



**AGENDA FOR TEXAS REAL ESTATE INSPECTOR COMMITTEE MEETING**

**Monday, October 16, 2023, at 10:00 a.m.**

**Meeting location:**

**Stephen F. Austin Building  
1700 N. Congress Ave., Room 400a  
Austin, Texas 78701**

**Teleconference option:**

**[Microsoft Teams teleconference](#)**

**Meeting ID: 234 817 393 538**

**Passcode: qDwCe4**

**Call in (audio only):**

**[+1 512-372-4166](#) United States,  
Austin (Toll) Phone Conference ID:  
871 806 931#**

To participate by providing public comment during the meeting, contact [general.counsel@trec.texas.gov](mailto:general.counsel@trec.texas.gov) by 5:00 p.m. Friday, October 13, 2023, along with the agenda item number you wish to speak on.

In accordance with normal Commission practice, meeting materials will be available on the TREC website before the meeting at the following URL: <https://www.trec.texas.gov/apps/meetings/>

1. Call to order
2. Discussion and possible action to excuse Committee member's absence(s), if any
3. Housekeeping
4. Remarks from the Chair
5. Ratification of the minutes of the July 17, 2023, meeting
6. General comments from visitors or written comments on non-agenda items
7. Reports from Subcommittees:
  - a. Education Subcommittee
  - b. Standards of Practice Subcommittee

8. Staff Reports:
  - a. Executive Division
  - b. TREC Enforcement Division
  - c. Education and Examinations Division
  - d. Licensing Division
9. Discussion and possible action regarding Texas Practicum Evaluation form and Texas Credit Request form
10. Discussion and possible action regarding education requirements for apprentice inspector licensure
11. Discussion and possible action regarding fillable fields on the Property Inspection Report Form REI 7-6
12. Discussion and possible action regarding revisions to instruction sheet for inspection report
13. Request for future meeting agenda items
14. Discussion and possible action regarding future meeting dates:  
Future dates:  
Tuesday, January 16, 2024, at 10:00 a.m.  
Monday, April 15, 2024, at 10:00 a.m.  
Alternative dates:  
Wednesday, January 17, 2024, or Thursday, January 18, 2024  
Tuesday, April 16, 2024, or Thursday, April 28, 2024
15. Adjourn

*The Texas Real Estate Inspector Committee may meet with its attorney in executive session on any item listed above as authorized by the Texas Open Meetings Act, Tex. Gov't Code, §551.071.*

*In accordance 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 Amber Hinton at 512-936-3000.*

*Pursuant to Section [30.06](#), Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter [H](#), Chapter [411](#), Government Code (handgun licensing law), may not enter this property with a concealed handgun.*

*Pursuant to Section [30.07](#), Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter [H](#), Chapter [411](#), Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.*

**From:** Brian Greul [REDACTED]  
**Sent:** Sunday, July 30, 2023 1:25 PM  
**To:** General Counsel <[general.counsel@trec.texas.gov](mailto:general.counsel@trec.texas.gov)>  
**Subject:** Builder activities that suppress client inspections

Good afternoon,

It has become more common for builders to impose “conditions” and require an executed contract for inspectors to be able to perform inspections for a client. I know that TREC does not regulate builders, but TREC does regulate inspectors. TREC and the Inspector Advisory Committee should consider taking action to reduce builder interference in the inspection process. Today I had a builder refuse access for an inspection after I pointed out that their agreement was in violation of TAC 535.220 Professional Conduct and Ethics (e)(7) Inspectors shall not disclose inspection results or client information without prior approval from the client. I also explained to them that I would not be able to modify my insurance (even if I wanted to) on a Sunday at Noon. I explained politely to the builder that the client has the ability to send a copy of the report to the builder, but that I am not allowed to promise to do so without the client’s permission.

A copy of the builder’s contract they wanted signed is attached.

This type of agreement makes it difficult for home buyers to get a 3rd party inspection by a licensed inspector. It imposes onerous terms on the inspector and presents a number of over-rides on the Inspection Standards of Practice that limit the activities of the inspector. It requires the inspector to provide insurance to the builder and “indemnify and defend” the builder “against any and all losses, damages, expenses, claims, suits, actions or injuries to people or property” ....”arising out of or of related to the Inspectors acts or omissions.” Basically it’s a blank check insurance requirement that benefits the builder. It succeeds in making it difficult for the client to get an inspection.

Best Regards,  
Brian Greul, Inspector  
GreenLight Inspections <https://txgreenlight.com>  
TREC Professional Inspector 24271  
ICC Residential Combination Inspector 10031662-R5  
[REDACTED]

# ACCESS AGREEMENT

## Home Inspection

In consideration for D.R. Horton, Inc., its affiliates and/or subsidiaries (collectively, "D.R. Horton"), agreeing to grant the undersigned home inspection company ("Home Inspector") access to the following "Property":

**Street Address:** \_\_\_\_\_

**Lot # and Project Name:** \_\_\_\_\_

**Buyer's Name:** \_\_\_\_\_

for purposes relating to a home inspection on behalf of the Buyer, Home Inspector hereby agrees as follows:

1. To indemnify and defend D.R. Horton and its officers, directors, employees and agents for, from and against any and all losses, damages, expenses (including attorneys' fees and costs), claims, suits, actions or injuries to person or property (including the Property) (collectively, "Claims") arising out of or related to Home Inspector's or its agents' or employees' acts or omissions in connection with such access or the performance of Home Inspector's work with respect to the Property, except to the extent such Claims are caused by the sole negligence of D.R. Horton. Notwithstanding the foregoing, Home Inspector shall not be responsible for Claims for diminution in value or other economic effects resulting from Home Inspector's discovery of negative information regarding the Property.
2. To provide D.R. Horton prior to entering upon the Property, with a certificate of insurance evidencing General Liability and Workers' Compensation coverage in the following amounts:
  - General Liability \$500,000.....combined Single Limit
  - Workers' Compensation.....Statutory Minimum

**The certificate holder box must read:**

D R Horton-Texas Ltd  
6744 Horton Vista Dr. Suite 100  
Richmond, TX 77407

The issuing insurer(s) shall require 30 days' advance written notice to D.R. Horton in the event of any cancellation of such insurance.

3. To abide by, and cause all of Home Inspector's agents and employees to abide by, the following restrictions and obligations in connection with the performance of Home Inspector's work with respect to the Property:
  - All inspections of the Property performed by Home Inspector shall occur not less than 48 hours prior to D.R. Horton's New Home Orientation with Buyer relating to the Property.
  - The following actions are not permitted to be taken by Home Inspector or its agents or employees:



- No spray painting, marking, tagging or taping of any portion the home located on the Property or any other portion of the Property.
- No physical access to the roof of the home located on the Property (inspection via drone and visual inspection from a ladder are permitted).
- Home Inspector shall provide written copies of Home Inspector's inspection report relating to the Property to Buyer and to D.R. Horton on or before the date of D.R. Horton's New Home Orientation for the Property.

AGREED TO in this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Home Inspector Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Date and Approximate Time of Inspection: \_\_\_\_\_

**NOTE:** For access to the property, please contact the Construction Superintendent \_\_\_\_\_

Please return to:

D R Horton - Texas Ltd  
 Attn: Kali Dearbonne  
 Phone: 281-850-3091  
 Email: KDearbonne@drhorton.com

**HOME INSPECTIONS WILL NOT BE PERMITTED DURING THE HOMEOWNER ORIENTATION. NO EXCEPTIONS WILL BE MADE. HOME INSPECTOR WILL NOT BE PERMITTED ON THE ROOF PRIOR TO CLOSE OF ESCROW.**

## Inspector Complaints Resulting in Formal Disciplinary Action (since last Inspector Committee Meeting)

Date Closed	File No. / Disposition	Reason For Disciplinary Action	Parts, Component, or System Involved	Other
7/10/2023	<a href="#">226412/Agreed Order/\$100 administrative penalty</a>	Failed to use an inspection form as adopted by the Commission in a property inspection for a buyer	N/A	Complainant was buyer
7/18/2023	<a href="#">224146/Agreed Order/\$500 Administrative Penalty/Reprimand/Education</a>	Failed to inspect the operation and performance of HVAC/Heat Pump. Improper departure.	HVAC	Complainant was buyer
7/18/2023	<a href="#">232265/Agreed Order/\$1,600 Administrative Penalty/Reprimand/Education</a>	Failed to use an inspection form as adopted by the Commission; failed to report the absense of drip edge around roof, GFCI in kitchen, missing receptacles that were open ground, and open junction box in garage.	Structural systems & Electrical	Complainant was another inspector
8/9/2023	<a href="#">226399/Agreed Order/\$2,500 Administrative Penalty/Probated Suspension/Education</a>	Failed to operate and report deficiencies in the heating elements of HVAC heater; failed to report absense of dryer exhaust	HVAC & Ventilation	Complainant was buyer
<b>FY2024</b>				
9/1/2023	<a href="#">234319/Agreed Order/\$100 Administrative Penalty/Reprimand</a>	Failed to use an inspection form as adopted by the Commission in a property inspection for a buyer	N/A	Complainant was buyer
9/21/2023	<a href="#">234251/Agreed Order/\$600 Administrative Penalty/Reprimand/Education</a>	Failed to use an inspection form as adopted by the Commission; failed to indicate the temperature differential between supply air and return air.	HVAC	Complainant was buyer

## Inspector Complaints Resulting in Formal Disciplinary Action FY 2023

Date Closed	File No. / Disposition	Reason For Disciplinary Action	Parts, Component, or System Involved	Other
9/26/2022	<a href="#">220110/Agreed Order/\$500 Administrative Penalty/Reprimand</a>	Engaged in false or misleading advertising	N/A	Complainant was a licensed professional engineer
9/26/2022	<a href="#">220920/Agreed Order/\$1,000 Administrative Penalty/Cease and Desist</a>	Conducted a real estate inspection with an expired and inactive license	N/A	Complainant works in mortgage lending
11/7/2022	<a href="#">221508/Agreed Order/\$500 Administrative Penalty/Reprimand/Education</a>	Performed inspection in negligent or incompetent manner	Heating system, heat pump	Complainant was Buyer
11/14/2022	<a href="#">221970/Agreed Order/\$750 Administrative Penalty/Reprimand/Education</a>	Performed inspection in negligent or incompetent manner	Plumbing systems, drains, wastes and vents	Complainant was Buyer
11/15/2022	<a href="#">222956/Agreed Order/\$2000 Administrative Penalty/Reprimand</a>	Performed inspection in negligent or incompetent manner	Roof Structure and Attic, Attached Porches, Heating	Complainant was Buyer
11/16/2022	<a href="#">222403/Agreed Order/\$500 Administrative Penalty/Reprimand</a>	Performed inspection in a negligent or incompetent manner	Heating/Ventilation/AC	Complainant was Buyer
12/5/2022	<a href="#">223479/Agreed Order/\$1,000 Administrative Penalty/Cease and Desist</a>	Performed a real estate inspection without a license	N/A	Complainant was the listing agent (TREC licensed sales agent)
2/9/2023	<a href="#">224039/Agreed Order/\$100 administrative penalty</a>	Failed to use an inspection form as adopted by the Commission in a property inspection for a buyer	N/A	Complainant was the buyer's agent
2/13/2023	<a href="#">225736/Agreed Order/\$500 Administrative Penalty/Reprimand</a>	Performed a real estate inspection in a negligent or incompetent manner by incorrectly stating on the inspection report that the whole house was wired with aluminum wiring	N/A	Complainant was the seller

## AGENDA ITEM 8B

3/6/2023	<a href="#"><u>224702/Agreed Order/\$600 administrative penalty/Reprimand/Education</u></a>	Failed to use an inspection form as adopted by the Commission in a property inspection and failed to report a foundation with exposed or damaged reinforcement as “Deficient” in an inspection performed for a buyer.	Foundation	Complainant was the buyer
3/13/2023	<a href="#"><u>224612/Agreed Order/\$500 Administrative Penalty/Reprimand</u></a>	Failed to deal with the general public in a professional manner	N/A	Complainant was seller
3/13/2023	<a href="#"><u>226205/Agreed Order/\$100 Administrative Penalty</u></a>	Failed to use an inspection form as adopted by the Commission in a property inspection for a buyer	N/A	Complaint was the buyer
3/17/2023	<a href="#"><u>230478/Agreed Order/\$1,100 Administrative Penalty/One Year Probated Suspension</u></a>	Apprentice inspector performed inspection while not under the direct supervision of sponsor. Failed to use current form.	N/A	Complainant was Listing Agent
3/22/2023	<a href="#"><u>232047/Agreed Order/\$1500 Administrative penalty/Reprimand/Education</u></a>	Failed to include license number in inspection report, failed to report built-up creosote and chimney crown deficiencies, and failed to operate installed GFCI protection devices	Fireplace/Chimney & Electrical Systems	Complainant was buyer
4/5/2023	<a href="#"><u>226369/Agreed Order/\$600 administrative penalty/Reprimand</u></a>	Engaged in false or misleading advertising and failed to register his assumed business name with the Commission	N/A	Complainant was buyer
7/10/2023	<a href="#"><u>226412/Agreed Order/\$100 administrative penalty</u></a>	Failed to use an inspection form as adopted by the Commission in a property inspection for a buyer	N/A	Complainant was buyer
7/18/2023	<a href="#"><u>224146/Agreed Order/\$500 Administrative Penalty/Reprimand/Education</u></a>	Failed to inspect the operation and performance of HVAC/Heat Pump. Improper departure.	HVAC	Complainant was buyer



## AGENDA ITEM 8B

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8/9/2023	<a href="#"><u>226399/Agreed Order/\$2,500 Administrative Penalty/Probated Suspension/Education</u></a>	Failed to operate and report deficiencies in the heating elements of HVAC heater; failed to report absense of dryer exhaust	HVAC & Ventilation	Complainant was buyer
<b>FY2024</b>				
9/1/2023	<a href="#"><u>234319/Agreed Order/\$100 Administrative Penalty/Reprimand</u></a>	Failed to use an inspection form as adopted by the Commission in a property inspection for a buyer	N/A	Complainant was buyer
9/21/2023	<a href="#"><u>234251/Agreed Order/\$600 Administrative Penalty/Reprimand/Education</u></a>	Failed to use an inspection form as adopted by the Commission; failed to indicate the temperature differential between supply air and return air.	HVAC	Complainant was buyer

# TREC Education Report

August 2023



Education & Examinations Division

TREC Qualifying Education Provider and Course Applications													
FY 2023	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	YTD
<b>Applications Received</b>													
<b>Providers</b>													
Initial Provider	1	1	0	3	1	1	0	3	0	0	1	0	11
4-year Renewal Provider	0	5	2	2	1	0	1	3	0	1	2	0	17
Annual Fee for Provider	6	10	2	5	0	1	6	6	0	1	10	5	52
<b>Real Estate Courses</b>	<b>26</b>	<b>45</b>	<b>35</b>	<b>11</b>	<b>9</b>	<b>11</b>	<b>37</b>	<b>10</b>	<b>15</b>	<b>20</b>	<b>9</b>	<b>8</b>	<b>236</b>
Initial	15	7	29	9	4	6	17	2	3	18	9	6	125
Renewal	11	38	6	2	5	5	20	8	12	2	0	2	111
<b>Inspector Courses</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>12</b>
Initial	0	0	4	0	0	1	0	0	0	6	0	1	12
Renewal	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>ERW Courses</b>				<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
Initial				2	0	0	0	0	0	0	0	0	2
Renewal				0	0	0	0	0	0	0	0	0	0
<b>Total Applications Received</b>	<b>33</b>	<b>61</b>	<b>43</b>	<b>23</b>	<b>11</b>	<b>14</b>	<b>44</b>	<b>22</b>	<b>15</b>	<b>28</b>	<b>22</b>	<b>14</b>	<b>330</b>
	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	YTD
<b>Applications Approved</b>													
<b>Providers</b>													
Initial Provider	0	1	0	2	1	0	2	0	2	0	0	1	9
4-year Renewal Provider	0	0	0	1	1	2	1	1	2	0	2	1	11
Annual Fee for Provider	5	5	1	6	2	0	0	2	3	5	2	2	33
<b>Real Estate Courses</b>	<b>34</b>	<b>29</b>	<b>41</b>	<b>4</b>	<b>16</b>	<b>21</b>	<b>21</b>	<b>18</b>	<b>18</b>	<b>28</b>	<b>8</b>	<b>3</b>	<b>241</b>
Initial	15	6	16	4	9	15	17	2	9	21	2	2	118
Renewal	19	23	25	0	7	6	4	16	9	7	6	1	123
<b>Inspector Courses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>
Initial	0	0	0	0	2	5	0	0	0	0	0	0	7
Renewal	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>ERW Courses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
Initial				2	0	1	0	0	0	0	0	0	3
Renewal				0	0	0	0	0	0	0	0	0	0
<b>Total Applications Approved</b>	<b>39</b>	<b>35</b>	<b>42</b>	<b>15</b>	<b>22</b>	<b>29</b>	<b>24</b>	<b>21</b>	<b>25</b>	<b>33</b>	<b>12</b>	<b>7</b>	<b>304</b>

Education & Examinations Division

Continuing Education Provider and Course Applications													
FY 2023	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	YTD
<b>Applications Received</b>													
<b>Providers</b>	<b>22</b>	<b>18</b>	<b>26</b>	<b>27</b>	<b>36</b>	<b>43</b>	<b>30</b>	<b>24</b>	<b>19</b>	<b>28</b>	<b>29</b>	<b>40</b>	<b>342</b>
Initial Provider	9	11	15	14	21	27	21	13	7	11	14	20	183
Renewal Provider	13	7	11	13	15	16	9	11	12	17	15	20	159
<b>Real Estate CE Courses</b>	<b>154</b>	<b>205</b>	<b>289</b>	<b>229</b>	<b>280</b>	<b>324</b>	<b>251</b>	<b>227</b>	<b>232</b>	<b>197</b>	<b>175</b>	<b>209</b>	<b>2772</b>
<b>Inspector CE (ICE) Courses</b>	<b>8</b>	<b>24</b>	<b>4</b>	<b>16</b>	<b>27</b>	<b>14</b>	<b>4</b>	<b>10</b>	<b>26</b>	<b>26</b>	<b>16</b>	<b>55</b>	<b>230</b>
<b>ERW Courses</b>				<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>6</b>
<b>Total Applications Received</b>	<b>184</b>	<b>247</b>	<b>319</b>	<b>273</b>	<b>343</b>	<b>382</b>	<b>286</b>	<b>261</b>	<b>277</b>	<b>252</b>	<b>222</b>	<b>304</b>	<b>3350</b>
	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	YTD
<b>Applications Approved</b>													
<b>Providers</b>	<b>20</b>	<b>12</b>	<b>12</b>	<b>22</b>	<b>44</b>	<b>22</b>	<b>30</b>	<b>23</b>	<b>42</b>	<b>36</b>	<b>28</b>	<b>26</b>	<b>317</b>
Initial Provider	6	8	6	9	16	19	17	15	25	18	11	13	163
Renewal Provider	14	4	6	13	28	3	13	8	17	18	17	13	154
<b>Real Estate CE Courses</b>	<b>190</b>	<b>104</b>	<b>179</b>	<b>286</b>	<b>258</b>	<b>189</b>	<b>491</b>	<b>240</b>	<b>320</b>	<b>191</b>	<b>202</b>	<b>211</b>	<b>2861</b>
<b>Inspector CE (ICE) Courses</b>	<b>27</b>	<b>12</b>	<b>15</b>	<b>1</b>	<b>7</b>	<b>22</b>	<b>37</b>	<b>10</b>	<b>8</b>	<b>23</b>	<b>14</b>	<b>13</b>	<b>189</b>
<b>ERW Courses</b>				<b>1</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>8</b>
<b>Total Applications Approved</b>	<b>237</b>	<b>128</b>	<b>206</b>	<b>310</b>	<b>309</b>	<b>236</b>	<b>559</b>	<b>273</b>	<b>370</b>	<b>251</b>	<b>244</b>	<b>252</b>	<b>3375</b>



# Education & Examinations Division

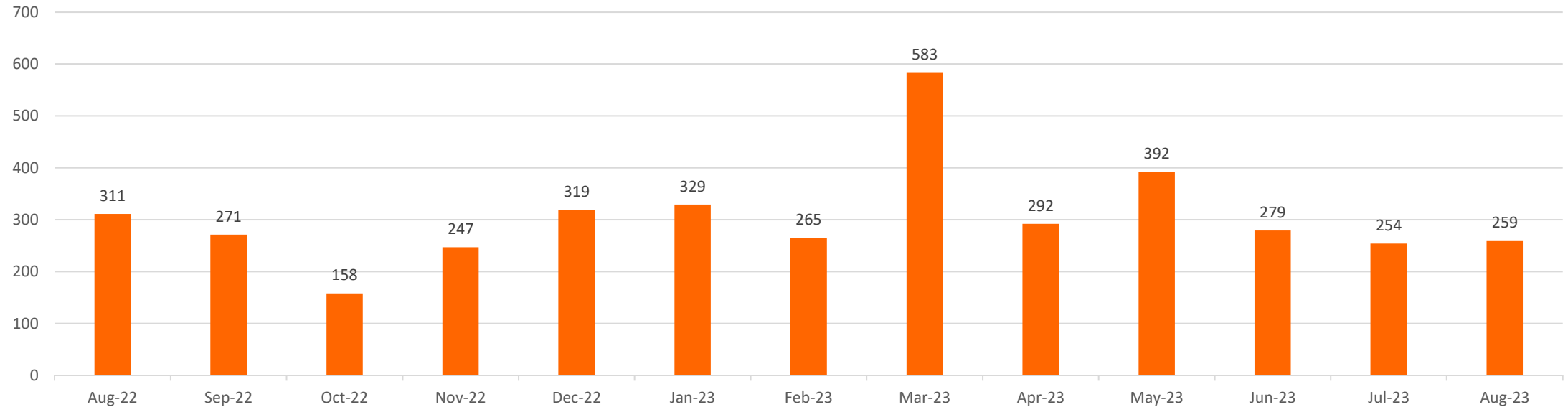
AGENDA ITEM 8C

## TREC Applications Approved 13-Month Comparison

	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23
Qualifying Provider	0	0	1	0	3	2	2	3	1	4	0	2	4
Qualifying Real Estate Courses	19	34	29	41	4	16	21	21	18	18	28	8	3
Qualifying Inspector Courses	0	0	0	0	0	2	5	0	0	0	0	0	0
Qualifying ERW Courses					2	0	1	0	0	0	0	0	0
<b>All Qualifying Applications</b>	<b>19</b>	<b>34</b>	<b>30</b>	<b>41</b>	<b>9</b>	<b>20</b>	<b>29</b>	<b>24</b>	<b>19</b>	<b>22</b>	<b>28</b>	<b>10</b>	<b>7</b>

Continuing Education Provider	33	20	12	12	22	44	22	30	23	42	36	28	26
Continuing Real Estate Courses	233	190	104	179	286	258	189	491	240	320	191	202	211
Continuing Education Inspector Courses	26	27	12	15	1	7	22	37	10	8	23	14	13
Continuing Education ERW Courses					1	0	3	1	0	0	1	0	2
<b>All Continuing Education Applications</b>	<b>292</b>	<b>237</b>	<b>128</b>	<b>206</b>	<b>310</b>	<b>309</b>	<b>236</b>	<b>559</b>	<b>273</b>	<b>370</b>	<b>251</b>	<b>244</b>	<b>252</b>

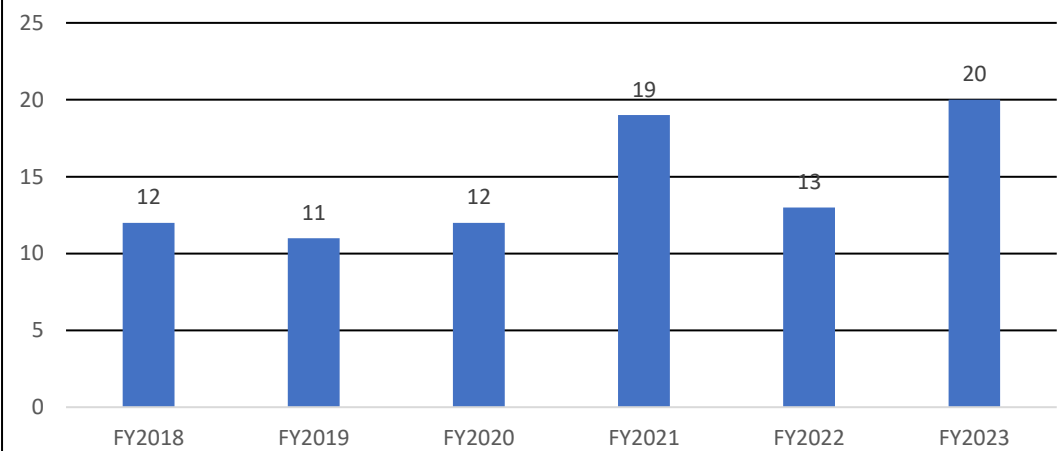
<b>All Applications Approved</b>	<b>311</b>	<b>271</b>	<b>158</b>	<b>247</b>	<b>319</b>	<b>329</b>	<b>265</b>	<b>583</b>	<b>292</b>	<b>392</b>	<b>279</b>	<b>254</b>	<b>259</b>
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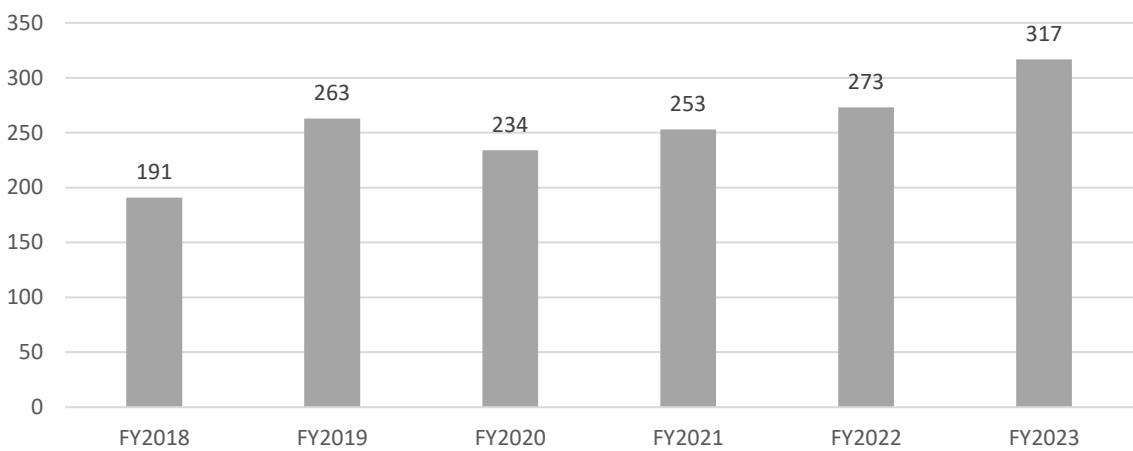
# Education & Examinations Division

## TREC Total Applications Approved - Fiscal Year

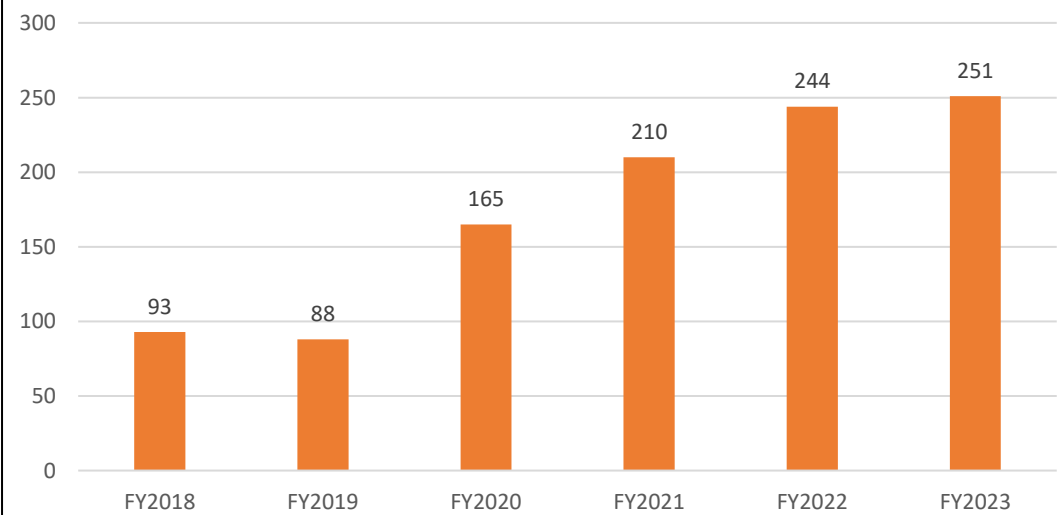
QE Providers Approved



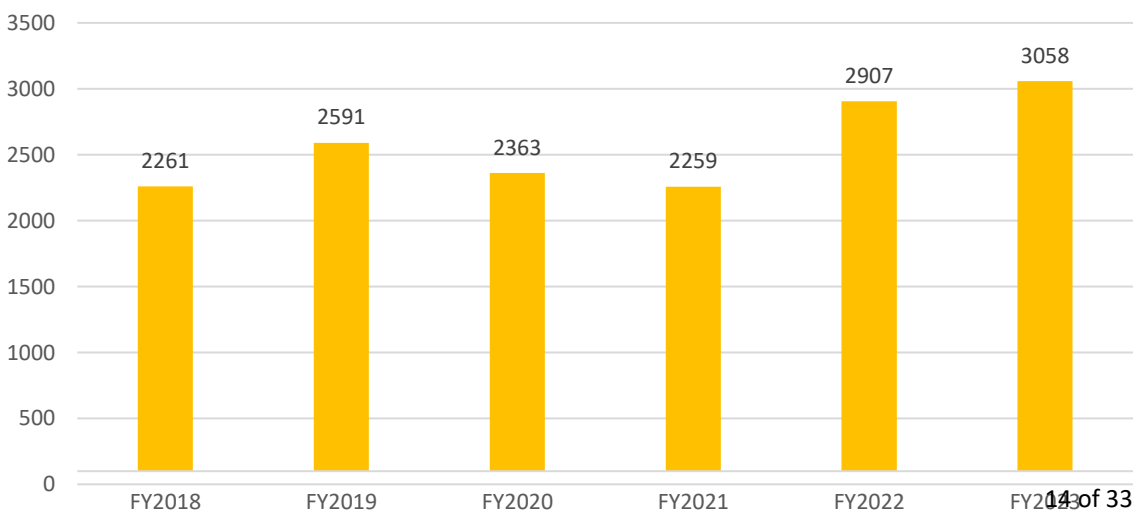
CE Providers Approved



Qualifying Courses Approved

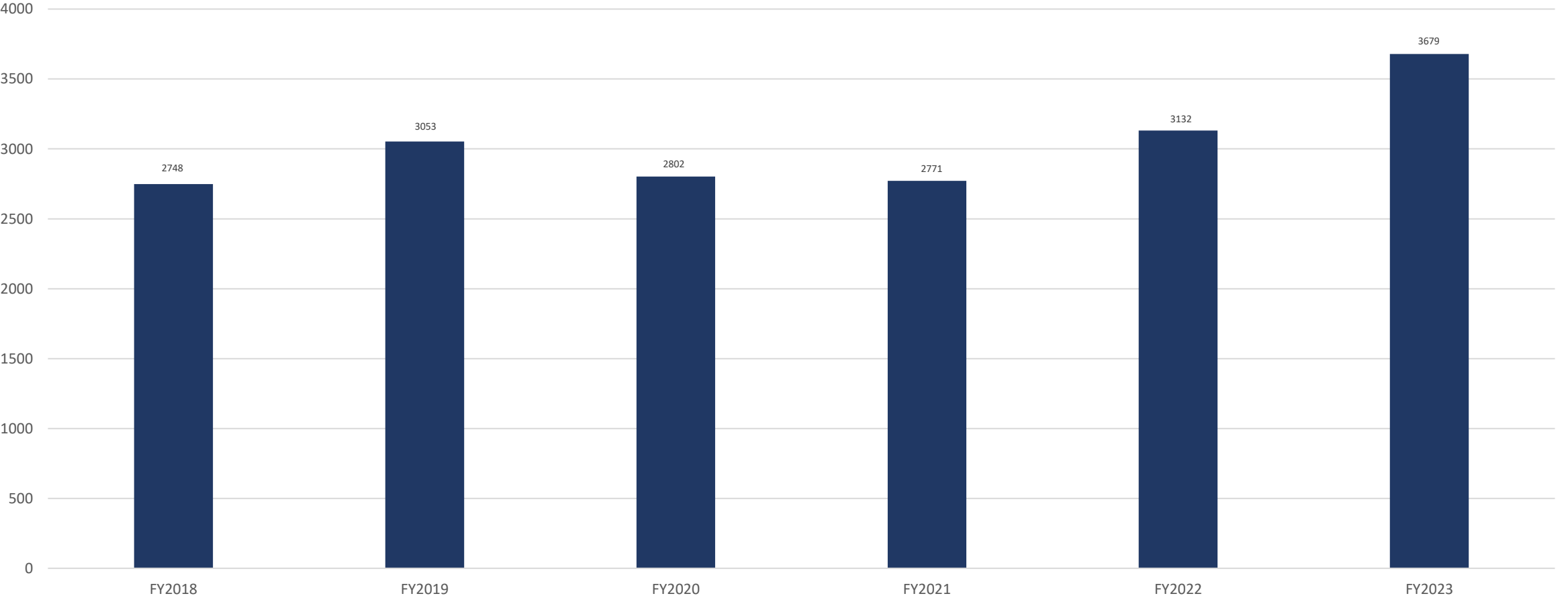


CE Courses Approved



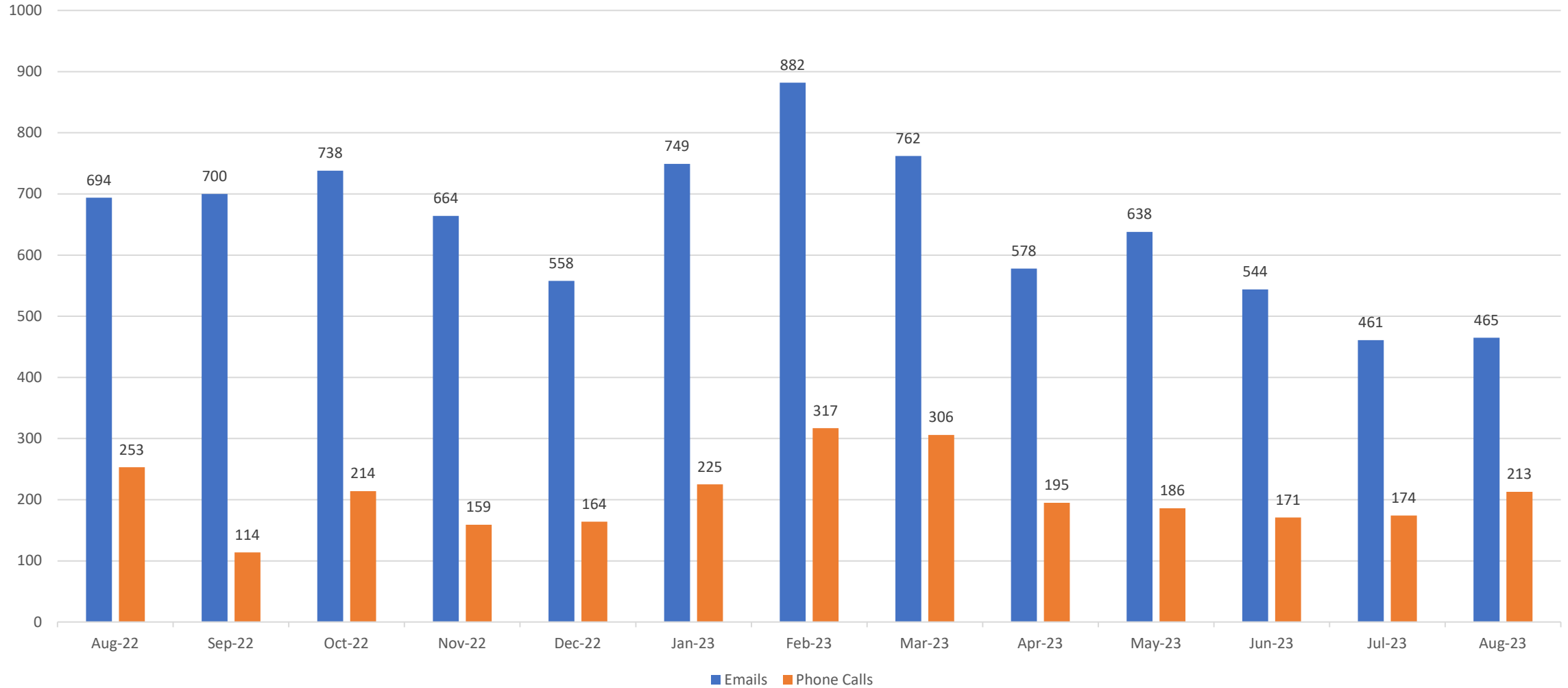
Education & Examinations Division

All TREC Applications Approved  
Year-Over-Year Comparison



## Phone and Email Volume 13-Month Comparison

### August 2023



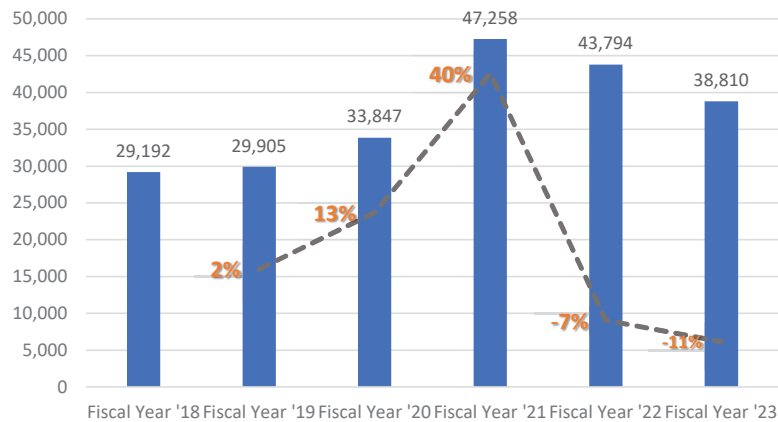


# TREC Licensing Report

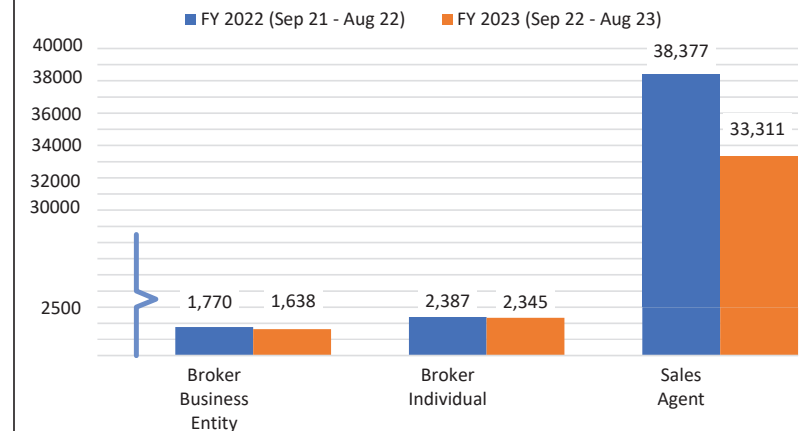
August 31, 2023

## Licensing Applications Received

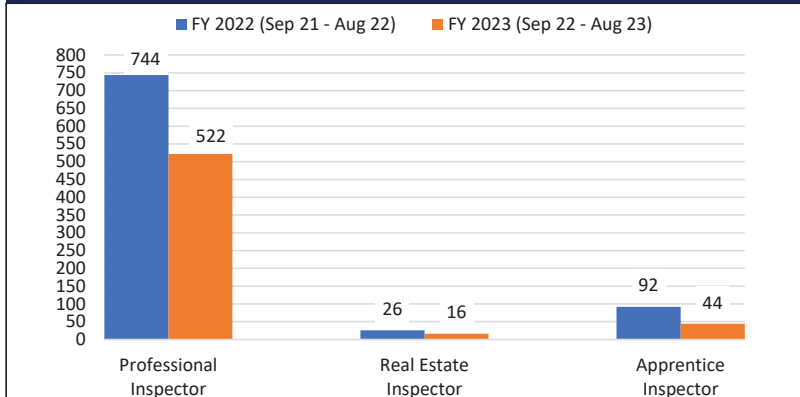
Year-Over-Year Comparison – All License Types



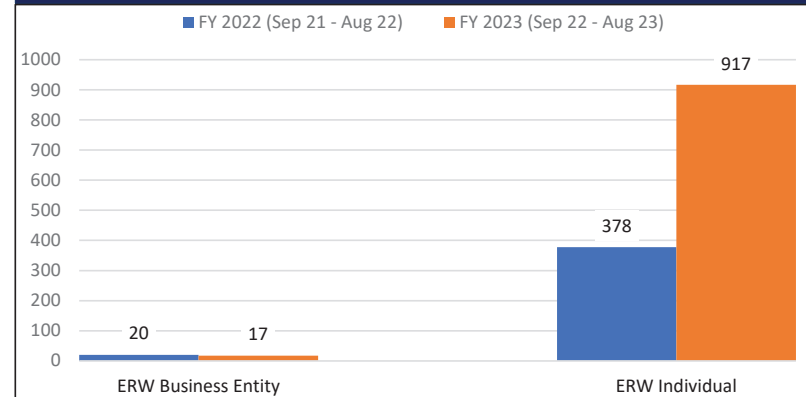
Year-to-Date Comparison – Broker and Sales Agent



Year-to-Date Comparison – Inspector

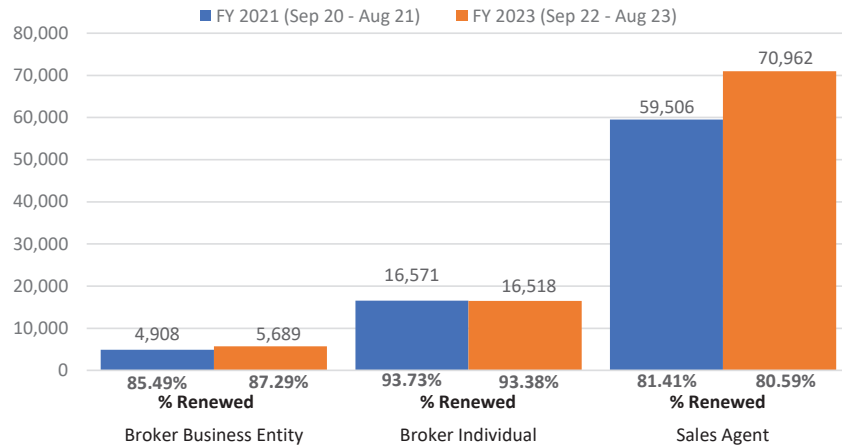


Year-to-Date Comparison – Easement or Right-of-Way (ERW)

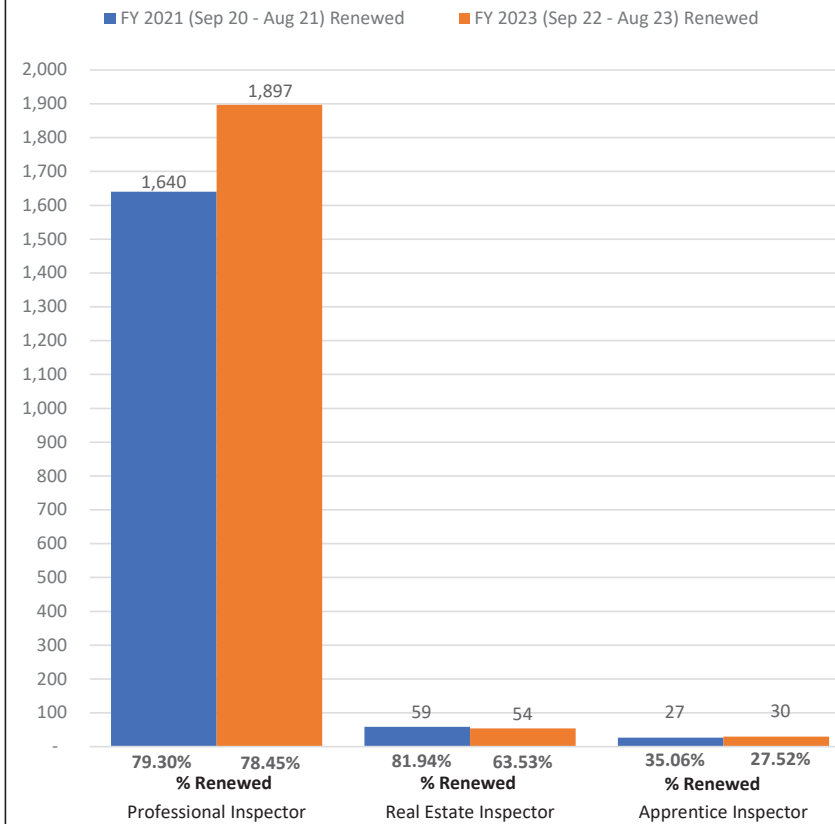


## Licensing Renewal Activity

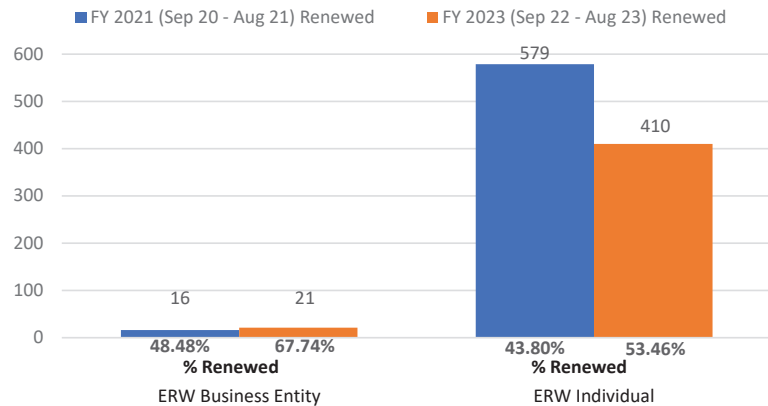
**Year-to-Date Comparison – Broker & Sales Agent**



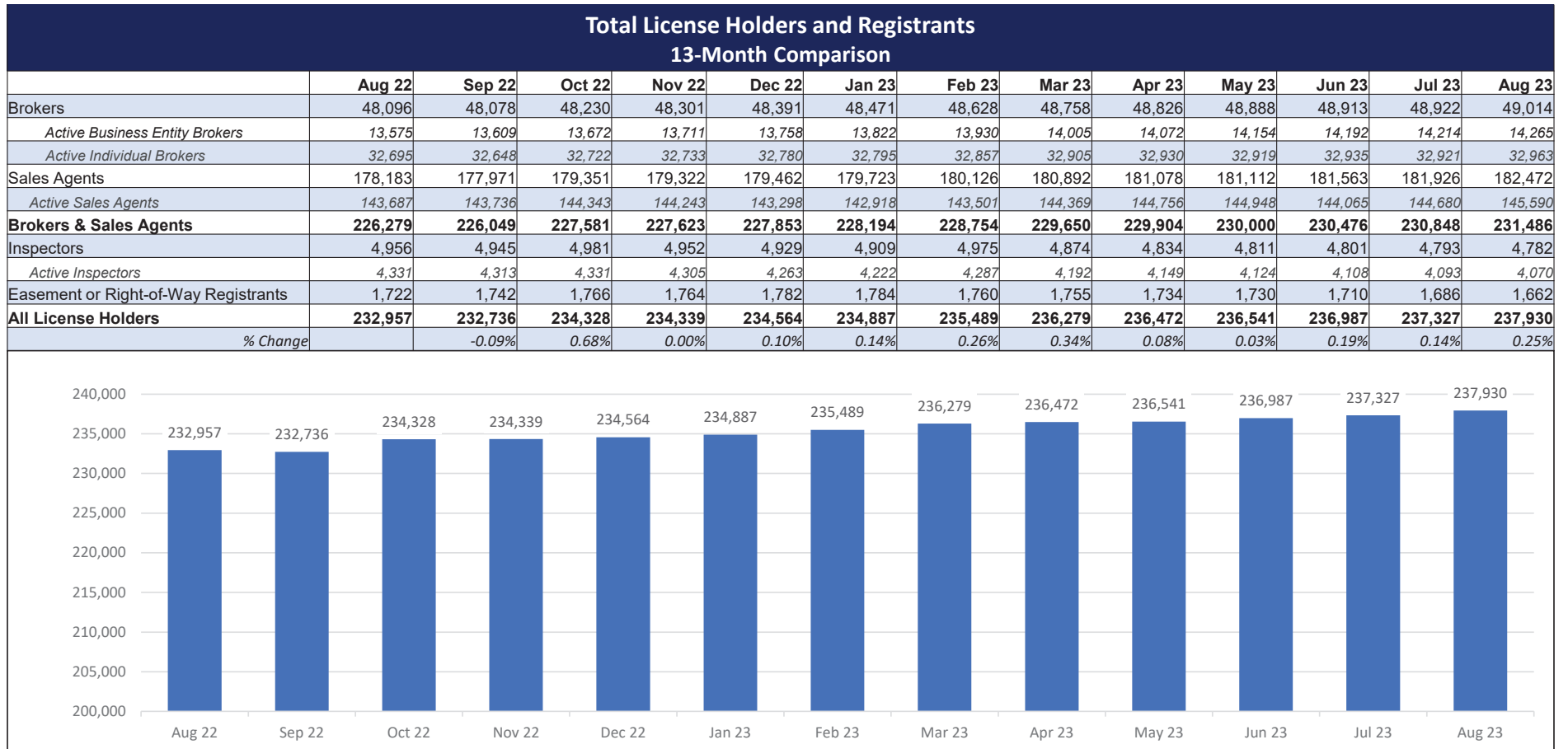
**Year-to-Date Comparison – Inspector**



**Year-to-Date Comparison – Easement or Right-of-Way Registrant**

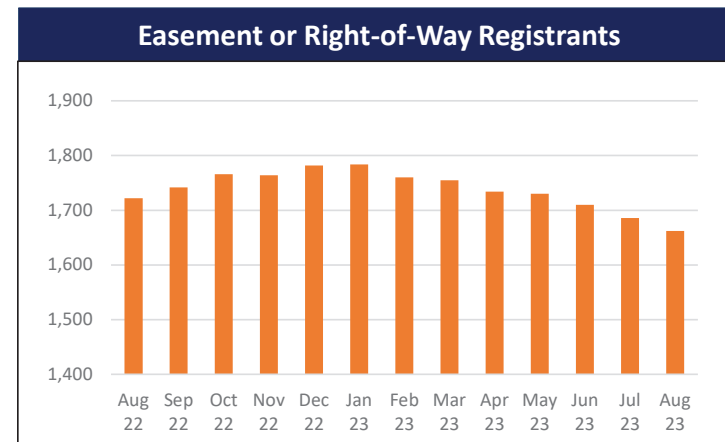
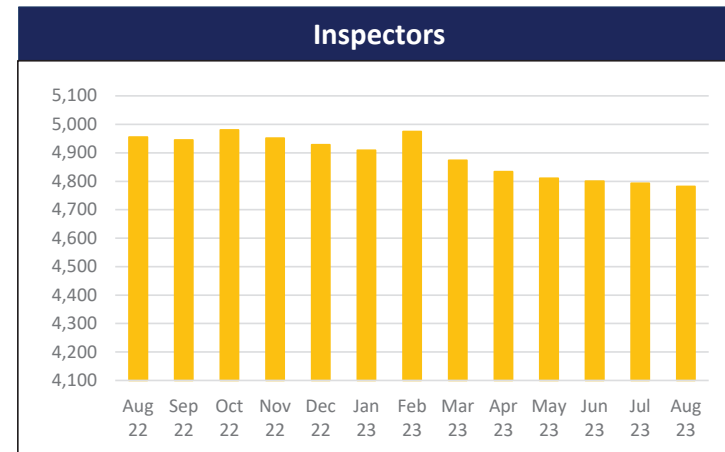
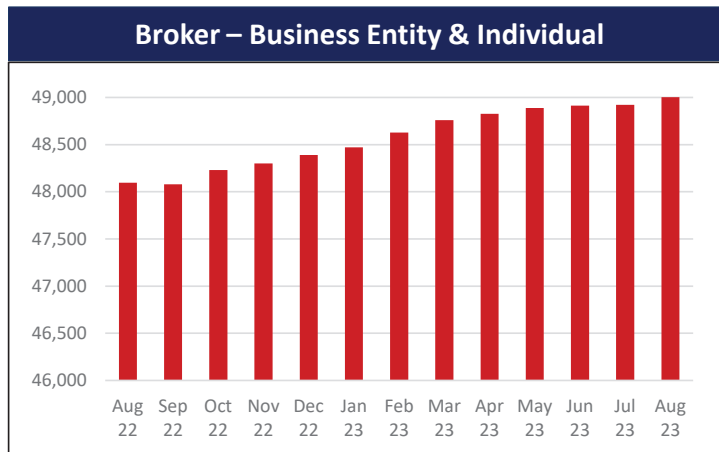


## License Holder Counts





## License Holder Counts 13-Month Comparisons by License Type



## Licensing Application Processing Time

Average Number of Calendar Days to Process a License Application													
13-Month Comparison - Goal: 14 days													
	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23
Broker Business Entity	5.21	5.79	7.72	7.53	10.29	9.33	11.73	7.06	7.20	6.51	6.22	7.83	7.33
Broker Individual	8.53	8.55	7.43	7.58	10.53	8.21	9.84	7.93	9.96	7.61	9.03	9.60	11.09
Sales Agent	3.67	3.54	3.78	3.74	4.81	3.53	4.09	3.97	4.20	4.21	3.71	4.05	3.53
Professional Inspector	4.34	4.78	5.73	7.83	7.46	8.39	7.09	5.58	5.17	5.83	6.87	6.41	4.32
Real Estate Inspector	1.38	4.56	4.33	7.64	n/a	4.63	7.66	3.55	n/a	n/a	2.39	3.95	4.28
Apprentice Inspector	n/a	3.00	3.50	6.43	n/a	7.00	8.03	2.41	2.89	5.00	5.02	5.54	n/a
Easement or Right-of-Way Business Entity	n/a	1.4	n/a	1.35	n/a	8.45	n/a	n/a	n/a	n/a	7.62	n/a	n/a
Easement or Right-of-Way Individual	1.90	1.66	3.31	2.59	4.52	2.86	n/a	2.66	3.66	3.22	3.42	4.37	4.35

Applications Received Month-Over-Month Comparison													
	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	Jun 23	Jul 23	Aug 23
Broker Business Entity	183	141	120	146	120	154	174	160	137	126	130	107	118
Broker Individual	115	237	230	210	186	171	252	215	166	191	178	208	203
Sales Agent	3,225	3,442	2,961	2,649	2,449	2,140	3,016	3,053	2,692	3,329	3,123	3,001	3,270
Professional Inspector	61	63	47	38	38	29	51	44	43	62	36	45	46
Real Estate Inspector	0	2	4	0	0	1	1	1	0	1	3	2	3
Apprentice Inspector	2	5	2	3	4	5	2	9	4	3	4	5	2
Easement or Right-of-Way Business Entity	0	1	2	2	2	0	1	0	1	2	1	3	3
Easement or Right-of-Way Individual	25	45	67	91	96	76	59	65	68	88	86	85	84



# Texas Practicum Evaluation Form

Submit this form to [education@trec.texas.gov](mailto:education@trec.texas.gov)

Name of Education Provider or Instructor \_\_\_\_\_ Completion Date \_\_\_\_\_

Your Name (optional) \_\_\_\_\_ Email Address (optional) \_\_\_\_\_

1. Did you complete at least five in-person inspections? ☐ Yes ☐ No
2. Were you actively involved in the inspections? ☐ Yes ☐ No
3. Were you required to complete a written inspection report for at least five inspected properties? ☐ Yes ☐ No
4. Did the instructing inspector evaluate each report and provide feedback? ☐ Yes ☐ No
5. Did the instructing inspector actively engage students in the inspections? ☐ Yes ☐ No
6. Was the instructing inspector well-prepared and knowledgeable? ☐ Yes ☐ No
7. After completing the Practicum, do you feel competent to conduct a complete inspection? ☐ Yes ☐ No
8. How many students participated in the Practicum? \_\_\_\_\_
9. How many instructors participated in the Practicum? \_\_\_\_\_
10. What could have been done to make the Practicum experience more valuable?

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Completion and submission of this form will not impact your license application.

To file a complaint against a provider, please visit the [TREC website](https://www.trec.texas.gov).



## Texas Practicum Credit Request

Submit this form to [documents@trec.texas.gov](mailto:documents@trec.texas.gov)

*This form is to be submitted by an initial inspector applicant to request qualifying credit for completing the 40 Hour Texas Practicum.*

Student Name

Start Date

Completion Date

A student may request credit for completing the 40 Hour Texas Practicum based upon satisfaction of the following criteria.

The 40 Hour Texas Practicum consisted of:

- At least five (5) complete and in-person inspections.
- No more than four (4) students per Supervising Inspector.

The Supervising Inspector:

- Evaluated each inspection report for the properties listed below to ensure each report:
  - Was considered satisfactory for release to a consumer; and
  - Demonstrated an understanding of report writing, client interaction, personal property protection and concepts critical for the positive outcome of the inspection process.
- Provided feedback to the student.

List the property addresses inspected. If additional space is needed, please include as an attachment.

Property #1

Date

Property #2

Date

Property #3

Date

Property #4

Date

Property #5

Date

### Supervising Inspector Certification

*I hereby certify that **all Texas Practicum requirements have been met** and I am qualified to instruct the 40 Hour Texas Practicum because:*

*I have been actively licensed as a Texas Professional Inspector for at least five years; **and***

*I have at least three years of experience supervising and/or training inspectors; **or***

*I have performed at least 200 real estate inspection as a Texas professional inspector.*

Supervisor Name

Supervisor Signature

Inspector License Number

Date





# PROPERTY INSPECTION REPORT FORM

<i>Name of Client</i>	<i>Date of Inspection</i>
<i>Address of Inspected Property</i>	
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Page 2 of \_\_\_\_

Report Identification: \_\_\_\_\_

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I   NI   NP   D

I. STRUCTURAL SYSTEMS

- ☐☐☐☐ **A. Foundations**  
*Type of Foundation(s):*  
*Comments:*
- ☐☐☐☐ **B. Grading and Drainage**  
*Comments:*
- ☐☐☐☐ **C. Roof Covering Materials**  
*Types of Roof Covering:*  
*Viewed From:*  
*Comments:*
- ☐☐☐☐ **D. Roof Structures and Attics**  
*Viewed From:*  
*Approximate Average Depth of Insulation:*  
*Comments:*
- ☐☐☐☐ **E. Walls (Interior and Exterior)**  
*Comments:*
- ☐☐☐☐ **F. Ceilings and Floors**  
*Comments:*
- ☐☐☐☐ **G. Doors (Interior and Exterior)**  
*Comments:*
- ☐☐☐☐ **H. Windows**  
*Comments:*
- ☐☐☐☐ **I. Stairways (Interior and Exterior)**  
*Comments:*
- ☐☐☐☐ **J. Fireplaces and Chimneys**  
*Comments:*
- ☐☐☐☐ **K. Porches, Balconies, Decks, and Carports**  
*Comments:*
- ☐☐☐☐ **L. Other**  
*Comments:*



Report Identification: \_\_\_\_\_

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☐ A. Service Entrance and Panels  
Comments:

☐ ☐ ☐ ☐ B. Branch Circuits, Connected Devices, and Fixtures  
Type of Wiring:  
Comments:

☐ ☐ ☐ ☐ C. Other  
Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☐ A. Heating Equipment  
Type of Systems:  
Energy Sources:  
Comments:

☐ ☐ ☐ ☐ B. Cooling Equipment  
Type of Systems:  
Comments:

☐ ☐ ☐ ☐ C. Duct Systems, Chases, and Vents  
Comments:

☐ ☐ ☐ ☐ D. Other  
Comments:

IV. PLUMBING SYSTEMS

☐ ☐ ☐ ☐ A. Plumbing Supply, Distribution Systems and Fixtures  
Location of water meter:  
Location of main water supply valve:  
Static water pressure reading:  
Type of supply piping material:  
Comments:

☐ ☐ ☐ ☐ B. Drains, Wastes, and Vents  
Type of drain piping material:  
Comments:

☐ ☐ ☐ ☐ C. Water Heating Equipment  
Energy Sources:  
Capacity:  
Comments:

Report Identification: \_\_\_\_\_

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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☐ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**  
*Comments:*

☐ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**  
*Location of gas meter:*  
*Type of gas distribution piping material:*  
*Comments:*

☐ ☐ ☐ ☐ **F. Other**  
*Comments:*

V. APPLIANCES

☐ ☐ ☐ ☐ **A. Dishwashers**  
*Comments:*

☐ ☐ ☐ ☐ **B. Food Waste Disposers**  
*Comments:*

☐ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**  
*Comments:*

☐ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**  
*Comments:*

☐ ☐ ☐ ☐ **E. Microwave Ovens**  
*Comments:*

☐ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

☐ ☐ ☐ ☐ **G. Garage Door Operators**  
*Comments:*

☐ ☐ ☐ ☐ **H. Dryer Exhaust Systems**  
*Comments:*

☐ ☐ ☐ ☐ **I. Other**  
*Comments:*

Report Identification: \_\_\_\_\_

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☐ A. Landscape Irrigation (Sprinkler) Systems  
Comments:

☐ ☐ ☐ ☐ B. Swimming Pools, Spas, Hot Tubs, and Equipment  
Type of Construction:  
Comments:

☐ ☐ ☐ ☐ C. Outbuildings  
Comments:

☐ ☐ ☐ ☐ D. Private Water Wells (A coliform analysis is recommended.)  
Type of Pump:  
Type of Storage Equipment:  
Comments:

☐ ☐ ☐ ☐ E. Private Sewage Disposal Systems  
Type of System:  
Location of Drain Field:  
Comments:

☐ ☐ ☐ ☐ F. Other Built-in Appliances  
Comments:

☐ ☐ ☐ ☐ G. Other  
Comments:



# PROPERTY INSPECTION REPORT FORM

## INSTRUCTIONS

This document is designed to provide guidance to an inspector on how to properly check the various boxes on the Property Inspection Report Form.

### Per TREC rule (22 Tex. Admin. Code §535.223):

An inspector is required to check the appropriate box for every item on the Property Inspection Report Form, to indicate whether that item was:

- (I) Inspected;
- (NI) Not Inspected;
- (NP) Not Present; or
- (D) Deficient

In addition to checking the appropriate boxes, an inspector **MUST** explain the inspector's findings for each item under the corresponding section of the form.

### **WHEN IS A PARTICULAR BOX APPROPRIATE?**

**(I) Inspected** – This box should be checked when any portion of a component or system is inspected.

**(NI) Not Inspected** – This box should be checked when a component or system:

- is present but is not inspected
- should be present but is not and as a result could not be inspected; or
- when a system or component is present but cannot be fully inspected due to existing conditions or limitations.

**(NP) Not Present** – This box should be checked when a component or system is not present in the dwelling.

**(D) Deficient** – This box **must be checked** when a component or system exhibits a “Deficiency” as defined by the Standards of Practice (22 Tex. Admin. Code §535.227 – 535.233):

Deficiency - In the reasonable judgment of the inspector, a condition that:

- adversely and materially affects the performance of a system, or component; or
- constitutes a hazard to life, limb, or property as specified by these standards of practice.



# PROPERTY INSPECTION REPORT FORM

## INSTRUCTIONS

### **CAN AN INSPECTOR CHECK MULTIPLE BOXES FOR A PARTICULAR COMPONENT OR SYSTEM?**

**YES.** An inspector may check more than one box for a particular system or component. The inspector **MUST** provide an explanation for why multiple boxes were checked. For example:

**“(I) Inspected” and “(D) Deficient”** - Both boxes should be checked any time a component or system is inspected and exhibits a deficiency.

**“(NP) Not Present” and “(NI) Not Inspected”** - Both boxes should be checked anytime a component or system should be present, but is not, and was not inspected as a result.

**NOTE:** An inspector may also need to check **“(D) Deficient”** if absence of component or system results in a deficiency.

**“(NI) Not Inspected” and “(D) Deficient”** - Both boxes should be checked any time a component or system is present but is not inspected because of the judgment of the inspector and the reason it was not inspected meets the definition of a deficiency.

**“(I) Inspected” and “(NI) Not Inspected”** - Both boxes should be checked when a component or system is only partially inspected. The inspector must explain what portions were inspected and not inspected, and why.

**NOTE:** An inspector may also need to check **“(D) Deficiency”** if the reason both boxes are checked results in a definition of a deficiency.

### **DO I NEED TO USE THE PROPERTY INSPECTION REPORT FORM WHEN CONDUCTING A SINGLE ITEM INSPECTION?**

**YES.** If the inspection is conducted for a real estate transaction, or potential real estate transaction, you must use the Property Inspection Report Form for any inspection, including a single item inspection.

When doing a single item inspection, simply fill out the form as required for the items you did inspect and check **“(NI) Not Inspected”** for those items you did not inspect. Explain that the item was not inspected because you conducted a single item inspection of the property. **Do not delete any required sections from the report.**

### **DO I NEED TO USE THE PROPERTY INSPECTION REPORT FORM FOR REINSPECTIONS?**

**NO.** The Property Inspection Report Form is not required when an inspector reinspects the property that was the subject of the original inspection and for same client.