

**BYLAWS**  
**for**  
**Association of Texas Real Estate Inspectors**

**Adopted June 1<sup>st</sup> 2019**

**ARTICLE I**

**NAME, LOGO AND LOCATION**

SECTION 1. The name of this organization shall be the Association of Texas Real Estate Inspectors, INC., (hereafter referred to as "Association"). The acronym "ATREI" shall also be considered acceptable usage in referring to the Association.

SECTION 2. The members of the Association may change the name by a majority vote of the membership at any annual meeting.

SECTION 3. The symbol or logo of the Association may hereafter be changed by majority vote of the membership at any meeting where a quorum is present.

SECTION 4. The offices of the Association shall be located in Springtown, Texas, and/or in such localities as may be determined by the Board of Directors.

**ARTICLE II**

**PURPOSES**

**SECTION 1.** The following are the purposes for which this Association has been organized.

**A. Supporting local home inspectors.** Helping home inspectors by providing continuing education courses that are approved by TREC. Helping home inspectors through comradery; developing relationships so inspectors have someone to call or contact when they find something at an inspection that they may be unfamiliar with. Helping home inspectors with classes that meet TREC standards of practice but also explain in a practical term how to perform and report inspection items.

**B. To promote high standards** of conduct and inspection quality in real estate inspections.

**C. To provide** a unified resource for real estate buyers and real estate agents.

**D. To establish, encourage & promote** educational courses for those engaged in the real estate inspection profession and real estate sales.

**E. The following designations are approved for use by association members**

“ATREI Inspector Member”,

“ATREI – Engineer Member”

“ATREI - Broker or Agent Member” as prescribed and controlled by the Association.

**SECTION 2.** The Association shall never form or enter into any agreement, understanding, combination or any other form of collusion designed to fix prices, suppress competition nor in any other matter restrain or monopolize trade or commerce, nor shall the Association engage in any other act or acts which might be in contravention of law or good business practices.

## **ARTICLE III**

### **DEFINITIONS**

**SECTION 1.** Definitions of terms. The purpose of this section is to provide clarity of terms used in these Bylaws.

- A) **Property Inspection Report** - One paid inspection and written report of the condition of the visible and accessible areas of the following systems and components: Structural, Electrical, Heating Ventilation and Air Conditioning, Plumbing Systems & Appliances. The inspection is to be performed in accordance with the Texas Real Estate Commission Inspection Standards of Practice.
- B) **Property Condition Report** - One paid commercial inspection and written report of the condition of the visible and accessible areas of the following systems and components: Structural, Mechanical, Electrical, Plumbing, and Appliances. The inspection is to be performed in an ethical manor with the appropriate details as determines by the professional inspector.
- C) **Annual Meeting:** The annual meeting should be held in December during the Christmas party meeting. We normally have more members in attendance on that meeting. If non members are in attendance at the annual meeting they are not allowed to vote with the members for the board member positions.

## **ARTICLE IV**

### **MEMBERSHIP**

#### **SECTION 1. Membership Qualifications:**

**ATREI Charter Members:** Charter Member shall be conferred upon an individual who has joined, or committed to join, the Association as of June 1<sup>st</sup> 2019, and who has attended one meeting previously, remained a Member in Good Standing, and shall have all the rights, privileges and obligations of an Inspector Member.

- Is currently licensed as an Apprentice Inspector or Inspector by the Texas Real Estate Commission.
- Agrees in good faith to subscribe and adhere to the ATREI Code of Ethics and Bylaws.
- Agrees in good faith to fulfill basic education and continuing education required by Texas Real Estate Commission.
- The Charter member may Advertise as a “**Charter Member of ATREI**”.

**ATREI Inspector Members:** Inspector Member shall be conferred upon an individual who has attended one meeting previously, remained a Member in Good Standing, and shall have all the rights, privileges and obligations of an Inspector Member.

- Is currently licensed as an Apprentice Inspector or Inspector by the Texas Real Estate Commission.
- Agrees in good faith to subscribe and adhere to the ATREI Code of Ethics and Bylaws.
- Agrees in good faith to fulfill basic education and continuing education required by Texas Real Estate Commission.

**Privileges and Obligations:** An Inspector Member in Good Standing with ATREI shall have the privilege of attending all general membership meetings and educational programs. In submitting an application, it is understood and agreed that the following limitations are placed on such members:

- Advertise membership as an “**ATREI Inspector Member**”.
- Must attend a minimum of thirty-two (32) classroom hours in ATREI facilitated education seminars to be considered for advancement to a higher level of membership.
- May serve on ATREI committees
- Vote in all ATREI elections.
- Hold elected office.
- Chair committees.
- Promote and safeguard the Ethics, Standards, Interests, and Welfare of the Association for himself and those with whom he is affiliated.

**ATREI Past President:** The title: ATREI Past President shall be conferred upon those individuals who have completed at least one term as President for the Association.

**Privileges and Obligations:** ATREI Past President Members of the Association shall be entitled to and obligated to:

- A certificate in recognition of their contributions.
- Have the same privileges as ATREI Inspectors.
- Advertise as “**Past President of ATREI**”. Is the title “ATREI Past President” or “Past President of ATREI”?
- Free attendance at all general membership meetings,
- Free Association Membership for life.
- Take the responsibility to promote and safeguard the Ethics, Standards, Interests, and Welfare of the Association for himself and those in his charge.

**ATREI Affiliate Member:** An Affiliate Membership may be conferred upon applicants who do NOT derive an income from the performance of property inspections or property condition inspections, and upon applicants who are members of other real estate inspector associations or organizations.

**Requirements:** A majority vote of the Board of Directors, upon the recommendation of the Membership Committee, is required for acceptance into the Association as an affiliate member.

**Privileges and Obligations:** An Affiliate Member of the Association shall have the privilege of attending all general membership meetings and educational programs. In submitting an application, it is understood and agreed that the following privileges and restrictions are placed on such members:

- No voting privileges.
- Ineligibility for elective offices unless a majority of the board of directors vote otherwise.
- May advertise as an “**ATREI Affiliate Member**”.
- Take the responsibility to promote and safeguard the Ethics, Standards, Interests, and Welfare of the Association for themselves and those in their charge.

**Retired Member:** A Retired Membership may be conferred upon those individuals who have been members in good standing for a minimum of 1 year and are no longer active in the inspection industry.

**Requirements:** Approved by a majority vote of the Board of Directors.

**Privileges:** May attend all general membership meetings and educational programs at fees as may be set forth by the Board of Directors.

**Restrictions:**

- No voting privileges

- Ineligibility for elective office
- May advertise as an "**ATREI Retired Member**" ~~of the Association.~~
- Accept the responsibility to promote and safeguard the Ethics, Standards, Interests, and Welfare of the Association for himself and those in his charge.

**ATREI Engineer:** An Engineer Membership shall be conferred upon an individual who holds a license as a professional engineer from the State of Texas and derives income from the performance of engineering evaluations, inspections, property inspections or property condition inspections, either partial or complete, full or part-time, upon acceptance of his application and satisfying the following requirements.

**Requirements:** Submit for verification, a completed application, the required application fee, and meet the following requirements:

- Is licensed as a professional engineer with the State of Texas
- Agrees in good faith to subscribe and adhere to the ATREI Code of Ethics and Bylaws.
- Approval by a majority vote of the ATREI Board.

**Privileges and Obligations:** An Engineer Member in Good Standing with ATREI shall have the privilege of attending all general membership meetings and educational programs. In submitting an application, it is understood and agreed that the following limitations and privileges are placed on such members:

- Advertise as an "**ATREI Engineer**" member in the Association.
- Take the responsibility to promote and safeguard the Ethics, Standards, Interests, and Welfare of the Association for himself and those in his charge.

**Restrictions:**

- No voting privileges unless they are also a licensed TREC inspector.
- Ineligibility for elective offices unless a majority of the board of directors vote otherwise.

**ATREI Real Estate Agent Member:** A Broker/Agent Membership shall be conferred upon an individual who holds a license as a real estate broker or real estate agent from the Texas Real Estate Commission and derives income from the sale of real estate, full or part-time, upon acceptance of his application.

**Requirements:** Submit for verification, a completed application, the required application fee, and meet the following requirements:

- Is licensed as a real estate broker or real estate agent from the Texas Real Estate Commission.
- Agrees in good faith to subscribe and adhere to the ATREI Code of Ethics and Bylaws.
- Approval by a majority vote of the ATREI Board of Directors.

**Privileges and Obligations:** A Broker/Agent Member in Good Standing with ATREI shall have the privilege of attending all general membership meetings and educational programs. In submitting an application, it is understood and agreed that the following limitations are placed on such members:

- Advertise membership as "**ATREI Real Estate Agent Member**" in the Association.
- May serve on ATREI committees, but not chair committees or hold elected office.
- Take the responsibility to promote and safeguard the Ethics, Standards, Interests, and Welfare of the Association for himself and those in his charge. Restrictions:
- No voting privileges.
- Ineligibility for elective offices.

## **SECTION 2. Membership Application/Dues Procedures:**

The following general procedures shall be required prior to the approval of any applicant membership:

**A. Application:** Application for membership in the Association shall be in such manner and upon such forms as are hereafter prescribed by the Board of Directors.

**B. Schedule of Dues:** Dues for each member will be set at such rates as hereafter determined by the Board of Directors.

**C. Dues Payment:** Dues may be paid in one (1) or two (2) installments. The annual dues statement will indicate a due date of June for the total annual dues or for the first installment. The amount of the first installment shall be at least one-half (1/2) of the total annual dues. If the total annual dues are not paid in the first installment, the second installment for the balance of the total annual dues will be due the following November.

**Dues for new applicants** will be pro-rated, and the pro-rated amount due must be paid in full upon approval of the application for membership. Pro-rata of dues will be made for new applicants in the following manner. One Twelfth (1/12) of the annual dues for each month remaining in the current annual billing cycle shall be due upon approval of the application for membership.

**D. Special Assessments:** An assessment may be levied by the Board of Directors upon three fourths (3/4) vote of the Board members constituting a quorum and eligible to vote. Assessments may be levied to discharge Association obligations, special projects or in case of hardship.

**E. Authority:** Disposition and final action on any membership application shall be at the sole discretion of the Board, based on their collective judgment of the facts, and their perception of the applicant's ability to meet the Standards, Ethics, and Public Responsibility inherent in being a member of the Association.

**F. Sale of Firm:** If a member owner sells his firm, its advertising as an ATREI Member must cease unless sold to another ATREI Member qualified as an advertising member.

**G. Advertising:** A member advertising as an ATREI member must include his membership time designation, be a member in good standing.

**H. Company Advertising:** Companies, partnerships, or corporations may use the ATREI logo and advertising rights only if all inspectors associated with the business and performing inspections in the name of the business are ATREI members in good standing.

### **SECTION 3. Membership and Education Requirements:**

**A. Membership:** Membership status shall reside in the individual upon whom it is conferred. No Company, partnership or corporation shall retain the rights inherent to a Member should he leave the company. Another individual representing the company must apply to the Association for a membership classification within ninety (90) days after the loss of the company's Member if the company is to continue to advertise membership in the Association.

**B. Maintaining "Good Standing" Status:** To remain a member in Good Standing in the Association, each member must adhere to all Bylaws, Code of Ethics, educational requirements, and payment of dues.

**C. Conflict of Interest:** Because of the apparent conflict of interest, the membership of any member found to have a financial interest in any repairs that have direct connection to his property inspection or found to have participated in sales or brokerage commissions on a property on which he performed an independent property inspection, shall be immediately revoked.

**D. Any commission, finder's fee, referral fee or other compensation from another party as a result of performing a property inspection must be disclosed to the client at the earliest practicable time. Acceptance by the member of such compensation without having disclosed the arrangement to the client will be considered a conflict of interest and membership shall be immediately revoked.**

### **SECTION 4. Revocation of Membership:** Membership will be automatically revoked for any of the following reasons:

**A. Nonpayment of dues in accordance with the schedule published by the Board of Directors.**

**B. Application for membership later revealed to have been untruthful.**

**C. Loss of Texas Real Estate Inspector License.**

**D. A two-thirds (2/3) vote of the members of the Board of Directors, for any of the following reasons:**

**E. Violation of ATREI's Code of Ethics as Judged by The Board.**

**F. Upon finding of guilt in violation of the laws or codes of the State of Texas or of the United States in the conduct of the member's inspection business.**

# ARTICLE V

## FINANCES

### SECTION 1. Membership Dues Schedule:

The schedule of membership dues for each membership class shall be set by the Board of Directors and made available to the membership and may be changed at the discretion of the Board when deemed necessary by a majority vote of the Board constituting a quorum.

### SECTION 2. Financial Management:

**A. Deposits:** All monies received by the Association for any purpose shall be deposited to the credit of the Association in a recognized financial institution(s) selected by resolution of The Board.

**B. Segregation of Dues:** The Treasurer shall record the dues collected and those dues still owed to the Association from its members or affiliates.

**C. Expenditures:** The Board of Directors shall administer the finances of the Association, but shall not incur any obligation in excess of available cash on hand.

# ARTICLE VI

## OFFICERS

### SECTION 1. Composition of the Officers and Directors:

**A.** The elected officers shall be composed of the following: President, President-elect, Secretary, Treasurer, Education coordinator, Membership Coordinator, Sergeant at Arms & Affiliate Member Coordinator. The officers will be elected by the membership of the association and will serve until their successors have been duly elected and assume office.

**B.** Any member in good standing shall be eligible for nomination and election to any Officer position in this association.

**C.** Each elected officer shall take office January 1 and shall serve for a term of one (1) year or until his successor is duly elected. Election of successor officers shall take place at the next stated meeting following resignation or other loss of an officer.

**D.** The Immediate Past President can remain on the Board for one (1) year following the election of the new president, and shall be designated Immediate Past President.

### SECTION 2. Duties of Officers: The duties of the officers shall be as follows:

**A. President:** The President shall call and preside over at least one of the membership meeting ~~locations~~ each month. He shall by virtue of his office be Chairman of The Board. He shall present, at each annual meeting of the organization, an annual report of the work of the organization. He shall see all books, reports and certificates, as required by law, are properly kept on file. He shall be one of the officers who may sign the checks for the organization. He shall have such powers as may be reasonably construed as belonging to the chief executive of any organization.

**B. President-Elect:** The incumbent President-Elect shall succeed automatically to the presidency. The Board shall delegate his duties to him. The President-Elect shall perform the duties of President in the event of the President's inability to serve.

**C. Secretary:** The Secretary shall keep the minutes and records of the organization in appropriate books or digital records. They shall email or mail out all meeting notices to members of this organization. He shall be the official

custodian of the records of this organization. He shall attend to all correspondence of the organization and shall exercise all duties incident to the Office of Secretary.

- D. Treasurer:** The Treasurer shall have the care and custody of all monies belonging to the organization and shall be solely responsible for such monies of the organization. He shall cause to be deposited in a regular bank all dues collected from the members and from fees collecting during an education seminar. He must be one of the officers who shall sign checks or drafts of the organization. He shall render at stated periods to the other members of The Board a written account of the finances of the organization and such report shall be physically affixed to minutes for that board meeting.
- E. Education Coordinator:** The Education Coordinator shall be in charge of overseeing the education program of the organization. He shall be in charge of coordinating the contents and speakers and shall assist with selecting facilities for the classes. He shall maintain and add to the list of topics and speakers to ensure fresh and up-to-date material. He shall be in charge of suggesting and coordinating new classes as the needs arise.
- F. Membership coordinator:** The Membership coordinator shall provide membership status reports at each meeting of the Board, a list of members that do not renew their membership, and other information as requested by the Board. He shall maintain a database of all members with necessary information to provide appropriate contact data. He shall maintain an inventory of various promotional materials and make them available to members of the Association. The membership Coordinator should also update the webmaster if a new member needs to be added or removed from the ATREI website.
- G. Sergeant at Arms:** The sergeant at arms shall keep the classes on track to finish on time. Give warnings to the instructor when they are close to the time to be done and when they are done. Keep the members attending in line so that they do not take the class off track. The sergeant at arms is also in charge of our "Stump the Chump" game at each monthly meeting. The stump the chump game is a physical object or photo guessing game where prizes are awarded for answering the question correctly. The correctness of the answer is determined by the sergeant at arms.
- H. Affiliate Member Coordinator:** The Affiliate Member Coordinator shall be responsible for soliciting and or coordinating affiliate or vendors at ATREI sponsored events. Vendors will be invited by members and other affiliates through relationships built on comradery. Encouraging and or inviting other vendor trades to join our organization and participate in our meetings.

**TREC Liaisons:** The TREC Liaisons shall serve to represent the members of ATREI at Texas Real Estate Commission (TREC) meetings, the TREC Inspector Committee meetings, and all legislative sessions deemed of importance to Real Estate Inspectors. The TREC liaisons should be afforded time to address the members of ATREI at the monthly meeting to discuss what issues are coming up in the next TREC meeting & how the last TREC meeting went. Since ATREI meets in more than one place each month a Board meeting should take place either in person or via conference call so that the TREC liaison knows where the members of the association stand on the issues being discussed in the upcoming TREC meeting. When appropriate a written document of bulleted or concise talking points from the Members/Board should be provided to the TREC Liaison to help him be better informed and not have to wing it during the meeting. **The TREC Liaison position is not a Board position.** They can vote with the general membership but not on The Board.

### **SECTION 3. The Board:**

President, President-elect, Secretary, Treasurer, Education Coordinator, Membership Coordinator, Sergeant at Arms & Affiliate Member Coordinator.

### **SECTION 4. Election of Officers and Directors:**

A. The election of officers shall take place at the annual meeting. Election shall be by written ballot. The written ballot shall contain the names of all candidates and the office for which they are nominated. The ballot shall be voted on by the members who attended the annual meeting.

B. The term of office shall begin January 1st of each year for the incoming officers.

E. Election to an office shall require a plurality vote of the ballots cast.

#### **SECTION 5. Vacancies:**

A. Vacancies among the officers shall be filled by one of the other Board members until the next monthly meeting or suitable candidate volunteers and is voted on by the board.

B. The succession to the president's position of any person appointed to the president elect position shall be affirmed by a vote of the general membership during the next general membership meeting.

#### **SECTION 6. Officers & Conflict of Interest:**

An officer shall be considered to have a conflict of interest if:

A. Such officer has existing or potential financial, professional or other interests which impair or might reasonably appear to impair such officer or director's independent, unbiased judgment in the discharge of his or her responsibilities to the Association; or

B. Such Officer is aware that a member of his or her family (which for purposes of this paragraph shall be a spouse, parents, siblings, children and any other relative if the latter reside in the same household as the trustee), or any organization in which said trustee (or member of his or her family) is an officer, director, employee, member, partner, trustee, or controlling stockholder, has such existing or potential financial, professional or other interests.

#### **Disclosure.**

A. Each officer and director shall disclose to the Board of Directors any possible conflict of interest at the earliest practicable time. No officer shall vote on any matter under consideration at a Board meeting in which such officer or director has a conflict of interest. The minutes of such meeting shall reflect that a disclosure was made and that the officer, having a conflict of interest, abstained from voting. Any Officer who is uncertain whether a conflict of interest may exist in any matter may request The Board to resolve the questions by majority vote.

#### **SECTION 7. Revocation of an Officer**

The Board, by two-thirds (2/3) majority vote, may remove any officer or director for any of the following reasons:

A. The officer has been found to have a conflict of interest and after being afforded the reasonable opportunity to resolve the conflict of interest and the officer fails to timely resolve the conflict.

B. Violation of ATREI's Code of Ethics as judged by The Board.

C. Violation of written policies or directives governing officer activities.

## **ARTICLE VII**

### **MEETINGS & VOTING**

**SECTION 1. Annual Meetings:** The Annual Meeting of the Association shall be held in December of each year, the date, place, and hour to be designated by the Board of Directors.



SECTION 2. Board meetings shall designate by the President one week before the next monthly meeting. Weather the meeting is in person or via teleconference is at the discretion of the board members with the president making the final decision. The president may also set additional board meeting when it is deemed necessary. Any board members that feel another board meeting is necessary should make a request to the president via email or postal mail. Verbal requests are OK but an email should follow the conversation so a record can be kept.

SECTION 3. Notice of Meetings: Written or email notice shall be given to every member entitled to participate in meetings at least two (2) weeks preceding all regular meetings.

SECTION 4. Quorum: A quorum for the transaction of business at an annual meeting shall consist of a minimum of one-third (1/3) of the members with voting privileges. A quorum for the transaction of business at a meeting of directors shall consist of a minimum of one-half (1/2) of the directors and officers.

SECTION 5. Meeting Minutes: The approved minutes of the Board meeting will be made available to the membership on the Internet website or by email upon request.

SECTION 6. General Membership Meetings: There shall be a minimum of one (1) general membership meeting per year; the date is to be set by the President.

SECTION 7. Management of Meetings: All meetings shall be conducted with respect and kept in order by the Sergeant at Arms.

SECTION 8. Voting of Members:

A. Each member shall be entitled to one vote on each matter submitted for vote to the members of this Association, except to the extent that the voting rights of members are limited or denied by the Bylaws.

B. A member may vote either in person or in writing.

C. Voting may be accomplished in person or by email or by mail-in ballot when such ballot is mailed to all members qualified to vote in any election.

E. A majority vote shall be defined as greater than fifty percent (50%) of the members voting in that election.

## **ARTICLE VIII**

### **FISCAL AND ELECTIVE YEAR**

The fiscal year and elective year of the Association shall be January 1st to December 31st, with newly elected officials taking office January 1st.

## **ARTICLE IX**

### **RULES OF ORDER**

The President will open each monthly meeting by recognizing all affiliates and board members present. The President will allow affiliate members 2- 3 minutes to introduce themselves and tell those attending about their services. The president will then ask if there are any visitors; affiliate or inspector and greet them allowing them to introduce themselves. The president will then introduce the instructor or instructors so the class can begin. The sergeant at arms

will keep an eye on the clock or set a timer with a 5 min warning and a time's up so that we have adequate time for round table discussions or stump the chump games etc.... depending on that month's agenda.

## **ARTICLE X**

### **AMENDMENTS**

These Bylaws may be amended by majority vote of the voting members present and qualified to vote at any meeting at which a quorum is present, provided the substance of such proposed amendment or amendments shall be plainly stated in the call for the meeting or the request for written ballot. The Bylaws may be set in the format for presentation by majority vote of the Board of Directors and proper grammatical or punctuation changes may be made which do not constitute a change in the intent and purpose of these Bylaws.

## **ARTICLE XI**

### **TAX EXEMPTION**

The operation of the Association shall be conducted in such manner as not to cause a violation of SECTION 501 (c) (6) of the Internal Revenue Code of 1954, nor shall any Bylaw herein or hereafter be valid if it does not comply with the Code provisions as those provisions are now stated or as they may hereafter be amended. Nor shall any action be taken by the members of Board of Directors, which would violate the provisions of the Texas Non-Profit Corporation Act. Nothing herein shall be construed to violate or infringe on the federal and state tax exemptions, nor on the nonprofit corporation charter; and should any such provision herein be so construed, it shall automatically, without the need for voting thereon, be negated and considered null and void and of no legal effect.

## **ARTICLE XII**

### **LIMITATION OF LIABILITY**

Each person now, previously or hereafter, an officer of the Association shall be indemnified by the Association against all expenses reasonably incurred or suffered by said person, in connection with any action, having been, an officer or director of the Association, provided however, that such person seeking indemnification shall not have been adjudicated in any proceeding to have acted in bad faith, maliciously or harming intentionally, the party or parties bringing such action.

## **ARTICLE XIII**

### **GENDER**

The use of the masculine gender in these Bylaws shall be construed to mean both masculine and feminine gender.

## **ARTICLE XIV**

### **Bylaw Conflicts**

If there is the any conflict between the provisions of these Bylaws and the Articles of Incorporation of this corporation, the provisions of the Articles of Incorporation shall govern".

# Code of Ethics

## Preamble

The responsibility of those persons who engage in the business of performing independent inspections of buildings and all such structures involved in a real estate transaction imposes integrity beyond those of a person involved in ordinary commerce.

Each inspector agrees to maintain a high standard of professionalism, independence and fairness in all such actions while in the performance of inspections in a real estate transaction.

Accepting this standard as their own, every inspector pledges himself to observe the spirit of this standards and to conduct his business in accordance with the following Code of Ethics:

### **ARTICLE I: Inspector-Client Relationship**

A. In accepting employment as an inspector, the inspector shall protect and promote the interests of his client to the best of his ability and knowledge, recognizing that his client has placed his trust and confidence in the inspector.

B. The inspector shall endeavor always, in the interests of his client and his profession, to maintain and increase his level of knowledge regarding new developments in the field of inspection.

C. The inspector shall conduct his business in a manner that will assure his client of the inspector's independence from outside influences and interests that might compromise his ability to render a fair and impartial opinion regarding any inspection performed.

D. The inspector shall maintain and promote fairness in all business transactions with this client, reporting conditions of items inspected using his utmost in judgment, ability and knowledge to protect the rights and interests of his client.

E. The inspector shall meet the requirements of the Texas Real Estate Commission, where those requirements exceed those listed above.

### **ARTICLE II: Inspector-Public Relationship**

A. The inspector shall deal with the general public at all times and in all manners in a method that is conducive to the promotion of professionalism, independence and fairness of himself, his business and of the inspection industry.

B. The inspector shall advertise, conduct business promotions, and generally conduct his marketing activities in a manner that reflects the professionalism, independence and fairness to the profession.

C. The inspector, in recognizing his obligations to the general public, shall endeavor to maintain a high standard of knowledge and education regarding items that he undertakes to inspect, and further accepts the responsibility of increasing such knowledge at every reasonable opportunity.

D. The inspector should attempt to assist the general public in recognizing and understanding the need for inspections, regardless of whether he is selected to perform such inspection or not.

E. The inspector accepts the duty of protecting the public against fraud, misrepresentation or unethical practices in the field of real estate inspections.

### **ARTICLE III: Inspector-Inspector Relationship**

- A. The inspector shall bind himself to the duty of maintaining fairness and integrity in all his dealings with other inspectors and other persons performing real estate inspections.
- B. The inspector should seek no unfair advantage over other inspectors, and should be willing to share with other inspectors the lessons of his experience and studies.
- C. The inspector should not solicit the services of employees of his fellow inspector, or his competitors, without the knowledge of his fellow inspector or competitor.
- D. Should an inspector be charged with unethical practices, negligence, misrepresentation, or such alleged breach, and a second inspector has knowledge or information of the alleged breach, the second inspector shall place the facts before the proper tribunal for investigation and judgment.
- E. The inspector shall conduct his business so as to avoid controversy with other inspectors. However, should a controversy arise between inspectors, said inspectors agree to place the facts before The Board of the Association for investigation and recommendations as to resolution of the controversy.
- F. The inspector shall cooperate with other inspectors to insure the continued promotion of the high standards of the real estate inspection profession, and pledges himself to the continued pursuit of increasing competence, fairness, education and knowledge necessary to achieve the confidence of the public.

### **Charter Board of Directors:**

<b>President:</b>	<b>Paul Wood</b>	<b>TREC #4128</b>
<b>President Elect</b>	<b>Carl Bottenus</b>	<b>TREC #22292</b>
<b>Secretary</b>	<b>J.J. Petersen</b>	<b>TREC #9278</b>
<b>Treasurer:</b>	<b>Jim Gibbs</b>	<b>TREC #6854</b>
<b>Secretary/Treasurer West</b>	<b>Randall Needham</b>	<b>TREC #22311</b>
<b>Education Coordinator:</b>	<b>Bill Sallade</b>	<b>TREC #10276</b>
<b>Membership Coordinator:</b>	<b>Jim Demick</b>	<b>TREC #4821</b>
<b>Sergeant at Arms West</b>	<b>Tom Viola</b>	<b>TREC #7940</b>
<b>Sergeant at Arms East</b>	<b>Greg House</b>	<b>TREC #9986</b>
<b>Affiliate Coordinator</b>	<b>Teresa Gianopoulos</b>	

<b>TREC Liaison: (Not a Board position)</b>	<b>Greg House</b>	<b>TREC #9986</b>
<b>TREC Liaison: (Not a Board position)</b>	<b>Randall Needham</b>	<b>TREC #22311</b>