



August 5, 2008

International Association of Certified Home Inspectors
1750 30th St.
Boulder, CO 80301

Hello,

A new County Inspection Program kicks off soon that may be of interest to your membership. Starting September 1, 2008, all home builders and remodelers in Texas must secure inspections on homes built or remodeled in unincorporated areas or in cities that do not offer municipal inspections.

Builders and remodelers in Texas must secure inspections at three stages of construction. The mandatory reviews include a foundation inspection before concrete is poured, a framing and mechanical systems assessment before wallboard is installed and a final sign-off after the entire job is done. The commission can levy fines against builders and remodelers that fail to have their projects inspected.

The fee inspector hired by the builder or remodeler may be a licensed engineer, a registered architect, a professional Texas Real Estate Commission inspector or a third-party inspector certified by the Texas Residential Construction Commission. Builders and remodelers can search the online database for fee inspectors eligible to conduct county inspections. New inspectors are registering daily.

I have included a short article with this letter. If you believe it would be helpful to your constituency, we'd appreciate you publishing the article in your association newsletter or magazine.

If you'd like more information about the County Inspections Program, go to www.texasrcc.org. If you have questions, please contact the commission's building programs manager, Dora Alicia Rivera, at 877-651-8722.

Sincerely,

Dora Alicia Rivera
Building Programs Manager



New Legislation Levels the Playing Field

Counties now have to have the inspections just like cities do.

Heads up to the players in the residential construction game, the rules have changed. State law is leveling out the playing field within the industry by making sure builders and remodelers in a given area are held to similar standards.

State law now requires new inspections for residential construction in unincorporated areas or areas not subject to municipal inspections. The required inspections are a foundation inspection, a framing, mechanical and delivery systems inspection and a final inspection.

These new county inspection requirements apply to new construction or qualified remodeling projects that begin on or after September 1, 2008. Construction that started before September 1, 2008, is exempt from completing all three inspections. This program will assure homeowners that their home is constructed properly regardless of whether it is located within the city limits.

It is the builder-remodeler's responsibility to hire a fee inspector to perform the three inspections. A fee inspector can be any of the following: a licensed professional engineer, a licensed architect, a professional inspector licensed by the Texas Real Estate Commission, or a Texas Residential Construction Commission third-party inspector.

The builder and remodeler may contract different fee inspectors for each inspection phase. If a fee inspector fails a new construction or remodeling project during an inspection phase, the builder/remodeler must fix the issue and have it re-inspected.

The commission will conduct random audits on registrants to verify that inspections are performed according to applicable codes. The commission can take disciplinary action against a builder or remodeler that fails to comply with the inspection requirements.

To catch all the information about the new County Inspection Program, please call 877-651-TRCC, or visit the commission's Web site at www.texasrcc.com or www.comisiondecasa.org.