

**TEXAS REAL ESTATE INSPECTOR COMMITTEE**  
**AGENDA**  
**SUBCOMMITTEE ON STANDARDS OF PRACTICE**  
**AGENDA**

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

**November 7, 2005**

(Monday) November 7, 2005, at 10:00 a.m.

CALL TO ORDER

1. Call to order TEXAS REAL ESTATE INSPECTOR COMMITTEE meeting

MINUTES

2. Minutes of the July 22, 2005 Committee meeting
3. Minutes of the September 29-30, 2005, Committee meeting

STAFF REPORTS

4. Reports from TREC staff

SCHEDULING OF FUTURE MEETINGS

5. 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
6. Request for new business agenda items for next meeting
7. Scheduling of future meetings

PUBLIC COMMENTS

8. General comments from visitors

NEW BUSINESS

9. Discussion and possible action regarding inspector exam provider, including presentation about National Home Inspector Examination
10. Discussion and possible action regarding Sunset Commission
11. Discussion and possible action regarding possibility of core or continuing education credit for code certification coursework
12. Discussion and possible action to recommend adoption of amendments to 22 TAC § 535.210 regarding fees for inspector licenses
13. Discussion and possible action to recommend adoption of amendments to 22 TAC § 535.216 regarding renewal of professional inspector licenses for corporations and limited liability companies

14. Discussion and possible action to recommend adoption of amendments to 22 TAC § 535.218 regarding continuing education for inspectors

#### PENDING BUSINESS

15. Discussion and possible action to recommend amendments to 22 TAC § 535.208 regarding Business License Application for Professional Inspector License by a Limited Liability Company (LLC) or Corporation and fees associated with corporation/limited liability company license applications
16. Discussion and possible action regarding corporation and LLC licensing requirement

#### SUBCOMMITTEE REPORTS

17. Report, discussion, and possible action from Education subcommittee concerning Chapter 1102, Occupations Code and 22 TAC Chapter 535, Subchapter R (home inspector licensing statutes and rules) as they may relate to education matters
18. Report, discussion, and possible action on Enforcement subcommittee actions 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 concerning the following questions:
    1. Whether an inspector may amend an inspection report after its issuance
    2. Whether an inspector must provide a hard copy of an inspection report to a client
    3. Whether inspectors may provide repair estimates in inspection reports
    4. Whether inspectors may perform repairs on properties they have inspected
    5. Whether inspection repair recommendations are based on building codes
    6. Whether TREC regulates inspection of mobile homes or modular homes
    7. Whether the Standards of Practice require reporting deviations from code regarding wall thickness and outlet setback in a kitchen
    8. Whether the Standards of Practice require reporting a rusted water heater drain pan and presence of asbestos
    9. 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
    10. How inspectors should address evidence of wood-destroying insects, mold, asbestos or items not specifically required by the standards of practice in an inspection
    11. Whether an inspector who is also licensed as a salesperson may perform inspections for clients of the salesperson/inspector's sponsoring broker or spouse
  - c. selection of questions and answers to be placed on the TREC website
  - d. review of recent Texas Real Estate Inspection Recovery Fund payments authorized by the Texas Real Estate Commission
  - e. whether inspectors are required to compare pre-existing buildings to a code
  - f. whether every aspect of the Standards of Practice are to be applied to condominiums and apartments (greater than 4 dwellings)
  - g. removal or modification of termite question from Frequently Asked Questions section of TREC website
  - h. review of TREC enforcement cases involving inspectors with discussion of procedure concerning scope of investigation and past enforcement interpretations
  - i. review of Chapter 1102, Occupations Code and 22 TAC Chapter 535, Subchapter R ( home inspector licensing statutes and rules) as they may relate to enforcement matters.
19. Report, discussion, and possible action on Ethics subcommittee actions, including possible action to recommend amendments to 22 TAC § 535.220 concerning Professional Conduct and Ethics

for home inspectors and repeal of 22 TAC § 535.217 concerning Dishonest Conduct as Grounds for Disciplinary Action

STANDARDS OF PRACTICE SUBCOMMITTEE MEETING AND REPORT

20. CONVENE SUBCOMMITTEE ON STANDARDS OF PRACTICE
21. Discussion and possible action to recommend amendments to 22 TAC §§ 535.227-535.231, Standards of Practice for home inspectors
22. Discussion and possible action regarding creation of Commentary to Standards of Practice
23. Discussion and possible action to recommend amendments to 22 TAC §535.223 regarding Standard Inspection Reports
24. Reconvene TEXAS REAL ESTATE INSPECTOR COMMITTEE
25. Report, discussion, and possible action on Standards of Practice subcommittee actions to
  - a. recommend amendments to 22 TAC §§ 535.227-535.231 concerning Standards of Practice for inspectors
  - b. recommend amendments to 22 TAC §535.223 regarding Standard Inspection Reports
  - c. create Commentary to Standards of Practice
26. Adjourn