

## TEXAS REAL ESTATE INSPECTOR COMMITTEE

1101 Camino La Costa, Room 235  
Austin, Texas  
Minutes for  
March 18, 2005  
Meeting

- Fred Buck, Chairman called the meeting to order at 9: am. Billy Meyerdirk, Jim Havens and Vernon Davis were absent.
- Minutes of the November 29, 2004 and January 12, 2005 meeting were approved.
- Linda Bayless presented TREC staff reports.
- No sub committee reports were made.
- No decision regarding status of TREC inspector committee appointments.
- No appointments made regarding members and a chair for each inspector subcommittee, including Education and Examinations, Ethics, Enforcement and Standards of Practice.
- Discussion of pending legislation pertaining to real estate inspectors occurred. John Cahill wanted to make a motion regarding pending legislation; however, because it was a discussion item only on the agenda, the Committee was instructed to place this item on the next meeting agenda as an action item in order to allow motions and voting on the topic.
- Discussion and review of the TREC web site for corrections and updates pertaining to inspectors was postponed until conclusion of the Standards of Practice roundtable. The committee did not reconvene therefore the topic was not discussed.
- Linda Bayless gave an update from the Texas Department of Insurance regarding the inspection warranty opinion request submitted by TREC in 2004. The investigator in the Legal and Enforcement Division of TDI was still looking into the matter and the lead attorney on the case wanted to consult with the Agency's Commercial Property and Casualty Division before determining a course of action. She will report again at the next meeting.
- Review and response to correspondence, telephone or email questions received from the public or licensees requesting written opinions from the Committee members or from TREC Enforcement staff, for information or clarification of the Standards of Practice or other statutes or rules governing the activities of inspectors; and selection of questions and answers to be placed on the TREC web site was postponed until conclusion of the SoP roundtable. The committee did not reconvene therefore the topic was not discussed.
- Review and discussion concerning commentary and guidelines for the "Fee and Other Valuable Consideration Disclosure" forms was postponed until conclusion of the SoP roundtable. The committee did not reconvene therefore the topic was not discussed.
- Discussion and possible action to approve and propose to the Commission adoption of amendments to:

22 TAC §535.220 concerning adoption of ethics rules was unanimously approved by all seven attending committee members.

22 TAC §535.223 (f) and (g)(3) concerning the implementation of report notice forms related to new home construction and relocation companies was postponed until conclusion of the SoP roundtable. The committee did not reconvene therefore the topic was not discussed.

- Discussion and possible action to approve and propose to the Commission repeal of 22 TAC §535.217 was unanimously approved by all seven attending committee members.
- Discussion and possible action concerning consumer protection including: the real estate inspection recovery fund; professional liability insurance; and pre-inspection contracts was postponed until conclusion of the SoP roundtable. The committee did not reconvene therefore the topic was not discussed.
- Public roundtable discussion regarding a review of the real estate inspector Standards of Practice including but not limited to: scope; items inspected; exclusions; and safety hazards was held and about 50 persons attended. Notes of discussion were taken for inspector committee consideration.
- Scheduling of future meeting resulted in approval of May 13, 2005.