition documents along with specifications.

1992 – 1996

**Austin Industrial - CONTRACT PROCESS OPERATOR/PIPE FITTER**

Process Operator at FINA in La Porte, Industrial maintenance, and industrial construction at various job locations throughout the Houston, Pasadena, Deer Park and Baytown areas. Shipping/Receiving chemical product in rail cars and tanker trucks. Also responsible for sample collections and testing in house prior to product transfers.

## Education and certifications

### **2020-Attending Part Time**

BBA Finance and Minor in Real Estate, U of H, C.T. Bauer College of Business

### **2017-2018**

Core Curriculum, Lone Star College

### **1996-1997 (certificate)**

Engineering & Drafting Technology, San Jacinto College

### **1991-1992 (certificate)**

Chemical Process Technology, San Jacinto College

### **Professional Licenses:**

**TALCB** (#1341620) Licensed Residential Appraiser

**TREC** (#23426) Professional Home Inspector

**TREC** (#684607) BROKER

### **Professional Affiliations:**

**Appraisal Institute** (#1341620) Candidate for SRA Designation

**InterNACHI®** (#NACHI22102012) International Association of Certified Home Inspectors

**NAR** (#805619070) BROKER with National Association of Realtors

### **Designations:**

**(CCIM)** Candidate Member

**(SRS)** Seller Representative Specialist

**(MRP)** Military Relocation Professional

**(PSA)** Pricing Strategy Advisor

**(ABR)** Accredited Buyer's Representative

**(CHMS)** Certified Home Marketing Specialist

## Activities

2017 – Present

**Agents for Action** – Executive member

Procurement and delivery of donations, charitable activities and local community involvement.

2015 – Present

**Leukemia Warriors, Inc** – Founding member

Crowd funding with online patient sponsorship through website development. Procurement of corporate sponsorship to facilitate fund raising at community events.

## Professional Education (see attached continuing education summary)

Real Estate Education (883 hours)

Appraisal Education (356 hours)

Inspection Education (427 hours)

## Real Estate Education - (883 hours)

### Realty Classes:

- 30hr - Principals of Real Estate 1 (SAE)
- 30hr - Principals of Real Estate 2 (SAE)
- 30hr - Real Estate Finance 1 (SAE)
- 30hr - Promulgated Contracts (SAE)
- 30hr - Law of Contracts (SAE)
- 30hr - Law of Agency (SAE)
  - 4hr - TREC Legal Update 1 (CE)
  - 4hr - TREC Legal Update 2 (CE)
- 30hr - Real Estate Inspection (SAE)
- 30hr - Real Estate Brokerage (SAE)
  - 6hr - Foundations of Real Estate Finance (CE)
  - 6hr - Contract to Keys: The Mortgage Process (CE)
  - 3hr - MLS/HAR Platinum Tools (CE)
  - 3hr - Closing & Settlement Costs (CE)
  - 5hr - Contracts, Purchases and Sales Agreements (CE)
  - 3hr - Real Property Ownership and Land Use (CE)
- 30hr - Property Management I (SAE)
  - 3hr - Liens, Taxes and Foreclosures (CE)
  - 3hr - Using Retirement Assets to purchase RE (CE)
  - 3hr - Understanding Today's Investor (CE)
  - 4hr - Tax Favorable RE Transactions (CE)
  - 4hr - Environmental Hazards (CE)
  - 3hr - TILA/RESPA Integrated Disclosure Rule (CE)
  - 4hr - FHA Handbook for RE Professionals (CE)
- 14hr - Seller Representative Specialist (CE)
  - 3hr - Americans with Disabilities Act (CE)
- 10hr - Military Relocation Professional (CE)
  - 8hr - Pricing Strategy Advisor (CE)
  - 6hr - Truth About Mold v3.0 (CE)
  - 3hr - Anatomy of a Commercial Building (CE)
  - 3hr - Introduction to Commercial RE Sales (CE)
  - 3hr - Investment Strategies in Commercial RE (CE)
  - 3hr - Commercial Landlord Representation (CE)
  - 3hr - Introduction to Commercial RE Sales V4 (CE)
  - 3hr - The Property Management Primer (CE)
  - 3hr - Client Advocacy in Commercial RE (CE)
  - 3hr - Real Estate Investors and Your Business (CE)
  - 3hr - Property Management: The Next Generation (CE)
  - 4hr - Residential Property Management Essentials (CE)
  - 9hr - Certified Home Marketing Specialist (CE)
    - 3hr - How to work with Real Estate Investors - Part 1 (CE)
    - 3hr - Getting Down to the Facts About Fair Housing (CE)
    - 3hr - Know the Code: Your Guide to the Code of Ethics (CE)
    - 4hr - Housing for Low-Moderate Income Buyers (CE)
    - 3hr - Discover the Value of 1031 Tax Deferment (CE)
    - 3hr - A New Look at Contract Law (CE)
    - 3hr - How to Conduct Paperless Transactions (CE)
- 3hr - Social Media: Reaching & Networking the Affluent (CE)
- 4hr - Millennials Changing Real Estate: Are You Ready (CE)
- 4hr - Technology, Relationships & the Digital Consumer (CE)
- 3hr - The Basics of Land Management (CE)
- 15hr - Accredited Buyers Representative (CE)
- 30hr - Appraisal Principals (SAE)
- 30hr - Appraisal Procedures (SAE)
- 30hr - Residential Site Valuation & Cost Approach (SAE)
- 30hr - Residential Sales Comparison & Income Approach (SAE)
  - 3hr - Technology can ruin your Real Estate Business (CE)
  - 2hr - Helping Buyers narrow in on their Dream Home (CE)
- 30hr - Market Analysis & Highest Best Use (SAE)
  - 4hr - MLS/HAR Matrix Overview (CE)
- 30hr - Real Estate Math (SAE)
- 30hr - Real Estate Law (SAE)
  - 6hr - Broker Responsibility Course (CE)
- 30hr - Real Estate Marketing Commercial (SAE)
- 10hr - Insider's Guide to Commercial Real Estate (CE)
- 30hr - Real Estate Marketing (SAE)
- 30hr - Real Estate Investments (SAE)
  - 3hr - How to work with Real Estate Investors-Part 2 (SAE)
  - 4hr - Real Estate Investing-Beyond Basics (SAE)
  - 4hr - Putting together a 1031 Exchange (CE)
  - 3hr - Uncovering the Facts About Mortgage Financing
  - 4hr - Flood Insurance: Gulf of Mexico Region Specific
  - 3hr - Doctor's In: Diagnosing Your Risk Management
  - 4hr - Texas Negotiation Law
  - 3hr - Transaction Control
  - 3hr - Commercial Letters of Intent 101 (CE)
  - 2hr - How to NOT practice law on Commercial Forms (CE)
  - 4hr - TREC Legal Update 1 (2020-2021)
  - 4hr - TREC Legal Update 2 (2020-2021)
  - 6hr - Broker Responsibility Course (2019-2020)
  - 3hr - New Look at Contract Law
  - 2hr - Writing & Understanding Policy Procedure Manuals
  - 3hr - Top Issues Facing Brokerages Today
- 30hr - Real Estate Brokerage (SAE)
- 10hr - Farm & Ranch Properties

## Appraiser Education - (356 hours)

### Appraisal Classes:

4hr - Texas Appraiser Trainee Supervisory Course  
30hr - Appraisal Principals (AQE)  
30hr - Appraisal Procedures (AQE)  
15hr - Residential Site Valuation & Cost Approach (AQE)  
30hr - Residential Sale Comparison & Income Approach (AQE)  
15hr - Residential Report Writing & Case Studies (AQE)  
15hr - Market Analysis & Highest Best Use (AQE)  
15hr - USPAP 2016-2017 Residential (USPAP)  
2hr - Introduction to Legal Descriptions (CE)  
2hr - Introduction to Uniform Appraisal Dataset (CE)  
4hr - Manufactured Home Appraisal (CE)  
7hr - Understanding Residential Construction (CE)  
4hr - Divorce & Estate Appraisals: Non-Lender Work (CE)  
3hr - The Dirty Dozen (CE)  
7hr - Residential Property Inspection for Appraisers (CE)  
3hr - Supporting Your Adjustments: For Appraisers (CE)  
4hr - That's a Violation (CE)  
5hr - Essential Elements of Disclosures and Disclaimers (CE)  
7hr - Residential Report Writing: More than Forms (CE)

4hr - Evaluations, Desktops & Limited Scope Appraisals (CE)  
6hr - Managing Appraiser Liability (CE)  
7hr - ANSI Home Measurement, Power of Price/SF (CE)  
7hr - Appraisal of REO and Foreclosure Properties (CE)  
7hr - Complex Properties: The Odd Side of Appraisals (CE)  
6hr - Relocation Appraisal & The ERC Form (CE)  
4hr - Intro to Expert Witness Testimony for Appraisers (CE)  
7hr - Land and Site Evaluation (CE)  
7hr - The Cost Approach (CE)  
7hr - The Sales Comparison Approach (CE)  
7hr - The Income Approach: An Overview (CE)  
7hr - Avoiding Mortgage Fraud for Appraisers (CE)  
7hr - Residential Appraisal Review & USPAP Compliance (CE)  
7hr - Evaluating Residential Appraisals: Reliable Review (CE)  
15hr - Advanced Residential Applications & Case Studies (CE)  
15hr - Appraisal Subject Matter Electives (CE)  
20hr - Statistics, Modeling and Finance (CE)  
7hr - USPAP 2018-2019 Update (USPAP)  
7hr - USPAP 2020-2021 Update (USPAP)

## Inspector Education - (427 hours)

### Inspection Classes (90hr):

8hr - Appliances (IQE)  
10hr - Building Enclosures (IQE)  
10hr - Electrical (IQE)  
8hr - Framing (IQE)  
10hr - Foundations/Structure (IQE)  
10hr - HVAC (IQE)  
8hr - Plumbing (IQE)  
10hr - Roofing (IQE)  
4hr - Report Writing (IQE)  
4hr - Standards of Practice General Provisions (IQE)  
8hr - Texas Legal/Ethics (IQE)

### Inspection Classes (40hr):

8hr - Building Enclosures (IQE)  
8hr - Electrical (IQE)  
4hr - Mechanical (IQE)  
4hr - Plumbing (IQE)  
8hr - Report Form/Report Writing (IQE)  
8hr - Standard of Practice Legal/Ethics Update (IQE)

### Inspection Classes (200hr):

6hr - Appliances (IQE)  
6hr - Other Approved Courses (IQE)

8hr - Standards of Practice Legal/Ethics Update (IQE)  
8hr - Standard Report Form/Report Writing (IQE)  
24hr - Building Enclosure (IQE)  
24hr - Electrical Systems (IQE)  
30hr - Foundation Systems (IQE)  
30hr - Framing (IQE)  
24hr - HVAC Systems (IQE)  
16hr - Plumbing (IQE)  
24hr - Roof Systems (IQE)

### Additional Inspection Classes (33hr):

24hr - Home Inspector Interactive Training (IQE)  
40hr - Home Inspector Field Training "Ride-Along" (IQE)  
16hr - Certified Pool Operator/Inspector  
2hr - Radon Inspection for Residential Properties  
1hr - Inspecting Residential Septic Systems  
4hr - Residential Sewage Disposal Systems  
2hr - Ethical Practice for Home Inspectors  
4hr - Standards of Practice Review (2019 - 2021)  
4hr - Inspector Legal & Ethics (2019 - 2021)



# Licensed Residential Real Estate Appraiser

Appraiser: **Daniel E Smith**  
 License #: **TX 1350352 L**

License Expires: **12/31/2024**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
 Licensed Residential Real Estate Appraiser

*Chelsea Buchholtz*  
 Chelsea Buchholtz  
 Commissioner

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

Daniel Smith  
 526 Kingwood Dr, Ste 202  
 Kingwood, TX, 77339

Effective 06-17-2022 rate(s) and coverage for policy HGI-1045504-00 will be as follows:

Limits: \$1,000,000 Each Claim / \$1,000,000 Aggregate  
 Retention: \$1,000 Each Claim

**Prior Acts For:**

Insured Service Name	Prior Acts Type	Retroactive Date
Appraisal of 1-4 unit residential properties.	Match Priors	

Policy Endorsement	Form Number
Commercial Lines Policy Jacket	HDI E&O JACKET (0120)
Professional Liability Application	HDI-3006 (0818)
Real Estate Services Errors & Omissions Liability Insurance Policy	HDI-EO1009 (0818)
Important Notice - Texas	HDI-0258 (0717)
Discrimination Indemnity and Defense Coverage - \$1,000,000	HDI-0314 (0717)
Contingent Liability Coverage - \$100,000	HDI-0311 (0717)
Additional Insured Endorsement	HDI-0306 (0717)
Broad Form Real Estate Services	HDI-0342 (0717)
Reimbursement of Expenses - \$50,000	
Disciplinary Proceedings - \$50,000	
Public Relations Advisory - \$50,000	
Subpoena Assistance - \$30,000	
First Party Cyber Liability - \$50,000	
Not for Profit Directors Coverage - \$30,000	
Texas Loss Control Notice	HDI-0259 (0121)



## Real Estate Broker License

**Daniel E Smith**  
19747 US-59 Ste 215  
HUMBLE, TX 77338

Broker License #: **684607**  
License Expires: **03/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1101, authorization is granted to use this title: Real Estate Broker

For additional information or to file a complaint please contact TREC at [www.trec.texas.gov](http://www.trec.texas.gov).

**Chelsea Buchholtz**  
Executive Director



## Professional Inspector License

**Daniel E Smith**  
526 Kingwood Dr Ste 202  
KINGWOOD, TX 77339

PI License #: **23426**  
License Expires: **11/30/2024**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1102, authorization is granted to use this title: Professional Inspector

For additional information or to file a complaint please contact TREC at [www.trec.texas.gov](http://www.trec.texas.gov).

**Chelsea Buchholtz**  
Executive Director