

TEXAS REAL ESTATE INSPECTOR COMMITTEE AGENDA

SUBCOMMITTEE ON STANDARDS OF PRACTICE AGENDA

SUBCOMMITTEE ON ETHICS AGENDA

**1101 Camino La Costa, Room 235
Austin, Texas**

September 29-30, 2005

(Thursday) September 29, 2005, at 10:30 a.m. (continuing at 8:30 a.m. on Friday,
September 30, 2005)

CALL TO ORDER

1. Call to order TEXAS REAL ESTATE INSPECTOR COMMITTEE meeting

MINUTES

2. Minutes of the July 22, 2005 Committee meeting

STAFF REPORTS

3. Reports from TREC staff

SCHEDULING OF FUTURE MEETINGS

4. Review, discussion and possible action to hold meetings concurrent with Texas Real Estate Commission meeting in order for more than 4 Inspector Committee members to attend a Commission meeting
5. Request for new business agenda items for next meeting
6. Scheduling of future meetings

PUBLIC COMMENTS

7. General comments from visitors

PENDING BUSINESS

8. Report, discussion, and possible action from Enforcement subcommittee regarding :
 - a. questions from TREC staff requesting information about or clarification of the Standards of Practice or other statutes or rules governing the activities of inspectors;
 - b. correspondence, telephone or email questions received from licensees and the public requesting written opinions from the Committee or TREC Enforcement staff;
 - c. selection of questions and answers to be placed on the TREC website;
 - d. whether inspectors are required to compare pre-existing buildings to a code;

- e. whether every aspect of the Standards of Practice are to be applied to condominiums and apartments (greater than 4 dwellings);
 - f. removal or modification of termite question from Frequently Asked Questions section of TREC website;
 - g. review of TREC enforcement cases involving inspectors since 1/1/05 with discussion of procedure concerning scope of investigation;
 - h. past enforcement interpretations; and
 - i. inspector statute and TREC rules as they may relate to enforcement matters
9. Report, discussion, and possible action from Education subcommittee, including
- a. possible action to adopt amendments to inspector licensing examination questions considered in Education subcommittee Executive Session, and
 - b. regarding inspector statute and TREC rules as they may relate to education matters
10. Discussion of abolition of "Committee of the Whole" due to information provided by TREC legal.
11. Discussion and possible action to rescind the last meeting's expansion of Standards of Practice Subcommittee and return to original slate (Cahill, Strahan, Davis with Stojanik as alternate) due to information provided by TREC legal
12. Review of recent legislation and discussion with possible action to recommend to Texas Real Estate Commission amendments to:
- a. 22 TAC §535.208 regarding professional inspector Corp and LLC application forms
 - b. 22 TAC §535.209 regarding professional inspector corporations and limited liability companies; and
 - c. recommend fees associated with corporation/limited liability company license applications
13. Discussion and possible action to recommend requirement that licensed inspectors carry professional liability, and/or general liability insurance
14. Discussion and possible action regarding 22 TAC 535.154(i) as applied to inspector advertising

SUBCOMMITTEE MEETINGS

15. CONVENE SUBCOMMITTEE ON ETHICS meeting to discuss amendments to 22 TAC § 535.220 concerning professional conduct and ethics for inspectors and repeal of 22 TAC § 535.217 and possibly make recommendations to the Texas Real Estate Inspector Committee regarding the amendments
16. CONVENE SUBCOMMITTEE ON STANDARDS OF PRACTICE meeting to discuss amendments to 22 TAC §§ 535.227-535.231, Standards of Practice for inspectors, and possibly make recommendations to the Texas Real Estate Inspector Committee
17. Reconvene TEXAS REAL ESTATE INSPECTOR COMMITTEE

18. Ethics subcommittee report, discussion, and possible action to recommend amendments to 22 TAC § 535.220 concerning professional conduct and ethics for inspectors and repeal of 22 TAC § 535.217
19. Report, discussion, and possible action to recommend amendments to 22 TAC §§ 535.227-535.231, Standards of Practice for inspectors
20. Adjourn