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Texas Administrative Code

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(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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