

**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