

**AGENDA FOR TEXAS REAL ESTATE COMMISSION (TREC)
INSPECTOR ADVISORY COMMITTEE
EDUCATION SUBCOMMITTEE MEETING**

Friday, October 16, 2009 at 9:00 a.m. (by teleconference)

1. Call to order – *Done @ 9:02 am,*
 - *IAC Subcommittee members Fred Willcox, Ray Armendariz, Denise Robbins (new IAC public member).*
 - *Public attendees Mike Boyett, “k”.*
 - *TREC attendee Robert Meisel*

2. Discussion and possible action to recommend amendments to 22 TAC §535.212, Education and Experience Requirements for an Inspector License
 - *Fred presented a revised list of training topics sorted by subject (as 535.212 is) such as foundation, roofing, framing, etc.*
 - *Some proposed changes included ‘engineering theory’ topics.*
 - *Denise, the newest IAC public member, is a bank executive responsible for, among other things I’m sure, mortgage foreclosure oversight for her bank.*
 - *She expressed ‘surprise’ that many of the items Fred showed were not already being taught to inspectors. Fred did not make it clear what was already required versus new topics. Denise did not seem to have a clear understanding of what the existing education requirements are for an inspector and no suggestion was made to bring her up to speed.*
 - *Denise also related a story of a ‘house of horrors’ she was familiar with in the Houston area that had an inspection done for the bank that failed to uncover what she felt were significant defects. Apparently the new (perhaps even never lived in, I’m not sure) home had serious foundation issues and that no mention of that was in the report and she was concerned that it was not made clear that perhaps even the foundation rebar was inadequate. Her other concerns included the fact that the inspection did not address the ‘quality of materials used’ in the construction of the home. Again, no attempt was made to clarify a home inspector’s role, responsibilities nor limitations to her.*

3. Discussion and possible action to recommend amendments to 22 TAC §535.213, Schools and Courses of Study in Real Estate Inspection
 - *In general, the subcommittee felt an action item was to provide additional means of approving proposed courses and content.*
 - *Proposed revisions to 535.213 were shown to require new, potential course descriptions to be approved by the IAC Education Subcommittee prior to going to TREC staff for final approval.*
 - *MRB question – does the IAC have that responsibility or authority by law or TREC rule?*

4. Discussion and possible action to recommend amendments to 22 TAC §535.218, Continuing Education
 - *Not addressed in this teleconference to my knowledge*

5. Discussion and possible action regarding education requirements for sponsorship
 - *Not addressed in this teleconference to my knowledge*

6. Request for new business agenda items - *None*

7. Scheduling of future meetings - *None*

8. Adjourn - *Done*

Side note: The teleconference was conducted using GoToMeeting software. GoToMeeting provides for an internet link to a whiteboard type of presentation where the proposed documents, i.e. a Word version of a document, can be shown on-line to all attendees and edited in real time, a voice connection is available to all attendees for discussion and a chat sidebar is available for written comments and short side discussions. Shown below is a chat log for this meeting:

Robert Meisel (to All - Entire Audience): Robert is listening on the phone and watching on the screen.

Mike Boyett (to All - Entire Audience): the echo is terrible today!

Denise Robbins (to All - Entire Audience): the echo and spotty in and out communication is hard to listen to and get clear information.

Mike Boyett (to All - Entire Audience): lol (in response to a comment Fred made on the voice line)

Robert Meisel (to All - Entire Audience): Inspections of new construction have nothing to do with TREC inspectors.

Fred Willcox (to All - Entire Audience): Robert - If you will recall, we adopted TRCC rules for TREC inspectors

Fred Willcox (to All - Entire Audience): Probably 2 meetings ago. Chairman Eckstrum brought this issue to Larry and the issue was passed with almost no discussion. It was easier to pass it that way than to write an SOP for construction at the time. Devon has also stated that TREC has jurisdiction over construction phase inspections.

Robert Meisel (to All - Entire Audience): Please include staff (Robert) in the copy recipients. Thanks.

Robert Meisel (to All - Entire Audience): Please keep me in the loop: robert.meisel@trec.state.tx.us

Mike Boyett (to Robert Meisel): Robert....rhetorical question...do you agree that Devon has said that TREC has jurisdiction over phase inspections for builders?

Robert Meisel (Private): I believe Staff made that determination, yes. Phase inspections are addressed in the rules, etc.