

**MEETING AGENDA FOR THE
STANDARDS OF PRACTICE SUBCOMMITTEE
OF THE TEXAS REAL ESTATE INSPECTOR COMMITTEE
OF THE TEXAS REAL ESTATE COMMISSION (TREC)**

Conference Room 102, TREC Headquarters Office
1101 Camino La Costa, Austin, Texas

Tuesday, February 9, 2010 at 9:00 a.m. (by teleconference)

1. Call to order
 - **Done @ 9:00 AM**
 - **IAC members Willcox, Carr, Frankel (Murphy unavailable)**
 - **Several public members on-line**
2. Discussion and possible action to recommend to the Texas Real Estate Inspector Committee amendments to the Standards of Practice for inspectors (22 T.A.C. §§535.227-.232).
 - **Willcox indicated the SOP has been open for comments for some time now with no public/inspector comments have been received.**
 - ***MRB personal comment - I was not aware that the SOP has been "open for comments".***
3. Discussion and possible action make recommendations to the Texas Real Estate Inspector Committee regarding the commentary to the Standards of Practice for inspectors, including the format of the commentary and the placement of the various components of the commentary in the rules.
 - **Willcox discussed the Jan IAC SOP/Commentary subcommittee meeting with TREC staff and commissioners.**
 - **Comment made that Commissioners would "pass Commentary regardless of TREC staff opinions".**
 - **Comment made that not much support for the Commentary had been received from individuals, inspectors, trade associations or anyone else and that some comments received to-date show ignorance & are of no substance.**
 - **Willcox discussed the www.soprfi.com website and that it seemed to be 'self defeating' and did not understand its purpose.**
 - **Willcox identified the three options open to the sub-committee at this time; continue the Commentary, modify it or abandon it.**
 - **The sub-committee discussed those alternatives and elected to continue work on the Commentary.**
 - **The decision as to exactly how to incorporate the Commentary, i.e. separate from or integral to the SOP, was put off for the time being.**
 - **There are no new sections of the proposed Commentary to be reviewed at this time, work will commence on HVAC, Electrical and Plumbing.**
 - **The sub-committee discussed an issue Willcox brought up concerning the measuring and documenting of water pressure during an inspection and the pro's/con's of doing such. The subcommittee tentatively agreed to recommend the SOP be changed to eliminate the requirement to measure and record pressure and change the SOP to read something like "Report if static water pressure is inadequate or excessive". Let the inspector determine how to do that.**
4. Discussion and possible action to recommend to the Texas Real Estate Inspector Committee posting of sections of the commentary for public comment with the intent to include the commentary sections in the rules of the Texas Real Estate Commission.
 - **See above**
5. Request for new business agenda items.
 - **None**
6. Adjourn
 - **Done @ ~10:30 AM**