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TITLE 22 EXAMINING BOARDS
PART 23 TEXAS REAL ESTATE COMMISSION
CHAPTER 535 GENERAL PROVISIONS
SUBCHAPTER R REAL ESTATE INSPECTORS
RULE §535.232 Standards of Practice: Minimum Inspection Requirements for Appliances

(a) Dishwasher. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) rust on the interior of the cabinet or components;
- (3) failure to drain properly;
- (4) the presence of active water leaks; and
- (5) deficiencies in the:
 - (A) door gasket;
 - (B) control and control panels;
 - (C) dish racks;
 - (D) rollers;

- (E) spray arms;
- (F) operation of the soap dispenser;
- (G) door springs;
- (H) dryer element;
- (I) door latch and door disconnect;
- (J) rinse cap;
- (K) secure mounting of the unit; and
- (L) backflow prevention.

(b) Food waste disposer. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) unusual sounds or vibration level;
- (3) the presence of active water leaks; and
- (4) deficiencies in the:
 - (A) splash guard;
 - (B) grinding components;
 - (C) exterior casing; and

(D) secure mounting of the unit.

(c) Range exhaust vent. The inspector shall report as Deficient:

(1) inoperative unit(s);

(2) a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration;

(3) inadequate vent pipe material;

(4) unusual sounds or vibration levels from the blower fan(s);

(5) blower(s) that do not operate at all speeds; and

(6) deficiencies in the:

(A) filter;

(B) vent pipe;

(C) light and lens;

(D) secure mounting of the unit; and

(E) switches.

(d) Electric or gas ranges, cooktops, and ovens. The inspector shall report as Deficient:

(1) inoperative unit(s);

- (2) the lack of a gas shut-off valve;
- (3) gas leaks; and
- (4) deficiencies in the:
 - (A) controls and control panels;
 - (B) thermostat(s) sensor support;
 - (C) glass panels;
 - (D) door gasket(s), hinges, springs, closure, and handles;
 - (E) door latch;
 - (F) heating elements or burners;
 - (G) thermostat accuracy (within 25 degrees at a setting of 350°F);
 - (H) drip pans;
 - (I) lights and lenses;
 - (J) clearance to combustible material;
 - (K) anti-tip device;
 - (L) gas shut-off valve(s) and location(s);
 - (M) gas connector materials and connections; and

(N) secure mounting of the unit.

(e) Microwave oven. The inspector shall:

(1) inspect built-in units; and

(2) report as Deficient:

(A) inoperative unit(s); and

(B) deficiencies in the:

(i) controls and control panels;

(ii) handles;

(iii) the turn table;

(iv) interior surfaces;

(v) door and door seal;

(vi) glass panels;

(vii) lights and lenses;

(viii) secure mounting of the unit; and

(ix) operation, as determined by heating a container of water or with other means of testing.

(f) Trash compactor. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) unusual sounds or vibration levels; and
- (3) deficiencies in the secure mounting of the unit.

(g) Mechanical exhaust vents and bathroom heaters. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) unusual sounds, speed, and vibration levels;
- (3) vent pipes that do not terminate outside the structure;
- (4) a gas heater that is not vented to the exterior of the structure; and
- (5) the lack of an exhaust ventilator in required areas.

(h) Garage door operators. The inspector shall report as Deficient:

- (1) inoperative unit(s);
- (2) door locks or side ropes that have not been removed or disabled; and
- (3) deficiencies in:
 - (A) installation;
 - (B) condition and operation of the garage door operator;

(C) automatic reversal during the closing cycle;

(D) electronic sensors;

(E) the control button; and

(F) the emergency release components.

(i) Doorbell and chimes. The inspector shall report as Deficient:

(1) inoperable unit(s); and

(2) deficiencies in components.

(j) Dryer vents. The inspector shall report as Deficient:

(1) improper routing and length of vent pipe;

(2) inadequate vent pipe material;

(3) improper termination;

(4) the lack of a dryer vent system when provisions are present for a dryer; and

(5) damaged or missing exterior cover.

(k) Specific limitations for appliances. The inspector is not required to:

(1) operate or determine the condition of other auxiliary components of inspected items;

- (2) test for microwave oven radiation leaks;
- (3) inspect self-cleaning functions;
- (4) test trash compactor ram pressure; or
- (5) determine the adequacy of venting systems.

Source Note: The provisions of this §535.232 adopted to be effective February 1, 2009, 33 TexReg 9242

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