



**TEXAS REAL ESTATE INSPECTOR COMMITTEE  
MEETING AGENDA**

Conference Room 235, TREC Headquarters Office  
1101 Camino La Costa, Austin, Texas

**Monday, April 26, 2010 at 11:00 a.m.**

CALL TO ORDER

1. Call to order

MINUTES

2. Minutes of the February 22, 2009 meeting

REPORTS

3. Standards and Enforcement Services Division report, including an update regarding the number and types of opened and closed complaint cases
4. Education and Licensing Services Division report, including an update regarding number of licensed inspectors and examination passage rates
5. Subcommittee reports and questions from Committee members regarding reports from the:
  - a. Standards of Practice subcommittee, including an update regarding the development of a commentary on the standards and possible changes to the standards of practice
  - b. Enforcement subcommittee, including an update regarding the volume and types of complaints being filed and possible opportunities to enhance education requirements to address areas that are lacking
  - c. Education subcommittee, including an update regarding the approval of continuing education courses offered by proprietary schools and trade associations

PUBLIC COMMENTS

6. General comments from visitors

PENDING BUSINESS

7. Discussion and possible action regarding the proposed commentary to the Standards of Practice

8. Discussion and possible action to recommend amendments to:
  - a. 22 TAC §535.212, Education and Experience Requirements for an Inspector License
  - b. 22 TAC §535.213, Schools and Courses of Study in Real Estate Inspection
  - c. 22 TAC §535.214, Examinations, including discussion and possible action to change the minimum passing score on the professional inspector exam to 75%
  - d. 22 TAC §535.218, Continuing Education
9. Discussion and possible action to recommend amendments to 22 TAC §535.211, Professional Liability Insurance, or Any Other Insurance That Provides Coverage for Violations of Subchapter G of Texas Occupations Code, Chapter 1102
10. Discussion and possible action to recommend amendments to 22 TAC §535.221, Advertisements
11. Discussion and possible action to recommend amendments to 22 TAC §535.231(a) regarding Plumbing Systems
12. Discussion and possible action to recommend amendments to 22 TAC §535.223, Standard Inspection Report Forms, including revisions to report forms REI 7A-1 and REI 7-2
13. Discussion and possible action to provide guidance to staff in responding to inquiries regarding inspection and reporting requirements for:
  - a. plumbing fixtures with limited amounts water pooling
  - b. exhaust ventilation
  - c. the absence of a fireplace damper clamp
  - d. the absence of weep holes along the bottom course of brick and above steel lintels
  - e. double-tapped neutral wires
  - f. evidence of a previous fire in an attic
  - g. tape on a Type B vent
  - h. headroom clearance of stairs
  - i. transite pipe
  - j. water heaters with a combined drain line for the drain pan and temperature and pressure relief drain
  - k. gas lines made of various materials
  - l. fire separation between a house, garage, and attic space(s)
  - m. reused gas line connectors
  - n. dishwashers that are hard-wired into the electrical system
  - o. reporting type of foundation
  - p. the performance of foundations
  - q. retaining walls related to foundation performance
  - r. gas lines in the crawl space
  - s. powered attic ventilators
  - t. number of layers of roof covering materials
  - u. fire-rated doors
  - v. connection of the electrical system to a grounding electrode system
  - w. testing smoke alarms using canned smoke

In compliance with the Americans with Disabilities Act, any requests for reasonable accommodation needed by persons desiring to attend this open meeting should be submitted by that person to the Commission.

- x. testing gas lines
- y. reporting the absence of arc fault circuit interrupters (AFCIs)
- z. inspection and accessibility of gas connections to appliances

#### NEW BUSINESS

14. Discussion and possible action to make a recommendation to the Texas Real Estate Commission regarding appointment of public members
15. Discussion regarding amendments to 22 TAC 535.208 to implement administrative changes to the processing of education evaluations and applications
16. Discussion and possible action to recommend a penalty matrix for enforcement cases against inspectors
17. Discussion regarding the formation of a coalition of inspector associations and possible action regarding polling and/or other means of communicating with the industry regarding inspection issues

#### FUTURE MEETINGS AND ADJOURNMENT

18. Request for new business agenda items
19. Scheduling of future meetings
20. Adjourn