



# TPREIA "The Texas Connection for InterNACHI"



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Thursday, March 22, 2012

To the TREC Commissioners and the IAC Committee;

On behalf of the Officers and Directors of Texas Professional Real Estate Inspector's Association (TPREIA), and the Texas voice for InterNACHI, representing our Members across the great State of Texas, we wish to express our thoughts and opinions concerning the revision of the report form and the creation of the commentary.

- **We oppose** changing the TREC Inspection Report form as proposed by the IAC, with the elimination of any or all of the check boxes. While we appreciate the work of the IAC Committees, We feel that the check boxes are easier to understand by the Realtors, Agents and Consumers. It makes understanding the deficiencies easier to all parties involved in the transaction.

There is an issue with reporting deficiencies to older homes against today's construction standards; this tends to scare consumers. Agents claim it places contracts in jeopardy. One Addition or change that **we would support** is the addition of a section for deficiencies under each report category, as we currently have for comments.

This addition of a second section under each category would allow code changes, updates, recommendations and comments to be separated from actual deficiencies. Currently anything written by the Inspector goes under comments and is easily misunderstood or interpreted.

If the above suggestion is not something that the TREC or IAC are agreeable on, we suggest adding a Notation area or box under each Section entitled "Upgrades or Enhancements" (*or some similar notation to address issues*).

TPREIA and InterNACHI **would support** these considerations by the IAC and the TREC Commissioners as examples of appropriate inserts for an "upgrade" area.

- **We oppose** the commentary.
- **We support** the removal of AFCI as a deficiency in homes build prior to the NEC requirements for these devices and ask that it be included as an upgrade.
- **We support** the inclusion of the Tamper Resistant Receptacles on all properties because of the safety of these receptacles for the Consumer.

Sincerely,

*Brenda E. Roebuck*

Brenda E. Roebuck  
TPREIA 2012 President