

Texas Administrative Code

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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) Dishwashers. The inspector shall report as Deficient:
 - (1) inoperative units;
 - (2) deficiencies in performance or mounting;
 - (3) rusted, missing or damaged components;
 - (4) the presence of active water leaks; and
 - (5) the absence of backflow prevention.
- (b) Food waste disposers. The inspector shall report as Deficient:
 - (1) inoperative units;
 - (2) deficiencies in performance or mounting;
 - (3) missing or damaged components; and
 - (4) the presence of active water leaks.
- (c) Range hoods and exhaust systems. The inspector shall report as Deficient:
 - (1) inoperative units;
 - (2) deficiencies in performance or mounting;
 - (3) missing or damaged components;
 - (4) ducts that do not terminate outside the building, if the unit is not of a re-circulating type or configuration; and
 - (5) improper duct material.
- (d) Electric or gas ranges, cooktops, and ovens. The inspector shall report as Deficient:
 - (1) inoperative units;
 - (2) missing or damaged components;
 - (3) combustible material within thirty inches above the cook top burners;
 - (4) absence of an anti-tip device, if applicable;
 - (5) gas leaks;
 - (6) the absence of a gas shutoff valve within six feet of the appliance;
 - (7) the absence of a gas appliance connector or one that exceeds six feet in length;
 - (8) gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings;
 - (9) deficiencies in:
 - (A) thermostat accuracy (within 25 degrees at a setting of 350° F);
 - (B) mounting and performance;
 - (C) gas shut-off valves;
 - (D) access to a gas shutoff valves that prohibits full operation; and
 - (E) gas appliance connector materials.
- (e) Microwave ovens. The inspector shall inspect built-in units and report as Deficient:
 - (1) inoperative units;
 - (2) deficiencies in performance or mounting; and

- (3) missing or damaged components.
- (f) Mechanical exhaust systems and bathroom heaters. The inspector shall report as Deficient:
 - (1) inoperative units;
 - (2) deficiencies in performance or mounting;
 - (3) missing or damaged components;
 - (4) ducts that do not terminate outside the building; and
 - (5) a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.
- (g) Garage door operators. The inspector shall report as Deficient:
 - (1) inoperative units;
 - (2) deficiencies in performance or mounting;
 - (3) missing or damaged components;
 - (4) installed photoelectric sensors located more than six inches above the garage floor; and
 - (5) door locks or side ropes that have not been removed or disabled.
- (h) Dryer exhaust systems. The inspector shall report as Deficient:
 - (1) missing or damaged components;
 - (2) the absence of a dryer exhaust system when provisions are present for a dryer;
 - (3) ducts that do not terminate to the outside of the building;
 - (4) screened terminations; and
 - (5) ducts that are not made of metal with a smooth interior finish.
- (i) 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) disassemble appliances;
 - (5) determine the adequacy of venting systems; or
 - (6) determine proper routing and lengths of duct systems.

Source Note: The provisions of this §535.232 adopted to be effective January 1, 2014, 38 TexReg 3350