

**TEXAS REAL ESTATE  
INSPECTOR**

**Standards of  
Practice**

POCKET EDITION

22 TAC §§535.227-535.233



Texas Real Estate Commission  
P. O. Box 12188  
Austin, TX 78711-2188

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(512) 936-3000

Adopted by the  
**Texas Real Estate Commission**

Effective September 7, 2016

a single system or component and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a license holder and reported on a Commission promulgated report form may contain additional information a buyer should consider in making a decision to purchase."

- (i) If the client requires the use of a report form that does not contain the notice, the inspector may attach the notice to the first page of the report at the time the report is prepared by the inspector:
- (ii) An inspection is considered to be of a single system or component if the inspection only addresses one of the following or a portion thereof:
  - (I) foundation;
  - (II) framing/structure, as outlined in §535.213(e)(2) of this title;
  - (III) building enclosure;
  - (IV) roof system;
  - (V) plumbing system;
  - (VI) electrical system;
  - (VII) HVAC system;
  - (VIII) a single appliance; or
  - (IX) a single optional system as stated in the Standards of Practice.

- (C) inspections for which federal or state law requires use of a different report;
- (D) quality control construction inspections of new homes performed for builders, including phased construction inspections, inspections performed solely to determine compliance with building codes, warranty or underwriting requirements, or inspections required by a municipality and the builder or other entity requires use of a different report, and the first page of the report contains a notice either in bold or underlined reading substantially similar to the following: "This report was prepared for a builder or other entity in accordance with the builder's requirements. The report is not intended as a substitute for an inspection of the property by an inspector of the buyer's choice. Standard inspections performed by a license holder and reported on Commission promulgated report forms may contain additional information a buyer should consider in making a decision to purchase." If a report form required for use by the builder or builder's employee does not contain the notice, the inspector may attach the notice to the first page of the report at the time the report is prepared by the inspector;
- (E) an inspection of a building or addition that is not substantially complete; or
- (F) inspections of a single system or component as outlined in clause (ii) of this subparagraph, provided that the first page of the report contains a notice either in bold or underlined reading substantially similar to the following: "This report was prepared for a buyer or seller in accordance with the client's requirements. The report addresses

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- (i) allocate such space for comments in:
  - (I) the "Additional Information Provided by the Inspector" section; and
  - (II) each section provided for comments for each inspected item;
- (ii) attach additional pages of comments; or
- (iii) both;
- (M) include a service agreement/inspection contract or contractual terms between the inspector and a client with the standard form under the "Additional Information Provided by the Inspector" section or as an attachment to the standard form; and
- (N) attach additional pages to the form if:
  - (i) it is necessary to report the inspection of a component, or system not contained in the standard form; or
  - (ii) the space provided on the form is inadequate for a complete reporting of the Inspection.
- (4) The inspector shall renumber the pages of the standard form to correspond with any changes made necessary due to adjusting the space for comments or adding additional items and shall number all pages of the report, including any addenda.
- (5) The inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present, or deficient and explain the findings in the corresponding section in the body of the report form.
- (6) This section does not apply to the following:
  - (A) re-inspections of a property performed for the same client;
  - (B) inspections performed for or required by a lender or governmental agency;

- (3) An inspector may make the following changes to the standard form:
- (A) delete the line for name and license number, of the sponsoring inspector, if the inspection was performed solely by a professional inspector;
  - (B) change the typeface; provided that it is no smaller than a 10 point font;
  - (C) change the color of the typeface and checkboxes;
  - (D) use legal sized (8-1/2" by 14") paper;
  - (E) add a cover page to the report form;
  - (F) add footers to each page of the report except the first page and may add headers to each page of the report;
  - (G) place the property identification and page number at either the top or bottom of the page;
  - (H) add subheadings under items, provided that the numbering of the standard items remains consistent with the standard form;
  - (I) list other items in the corresponding appropriate section of the report form and additional captions, letters, and check boxes for those items;
  - (J) delete inapplicable subsections of Section VI., Optional Systems, and re-letter any remaining subsections;
  - (K) delete Subsection L., Other, of Section I., Structural Systems; Subsection E., Other of Section IV, Plumbing Supply, Distribution Systems and Fixtures and Subsection I., Other of Section V., Appliances;
  - (L) as the inspector deems necessary:

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**22 TAC §535.222(b)**

The inspection report shall include:

- (1) the name and license number of each inspector who participated in performing the inspection, as well as the name(s) and license number(s) of any supervising real estate inspector(s) and sponsoring professional inspector(s), if applicable;
- (2) the address or other unique description of the property on each page of the report; and
- (3) the client's name.

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**STANDARD INSPECTION REPORT FORM**

**22 TAC §535.223**

The Commission adopts by reference Property Inspection Report Form REI 7-5, approved by the Commission for use in reporting inspections results. This document is published by and available from the Commission website: [www.trec.texas.gov](http://www.trec.texas.gov), or by writing to the Commission at Texas Real Estate Commission, P.O. Box 12188, Austin, Texas 78711-2188.

- (1) Except as provided by this section, inspections performed for a prospective buyer or prospective seller of substantially complete one-to-four family residential property shall be reported on Form REI 7-5 adopted by the Commission ("the standard form").
- (2) Inspectors may reproduce the standard form by computer or from printed copies obtained from the Commission. Except as specifically permitted by this section, the inspector shall reproduce the text of the standard form verbatim and the spacing, borders and placement of text on the page must appear to be identical to that in the printed version of the standard form.

- (B) report as Deficient:
  - (i) visual or olfactory evidence of effluent seepage or flow at the surface of the ground;
  - (ii) inoperative aerators or dosing pumps; and
  - (iii) deficiencies in:
    - (I) accessible components;
    - (II) functional flow;
    - (III) site drainage and clearances around or adjacent to the system; and
    - (IV) the aerobic discharge system.
- (2) The inspector is not required to:
  - (A) excavate or uncover the system or its components;
  - (B) determine the size, adequacy, or efficiency of the system; or
  - (C) determine the type of construction used.

### **INSPECTION REPORTS**

#### **22 TAC §535.222(a)**

For each inspection, the inspector shall:

- (1) prepare a written inspection report noting observed deficiencies and other items required to

### **OTHER REALTED RULES**

- be reported; and
- (2) deliver the report to the person for whom the inspection was performed within three days unless otherwise agreed in writing by the client.

## **GENERAL PROVISIONS**

### **SCOPE**

#### **22 TAC §535.227(a)**

- (1) These standards of practice apply when a professional inspector or real estate inspector who is licensed under this chapter accepts employment to perform a real estate inspection for a prospective buyer or seller of real property.
- (2) These standards of practice define the minimum requirements for a real estate inspection conducted on a one to four family unit that is substantially completed. Substantially completed means the stage of construction when a new building, addition, improvement, or alteration to an existing building can be occupied or used for its intended purpose .
- (3) For the purposes of these standards of practice a real estate inspection :
  - (A) is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection;
  - (B) is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector; and

- (C) does not require the use of:
  - (i) specialized equipment, including but not limited to :
    - (I) thermal imaging equipment;
    - (II) moisture meters;
    - (III) gas or carbon monoxide detection equipment;
    - (IV) environmental testing equipment and devices;
    - (V) elevation determination devices; or
    - (VI) ladders capable of reaching surfaces over one story above ground surfaces; or
  - (ii) specialized procedures, including but not limited to:
    - (I) environmental testing;
    - (II) elevation measurement;
    - (III) calculations; or
    - (IV) any method employing destructive testing that damages otherwise sound materials or finishes.
- (4) These standards of practice do not prohibit an inspector from providing a higher level of inspection performance than required by these standards of practice or from inspecting components and systems in addition to those listed under the standards of practice.

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## DEFINITIONS

### 22 TAC §535.227(b)

- (ii) the proximity of any known septic system;
- (D) report as Deficient deficiencies in:
  - (i) water pressure and flow and performance of pressure switches;
  - (ii) the condition of accessible equipment and components; and
  - (iii) the well head, including improper site drainage and clearances.
- (2) The inspector is not required to:
  - (A) open, uncover, or remove the pump, heads, screens, lines, or other components of the system;
  - (B) determine the reliability of the water supply or source; or
  - (C) locate or verify underground water leaks.

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## PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEMS.

### 22 TAC §535.233(g)

- (1) The inspector shall:
  - (A) report:
    - (i) the type of system;
    - (ii) the location of the drain or distribution field;
    - (iii) the proximity of any known water wells, underground cisterns, water supply lines, bodies of water, sharp slopes or breaks, easement lines, property lines, soil absorption systems, swimming pools, or sprinkler systems;



-surface leaks; or

- (l) inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

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## **OUTBUILDINGS**

### **22 TAC §535.233(e)**

- (1) The inspector shall report as Deficient the absence or failure in performance of ground-fault circuit interrupter protection devices in grade-level portions of unfinished accessory buildings used for storage or work areas, boathouses, and boat hoists; and
- (2) The inspector shall report as Deficient deficiencies in the structural, electrical, plumbing, heating, ventilation, and cooling systems that these standards of practice require to be reported for the principal building.

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## **PRIVATE WATER WELLS**

### **22 TAC §535.233(f)**

- (1) The inspector shall:
  - (A) operate at least two fixtures simultaneously;
  - (B) recommend or arrange to have performed coliform testing;
  - (C) report:
    - (i) the type of pump and storage equipment;

- (1) **Accessible** -In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:

- (A) hazard to the inspector;
- (B) having to climb over obstacles, moving furnishings or large, heavy, or fragile objects;
- (C) using specialized equipment or procedures;
- (D) disassembling items other than covers or panels intended to be removed for inspection;
- (E) damaging property, permanent construction or building finish; or
- (F) using a ladder for portions of the inspection other than the roof or attic space.

- (2) **Chapter 1102** - Texas Occupations Code, Chapter 1102.

- (3) **Component** - A part of a system.

- (4) **Cosmetic** - Related only to appearance or aesthetics, and not related to performance, operability, or water penetration.

- (5) **Deficiency** - In the reasonable judgment of the inspector, a condition that:

- (A) adversely and materially affects the performance of a system, or component; or
- (B) constitutes a hazard to life, limb, or property as specified by these standards of practice.

- (6) **Deficient**--Reported as having one or more

deficiencies.

- (7) **Inspect** - To operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components and report observed deficiencies as specified by these standards of practice.
- (8) **Performance** - Achievement of an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.
- (9) **Report** - To provide the inspector's opinions and findings on the standard inspection report form as required by §535.222 and §535.223 of this title.
- (10) **Standards of practice** - §535.227 - 535.233 of this title.

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## GENERAL REQUIREMENTS

### 22 TAC §535.227(c)

The inspector shall:

- (1) operate fixed or installed equipment and appliances listed herein in at least one mode with ordinary controls at typical settings;
  - (2) visually inspect accessible systems or components from near proximity to the systems and components, and from the interior of the attic and crawl spaces; and
  - (3) complete the standard inspection report form as required by §535.222 and §535.223 of this title.
- 

equipment;

- (v) the absence or failure in performance of ground-fault circuit interrupter protection devices; and
- (vi) deficiencies in:
  - (I) surfaces;
  - (II) tiles, coping, and decks;
  - (III) slides, steps, diving boards, hand-rails, and other equipment;
  - (IV) drains, skimmers, and valves;
  - (V) filters, gauges, pumps, motors, controls, and sweeps;
  - (VI) lighting fixtures; and
  - (VII) the pool heater that these standards of practice require to be reported for the heating system.

(2) The inspector is not required to:

- (A) disassemble filters or dismantle or otherwise open any components or lines;
- (B) operate valves;
- (C) uncover or excavate any lines or concealed components of the system;
- (D) fill the pool, spa, or hot tub with water;
- (E) inspect any system that has been winterized, shut down, or otherwise secured;
- (F) determine the presence of sub-surface water tables;
- (G) determine the effectiveness of entrapment covers;
- (H) determine the presence of pool shell or sub

- (vi) deficiencies in the performance and mounting of the controller;
- (vii) missing or damaged components; and
- (viii) deficiencies in the performance of the water emission devices; such as, sprayer heads, rotary sprinkler heads, bubblers or drip lines.

(2) The inspector is not required to inspect:

- (A) for effective coverage of the irrigation system;
- (B) the automatic function of the controller;
- (C) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or
- (D) sizing and effectiveness of backflow prevention device.

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### **SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT**

#### **22 TAC §535.233(d)**

(1) The inspector shall:

- (A) report the type of construction;
- (B) report as Deficient:
  - (i) the presence of a single blockable main drain (potential entrapment hazard);
  - (ii) a pump motor, blower, or other electrical equipment that lacks bonding;
  - (iii) the absence of or deficiencies in safety barriers;
  - (iv) water leaks in above-ground pipes and

### **GENERAL LIMITATIONS**

#### **22 TAC §535.227(d)**

The inspector is not required to:

- (1) inspect:
  - (A) items other than those listed within these standards of practice;
  - (B) elevators;
  - (C) detached buildings, decks, docks, fences, or waterfront structures or related equipment;
  - (D) anything buried, hidden, latent, or concealed;
  - (E) sub-surface drainage systems;
  - (F) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
  - (G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;
- (2) report:
  - (A) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (B) cosmetic or aesthetic conditions; or
  - (C) wear and tear from ordinary use;
- (3) determine:
  - (A) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

- (B) the presence, absence, or risk of:
  - (i) asbestos;
  - (ii) lead-based paint;
  - (iii) mold, mildew;
  - (iv) corrosive or contaminated drywall "Chinese Drywall"; or
  - (v) any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (C) types of wood or preservative treatment and fastener compatibility; or
- (D) the cause or source of a condition;
- (E) the cause or effect of deficiencies;
- (F) any of the following issues concerning a system or component:
  - (i) insurability or warrantability;
  - (ii) suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;
  - (iii) recalls, counterfeit products, or product lawsuits;
  - (iv) life expectancy or age;
  - (v) energy efficiency, vapor barriers, or thermostatic performance;
  - (vi) compliance with any code, listing, testing or protocol authority;
  - (vii) utility sources; or
  - (viii) manufacturer or regulatory requirements, except as specifically required by these standards;

## OPTIONAL COMPONENTS OR SYSTEMS

An inspector is not required to inspect the components or systems described under this section.

### SCOPE

#### 22 TAC §535.233(b)

If an inspector agrees to inspect a component or system described under this section, the general provisions under §535.227 and the provisions and requirements of this section applicable to that system or component apply.

### LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

#### 22 TAC §535.233(c)

- (1) The inspector shall:
  - (A) manually operate all zones or stations on the system through the controller;
  - (B) report as Deficient:
    - (i) the absence of a rain or moisture sensor,
    - (ii) inoperative zone valves;
    - (iii) surface water leaks;
    - (iv) the absence of a backflow prevention device;
    - (v) the absence of shut-off valves between the water meter and backflow device;

- (5) a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

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### **GARAGE DOOR OPERATORS**

#### **22 TAC §535.232(h)**

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.

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### **DRYER EXHAUST SYSTEMS**

#### **22 TAC §535.232(i)**

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.

### **LIMITATIONS**

#### **22 TAC §535.233(a)**

- (4) anticipate future events or conditions, including but not limited to:
  - (A) decay, deterioration, or damage that may occur after the inspection;
  - (B) deficiencies from abuse, misuse or lack of use;
  - (C) changes in performance of any component or system due to changes in use or occupancy;
  - (D) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (E) common household accidents, personal injury, or death;
  - (F) the presence of water penetrations; or
  - (G) future performance of any item;
- (5) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (6) designate conditions as safe;
- (7) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (8) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (9) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (10) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (11) operate recirculation or sump pumps;
- (12) remedy conditions preventing inspection of any

- item;
- (13) apply open flame or light a pilot to operate any appliance;
- (14) turn on decommissioned equipment, systems or utility services; or
- (15) provide repair cost estimates, recommendations, or re-inspection services.

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### **CONFLICTS**

#### **22 TAC §535.227(e)**

In the event of a conflict between the general provisions set out in this section, and specific provisions specified elsewhere in the standards of practice, specific provisions shall take precedence.

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### **DEPARTURE PROVISION**

#### **22 TAC §535.227(f)**

- (1) An inspector may depart from the inspection of a component or system required by the standards of practice only if:
  - (A) the inspector and client agree the item is not to be inspected;
  - (B) the inspector is not qualified to inspect the item;
  - (C) in the reasonable judgment of the inspector, the inspector determines that:
    - (i) conditions exist that prevent inspection of an item;
    - (ii) conditions or materials are hazardous to the health or safety of the inspector;

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.

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### **MICROWAVE OVENS**

#### **22 TAC §535.232(f)**

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.

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### **MECHANICAL EXHAUST SYSTEMS AND BATHROOM HEATERS**

#### **22 TAC §535.232(g)**

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

- (4) the presence of active water leaks.

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### **RANGE HOODS AND EXHAUST SYSTEMS**

#### **22 TAC §535.232(d)**

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.

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### **ELECTRIC OR GAS RANGES, COOKTOPS, AND OVENS**

#### **22 TAC §535.232(e)**

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

or

- (iii) the actions of the inspector may cause damage to the property
- (D) the item is a common element of a multi-family development and is not in physical contact with the unit being inspected, such as the foundation under another building or a part of the foundation under another unit in the same building.
- (2) If an inspector departs from the inspection of a component or system required by the standards of practice, the inspector shall:
  - (A) notify the client at the earliest practical opportunity that the component or system will not be inspected; and
  - (B) make an appropriate notation on the inspection report form, stating the reason the component or system was not inspected.
- (3) If the inspector routinely departs from inspection of a component or system required by the standards of practice, and the inspector has reason to believe that the property being inspected includes that component or system, the earliest practical opportunity for the notice required by this subsection is the first contact the inspector makes with the prospective client.

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### **ENFORCEMENT**

#### **22 TAC §535.227(g)**

Enforcement. Failure to comply with the standards of practice is grounds for disciplinary action as prescribed by Chapter 1102.

## STRUCTURAL SYSTEMS

### FOUNDATIONS

#### 22 TAC §535.228(a)

- (1) The inspector shall:
- (A) render a written opinion as to the performance of the foundation; and
  - (B) report:
    - (i) the type of foundations;
    - (ii) the vantage point from which the crawl space was inspected;
  - (C) report present and visible indications of adverse performance of the foundation, such as:
    - (i) binding, out-of-square, or non-latching doors;
    - (ii) framing or frieze board separations;
    - (iii) sloping floors;
    - (iv) window, wall, floor, or ceiling cracks or separations; and
    - (v) rotating, buckling, cracking, or deflecting masonry cladding.
  - (D) report as Deficient:
    - (i) deteriorated materials;
    - (ii) deficiencies in foundation components such as; beams, joists, bridging, blocking, piers, posts, pilings, columns, sills or subfloor;
    - (iii) deficiencies in retaining walls related to

## 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) disassemble appliances;
- (5) determine the adequacy of venting systems; or
- (6) determine proper routing and lengths of duct systems.

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### DISHWASHERS

#### 22 TAC §535.232(b)

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.

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### FOOD WASTE DISPOSERS

#### 22 TAC §535.232(c)

The inspector shall report as Deficient:

- (1) inoperative units;
- (2) deficiencies in performance or mounting;
- (3) missing or damaged components; and



- (i) combustion and dilution air;
- (ii) gas shut-off valves;
- (iii) access to a gas shutoff valves that prohibit full operation;
- (iv) gas appliance connector materials; and
- (v) vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

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### **HYDRO-MASSAGE THERAPY EQUIPMENT**

#### **22 TAC §535.231(c)**

- (1) The inspector shall report as Deficient:
  - (A) inoperative units;
  - (B) the presence of active leaks;
  - (C) deficiencies in components and performance;
  - (D) missing and damaged components;
  - (E) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish; and
  - (F) the absence or failure of operation of ground-fault circuit interrupter protection devices; and
- (2) The inspector is not required to determine the adequacy of self-draining features of circulation systems.

### **GENERAL PROVISIONS**

#### **22 TAC §535.232(a)**

- foundation performance;
- (iv) exposed or damaged reinforcement;
- (v) crawl space ventilation that is not performing; and
- (vi) crawl space drainage that is not performing.

- (2) The inspector is not required to:
  - (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
  - (B) provide an exhaustive list of indicators of possible adverse performance; or
  - (C) inspect retaining walls not related to foundation performance.

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### **GRADING AND DRAINAGE**

#### **22 TAC §535.228(b)**

- (1) The inspector shall report as Deficient:
  - (A) drainage around the foundation that is not performing;
  - (B) deficiencies in grade levels around the foundation; and
  - (C) deficiencies in installed gutter and downspout systems.
- (2) The inspector is not required to:
  - (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
  - (B) determine area hydrology or the presence

- of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems.

## **ROOF COVERING MATERIALS**

### **22 TAC §535.228(c)**

- (1) The inspector shall:
  - (A) inspect the roof covering materials from the surface of the roof;
  - (B) report:
    - (i) type of roof coverings;
    - (ii) vantage point from where the roof was inspected;
    - (iii) evidence of water penetration;
    - (iv) evidence of previous repairs to the roof covering material, flashing details, skylights and other roof penetrations; and
  - (C) report as Deficient deficiencies in:
    - (i) fasteners;
    - (ii) adhesion;
    - (iii) roof covering materials;
    - (iv) flashing details;
    - (v) skylights; and
    - (vi) other roof penetrations.
- (2) The inspector is not required to:
  - (A) inspect the roof from the roof level if, in the inspector's reasonable judgment, the

- relief valve and discharge piping;
- (XII) a temperature and pressure relief valve that failed to operate, when tested manually;

- (B) The inspector is not required to:
  - (i) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
  - (ii) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
  - (iii) determine the efficiency or adequacy of the unit.
- (2) Requirements for electric units, the inspector shall report deficiencies in:
  - (A) performance of heating elements; and
  - (B) condition of conductors; and
- (3) Requirements for gas units, the inspector shall report as Deficient:
  - (A) gas leaks;
  - (B) flame impingement, uplifting flame, improper flame color, or excessive scale build-up;
  - (C) the absence of a gas shut-off valve within six feet of the appliance;
  - (D) the absence of a gas appliance connector or one that exceeds six feet in length;
  - (E) gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings;
  - (F) deficiencies in:

- (I) inoperative units;
- (II) leaking or corroded fittings or tanks;
- (III) damaged or missing components;
- (IV) the absence of a cold water shut-off valve;
- (V) if applicable, the absence of a pan or a pan drain system that does not terminate over a waste receptor or to the exterior of the building above the ground surface;
- (VI) inappropriate locations;
- (VII) the lack of protection from physical damage;
- (VIII) burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation;
- (IX) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish;
- (X) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement;
- (XI) the absence of or deficiencies in the temperature and pressure

inspector:

- (i) cannot safely reach or stay on the roof; or
  - (ii) significant damage to the roof covering materials may result from walking on the roof;
- (B) determine:
- (i) the remaining life expectancy of the roof covering; or
  - (ii) the number of layers of roof covering material;
- (C) identify latent hail damage;
- (D) exhaustively examine all fasteners and adhesion, or
- (E) provide an exhaustive list of locations of deficiencies and water penetrations.

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## ROOF STRUCTURES AND ATTICS

### 22 TAC §535.228(d)

(1) The inspector shall:

(A) report:

- (i) the vantage point from which the attic space was inspected;
- (ii) approximate average depth of attic insulation;
- (iii) evidence of water penetration;

(B) report as Deficient:

- (i) attic space ventilation that is not performing;

- (ii) deflections or depressions in the roof surface as related to adverse performance of the framing and decking;
  - (iii) missing insulation;
  - (iv) deficiencies in
    - (I) installed framing members and decking;
    - (II) attic access ladders and access openings; and
    - (III) attic ventilators.
- (2) The inspector is not required to:
- (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
  - (B) operate powered ventilators; or
  - (C) provide an exhaustive list of locations of deficiencies and water penetrations.

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**INTERIOR WALLS, CEILINGS, FLOORS,  
AND DOORS**

**22 TAC §535.228(e)**

- (1) The inspector shall:
- (A) report evidence of water penetration;
  - (B) report as Deficient:
    - (i) deficiencies in the condition and performance of doors and hardware;
    - (ii) deficiencies related to structural performance or water penetration; and
    - (iii) the absence of or deficiencies in fire

- (iii) floor drains;
- (D) inspect:
- (i) any system that has been winterized, shut down or otherwise secured;
  - (ii) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;
  - (iii) inaccessible gas supply system components for leaks;
  - (iv) for sewer clean-outs; or
  - (v) for the presence or performance of private sewage disposal systems; or
- (E) determine:
- (i) quality, potability, or volume of the water supply; or
  - (ii) effectiveness of backflow or anti-siphon devices.

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**WATER HEATERS**

**22 TAC §535.231(b)**

- (1) General requirements.
- (A) The inspector shall:
- (i) report:
    - (I) the energy source;
    - (II) the capacity of the units;
  - (ii) report as Deficient:

ble;

(III) back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; and

(vi) deficiencies in:

(I) water supply pipes and waste pipes;

(II) the installation and termination of the vent system;

(III) the performance of fixtures and faucets not connected to an appliance;

(IV) water supply, as determined by viewing functional flow in two fixtures operated simultaneously;

(V) fixture drain performance;

(VI) orientation of hot and cold faucets;

(VII) installed mechanical drain stops;

(VIII) commodes, fixtures, showers, tubs, and enclosures; and

(IX) the condition of the gas distribution system.

(2) The inspector is not required to:

(A) operate any main, branch, or shut-off valves;

(B) operate or inspect sump pumps or waste ejector pumps;

(C) verify the performance of:

(i) the bathtub overflow;

(ii) clothes washing machine drains or hose bibbs; or

separation between the garage and the living space and between the garage and its attic.

(2) The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or

(B) provide an exhaustive list of locations of deficiencies and water penetrations.

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## EXTERIOR WALLS, DOORS, AND WINDOWS

### 22 TAC §535.228(f)

(1) The inspector shall:

(A) report evidence of water penetration;

(B) report as Deficient:

(i) the absence of performing emergency escape and rescue openings in all sleeping rooms;

(ii) a solid wood door less than 1-3/8 inches in thickness, a solid or honeycomb core steel door less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage;

(iii) missing or damaged screens;

(iv) deficiencies related to structural performance or water penetration;

(v) deficiencies in:

(I) weather stripping, gaskets or other

- air barrier materials;
- (II) claddings;
- (III) water resistant materials and coatings;
- (IV) flashing details and terminations;
- (V) the condition and performance of exterior doors, garage doors and hardware; and
- (VI) the condition and performance of windows and components.

- (2) The inspector is not required to:
- (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
  - (B) determine the cosmetic condition of paints, stains, or other surface coatings; or
  - (C) operate a lock if the key is not available.
  - (D) provide an exhaustive list of locations of deficiencies and water penetrations.

## EXTERIOR AND INTERIOR GLAZING

### 22 TAC §535.228(g)

- (1) The inspector shall report as Deficient:
- (A) insulated windows that are obviously fogged or display other evidence of broken seals;
  - (B) deficiencies in glazing, weather stripping and glazing compound in windows and doors; and
  - (C) the absence of safety glass in hazardous locations.

- (A) sizing, efficiency, or adequacy of the system;
- (B) balanced air flow of the conditioned air to the various parts of the building; or
- (C) types of materials contained in insulation.

## PLUMBING SYSTEMS

### 22 TAC §535.231(a)

- (1) The inspector shall:

## PLUMBING SYSTEM

- (A) report:
- (i) location of water meter;
  - (ii) location of homeowners main water supply shutoff valve; and
  - (iii) static water pressure;
- (B) report as Deficient:
- (i) the presence of active leaks;
  - (ii) water pressure in excess of 80 PSI;
  - (iii) the lack of a pressure reducing valve when the water pressure exceeds 80 PSI;
  - (iv) the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system, unless the pressure reducing valve automatically allows for thermal expansion;
  - (v) the absence of:
    - (I) fixture shut-off valves;
    - (II) dielectric unions, when applica-

required to perform the following actions:

- (1) program digital thermostats or controls;
- (2) inspect:
  - (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
  - (B) winterized or decommissioned equipment; or
  - (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
- (3) operate:
  - (A) setback features on thermostats or controls;
  - (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
  - (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
  - (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees;
- (4) verify:
  - (A) compatibility of components;
  - (B) tonnage match of indoor coils and outside coils or condensing units;
  - (C) the accuracy of thermostats; or
  - (D) the integrity of the heat exchanger; or
- (5) determine:

(2) The inspector is not required to:

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

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## **INTERIOR AND EXTERIOR STAIRWAYS**

### **22 TAC §535.228(h)**

- (1) The inspector shall report as Deficient:
  - (A) spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles; and
  - (B) deficiencies in steps, stairways, landings, guardrails, and handrails.
- (2) The inspector is not required to exhaustively measure every stairway component.

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## **FIREPLACES AND CHIMNEYS**

### **22 TAC §535.228(i)**

- (1) The inspector shall report as Deficient:
  - (A) built-up creosote in accessible areas of the firebox and flue;
  - (B) the presence of combustible materials in near proximity to the firebox opening;

- (C) the absence of fireblocking at the attic penetration of the chimney flue, where accessible; and
- (D) deficiencies in the:
  - (i) damper;
  - (ii) lintel, hearth, hearth extension, and firebox;
  - (iii) gas valve and location;
  - (iv) circulating fan;
  - (v) combustion air vents; and
  - (vi) chimney structure, termination, coping, crown, caps, and spark arrestor.

- (2) The inspector is not required to:
  - (A) verify the integrity of the flue;
  - (B) perform a chimney smoke test; or
  - (C) determine the adequacy of the draft.

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**PORCHES, BALCONIES, DECKS AND CARPORTS**

**22 TAC §535.228(j)**

- (1) The inspector shall:
  - (A) inspect:
    - (i) attached balconies, carports, and porches;
    - (ii) abutting porches, decks, and balconies that are used for ingress and egress; and
  - (B) report as Deficient:

- (iii) deficiencies in performance or mounting;
- (iv) missing or damaged components;
- (v) the presence of active water leaks; and
- (vi) the absence of backflow prevention.

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**DUCT SYSTEMS, CHASES, AND VENTS**

**22 TAC §535.230(c)**

- (1) The inspector shall report as Deficient:
  - (A) damaged duct systems or improper material;
  - (B) damaged or missing duct insulation;
  - (C) the absence of air flow at accessible supply registers;
  - (D) the presence of gas piping and sewer vents concealed in ducts, plenums and chases;
  - (E) ducts or plenums in contact with earth; and
- (2) The inspector shall report as Deficient deficiencies in:
  - (A) filters;
  - (B) grills or registers; and
  - (C) the location of return air openings.

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**GENERAL LIMITATIONS**

**22 TAC §535.230(d)**

For heating, ventilation, and air conditioning systems inspected under this section, the inspector is not



- tion or building finish;
  - (iv) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement;
  - (v) noticeable vibration of blowers or fans;
  - (vi) water in the auxiliary/secondary drain pan;
  - (vii) a primary drain pipe that discharges in a sewer vent;
  - (viii) missing or deficient refrigerant pipe insulation;
  - (ix) dirty coils, where accessible;
  - (x) condensing units lacking adequate clearances or air circulation or that has deficiencies in the fins, location, levelness, or elevation above grade surfaces;
  - (xi) deficiencies in:
    - (I) the condensate drain and auxiliary/secondary pan and drain system;
    - (II) mounting and performance of window or wall units; and
    - (III) thermostats.
- (2) Requirements for evaporative coolers.
- (A) The inspector shall report:
    - (i) type of systems;
    - (ii) the type of water supply line;
  - (B) The inspector shall report as Deficient:
    - (i) inoperative units;
    - (ii) inadequate access and clearances;

- (i) on decks 30 inches or higher above the adjacent grade, spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter; and
  - (ii) deficiencies in accessible components.
- (2) The inspector is not required to:
- (A) exhaustively measure every porch, balcony, deck, or attached carport components; or
  - (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

**SERVICE ENTRANCE AND PANELS**

**22 TAC §535.229 (a)**

- (1) The inspector shall report as Deficient:

**ELECTRICAL SYSTEMS**

- (A) a drop, weatherhead or mast that is not securely fastened to the building;
- (B) the absence of or deficiencies in the grounding electrode system;
- (C) missing or damaged dead fronts or covers plates;
- (D) conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes;
- (E) electrical cabinets and panel boards not appropriate for their location; such as a clothes closet, bathrooms or where they are exposed to physical damage;
- (F) electrical cabinets and panel boards that are not accessible or do not have a minimum of 36-inches of clearance in front of them;

- (G) deficiencies in:
  - (i) electrical cabinets, gutters, cutout boxes, and panel boards;
  - (ii) the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances;
  - (iii) the compatibility of overcurrent devices and conductors;
  - (iv) the overcurrent device and circuit for labeled and listed 240 volt appliances;
  - (v) bonding and grounding;
  - (vi) conductors;
  - (vii) the operation of installed ground-fault or arc-fault circuit interrupter devices; and

- (H) the absence of:
  - (i) trip ties on 240 volt overcurrent devices or multi-wire branch circuit;
  - (ii) appropriate connections;
  - (iii) anti-oxidants on aluminum conductor terminations;
  - (iv) a main disconnecting means.

- (2) The inspector is not required to:
  - (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
  - (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;

feet of the appliance;

- (D) the absence of a gas appliance connector or one that exceeds six feet in length;
- (E) gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings; and
- (F) deficiencies in:
  - (i) combustion, and dilution air;
  - (ii) gas shut-off valves;
  - (iii) access to a gas shutoff valves that prohibits full operation;
  - (iv) gas appliance connector materials; and
  - (v) the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances; and

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## COOLING EQUIPMENT

### 22 TAC §535.230(b)

(1) Requirements for cooling units other than evaporative cooler.

- (A) The inspector shall report the type of systems;
- (B) The inspector shall report as Deficient:
  - (i) inoperative units;
  - (ii) inadequate cooling as demonstrated by its performance;
  - (iii) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construc-

- (ii) deficiencies in the thermostats;
  - (iii) inappropriate location;
  - (iv) the lack of protection from physical damage;
  - (v) burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation;
  - (vi) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish;
  - (vii) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement;
  - (viii) deficiencies in mounting and performance of window and wall units;
- (2) Requirements for electric heating units, the inspector shall report deficiencies in:
- (A) performance of heat pumps;
  - (B) performance of heating elements; and
  - (C) condition of conductors; and
- (3) Requirements for gas heating units, the inspector shall report as Deficient:
- (A) gas leaks;
  - (B) flame impingement, uplifting flame, improper flame color, or excessive scale buildup;
  - (C) the absence of a gas shut-off valve within six

- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

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**BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES**

**22 TAC §535.229 (b)**

- (1) The inspector shall:
- (A) manually test the installed and accessible smoke and carbon monoxide alarms;
  - (B) report the type of branch circuit conductors;
  - (C) report as Deficient:
    - (i) the absence of ground-fault circuit interrupter protection in all:
      - (I) bathroom receptacles;
      - (II) garage receptacles;
      - (III) outdoor receptacles;
      - (IV) crawl space receptacles;
      - (V) unfinished basement receptacles;
      - (VI) kitchen countertop receptacles; and
      - (VII) receptacles that are located within six feet of the outside edge of a

- sink;
- (ii) the failure of operation of ground-fault circuit interrupter protection devices;
- (iii) missing or damaged receptacle, switch or junction box covers;
- (iv) the absence of:
  - (I) equipment disconnects;
  - (II) appropriate connections, such as copper/aluminum approved devices, if branch circuit aluminum conductors are discovered in the main or sub-panel based on a random sampling of accessible receptacles and switches;
- (v) appliances and metal pipes that are not bonded or grounded;
- (vi) deficiencies in:
  - (I) receptacles;
  - (II) switches;
  - (III) wiring, wiring terminations, junction boxes, devices, and fixtures, including improper location;
  - (IV) doorbell and chime components;
  - (V) smoke and carbon monoxide alarms;
- (vii) improper use of extension cords;
- (viii) deficiencies in or absences of conduit, where applicable; and \
- (ix) the absence of smoke alarms:
  - (I) in each sleeping room;
  - (II) outside each separate sleeping area

- in the immediate vicinity of the sleeping rooms; and
- (III) in the living space of each story of the dwelling.

- (2) The inspector is not required to:
  - (A) inspect low voltage wiring;
  - (B) disassemble mechanical appliances;
  - (C) verify the effectiveness of smoke alarms;
  - (D) verify interconnectivity of smoke alarms;
  - (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
  - (F) verify that smoke alarms are suitable for the hearing-impaired;
  - (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

## HEATING EQUIPMENT

### 22 TAC §535.230(a)

- (1) General requirements.
  - (A) The inspector shall report:

## HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

- (i) the type of heating systems;
- (ii) the energy sources;
- (B) The inspector shall report as Deficient:
  - (i) inoperative units;