

SUBCOMMITTEE ON ENFORCEMENT
TEXAS REAL ESTATE INSPECTOR COMMITTEE
AGENDA

1101 Camino La Costa, Room 234
Austin, Texas

November 7, 2005

(Monday) November 7, 2005, at 8:00 a.m.

1. Call to order
2. Discussion, possible action, and/or referral to full committee regarding questions from TREC staff requesting information about or clarification of the Standards of Practice or other statutes or rules governing the activities of inspectors
3. Discussion, possible action, and/or referral to full committee regarding correspondence, telephone or email questions received from licensees and the public requesting written opinions from the Committee or TREC Enforcement staff regarding the following questions:
 - a. Whether an inspector may amend an inspection report after its issuance
 - b. Whether an inspector must provide a hard copy of an inspection report to a client
 - c. Whether inspectors may provide repair estimates in inspection reports
 - d. Whether inspectors may perform repairs on properties they have inspected
 - e. Whether inspection repair recommendations are based on building codes
 - f. Whether TREC regulates inspection of mobile homes or modular homes
 - g. Whether the Standards of Practice require reporting deviations from code regarding wall thickness and outlet setback in a kitchen
 - h. Whether the Standards of Practice require reporting a rusted water heater drain pan and presence of asbestos
 - i. Whether the Standards of Practice require reporting as in need of repair smoke detectors that are not wired in series or if such devices do not meet modern codes
 - j. How inspectors should address evidence of wood-destroying insects, mold, asbestos or items not specifically required by the SoP in an inspection
 - k. Whether an inspector who is also licensed as a salesperson may perform inspections for clients of the salesperson/inspector's sponsoring broker or spouse
4. Discussion, possible action, and/or referral to full committee regarding selection of questions and answers to be placed on the TREC website
5. Review of recent Texas Real Estate Inspection Recovery Fund payments authorized by the Texas Real Estate Commission
6. Discussion, possible action, and/or referral to full committee regarding whether inspectors are required to compare pre-existing buildings to a code
7. Discussion, possible action, and/or referral to full committee regarding whether every aspect of the Standards of Practice are to be applied to condominiums and apartments (greater than 4 dwellings)
8. Discussion, possible action, and/or referral to full committee regarding removal or modification of termite question from Frequently Asked Questions section of TREC website

9. Review of TREC enforcement cases involving inspectors with discussion of procedure concerning scope of investigation. Discussion, possible action, and/or referral to full committee regarding past enforcement interpretations
10. Review, discussion and possible action regarding Chapter 1102, Occupations Code, and 22 TAC Chapter 535, Subchapter R (home inspector licensing statutes and rules) as they may relate to enforcement matters
11. Discussion of new business items and possible addition of items to future agendas
12. Adjourn