THREE S HOME INSPECTION
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TREC REI 7-6 NEW

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Richmond, TX 77469

Claudine Delva
02/26/2024

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Thank you for choosing **Three S Home Inspection.**

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state promulgated form for your records. Please review all documents and attachments that were sent to you by the inspector.

SUMMARY

2
MAINTENANCE ITEM

15
RECOMMENDATION

1: INFORMATION

Information

ACCESS PROVIDED BY:
Homeowner, Lockbox

In Attendance
Buyer, Buyer Agent, Owner

Type of Building
Attached, Single Family

Occupancy
Vacant

Temperature (approximate)
74 Fahrenheit (F)

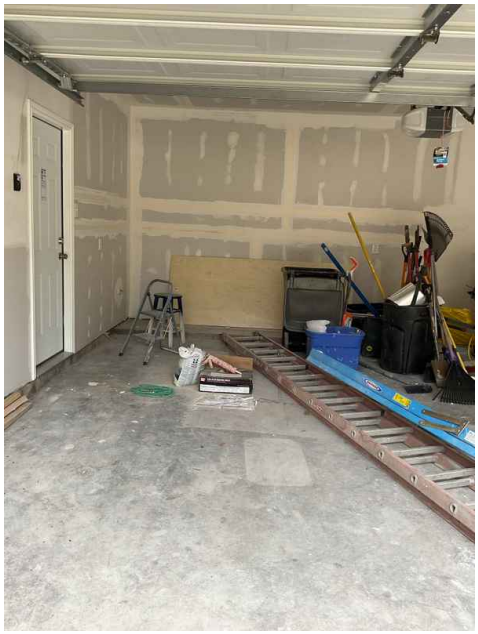
Weather Conditions
Cloudy

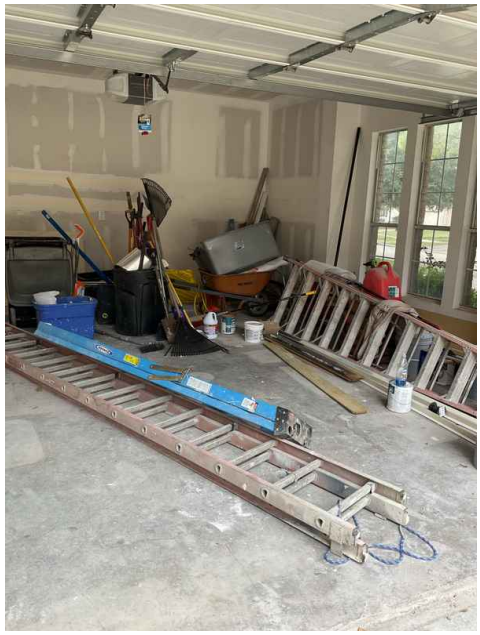
Limitations

General

STORAGE ITEMS/OCCUPIED HOME

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation components. Items blocked by storage/furnishing are not inspected.





2: I. STRUCTURAL SYSTEMS

		IN	NI	NP	D
2.1	A. Foundations	X			X
2.2	B. Grading and Drainage	X			X
2.3	C. Roof Covering Materials	X	X		X
2.4	D. Roof Structures and Attics	X	X		
2.5	E. Walls (Interior and Exterior)	X	X		X
2.6	F. Ceilings and Floors	X	X		
2.7	G. Doors (Interior and Exterior)	X			X
2.8	H. Windows	X	X		
2.9	I. Stairways (Interior and Exterior)	X			
2.10	J. Fireplaces and Chimneys	X			
2.11	K. Porches, Balconies, Decks, and Carports		X	X	
2.12	L. Other		X	X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Foundations: Crawl Space Views
N/A

A. Foundations: Foundation Types
Post Tension Cable Slab On Grade

C. Roof Covering Materials: Viewed From
Drone, Binoculars

D. Roof Structures and Attics: Viewed From
Attic, Decked areas of attic

E. Walls (Interior and Exterior): Siding Materials
Brick, Cement Board

I. Stairways (Interior and Exterior): Comments

L. Other: Comments

A. Foundations: Foundations: Note

Note: Future performance of the structure cannot be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Weather conditions, drainage, leakage and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on a report, or if you want further evaluation, you should consider an evaluation by a structural engineer of your choice. Foundations are inspected according to today's Texas standard of practice.

A. Foundations: Performance Opinion: Deficiencies noted, but functioning

Some deficiencies were noted, but they do not appear to be adversely affecting the performance of the foundation, nor do they indicate the need for invasive action. The foundation appeared to be functioning as intended, but the deficiencies listed in the report should be reviewed.

B. Grading and Drainage: Comments

The grading and drainage system and components were inspected according to today's Texas Standards of Practice.

C. Roof Covering Materials: Composite

Shingles\Composite

C. Roof Covering Materials: Roof Covering

Note: The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage are water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other environmental factors. The entire underside of the roof sheeting is not visible are accessible and cannot be inspected for indications of leaks.

C. Roof Covering Materials: Note

Life expectancy of the roofing covering material is not covered by this home inspection report. If any concerns exists about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof. Roof covering material are inspected according to Texas real estate commission Texas standards of practice.

C. Roof Covering Materials: Note

The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other environmental factors. The entire underside of the roof sheeting is not visible or accessible and cannot be inspected for indications of leaks.

D. Roof Structures and Attics: Depth Of Insulation

13 + Inches



J. Fireplaces and Chimneys: Note

The national fire protection association recommends that fireplaces and chimneys be professionally inspected with each change of ownership. The chimney should also be inspected by qualified chimney sweep certified by the chimney safety institute of America.

Limitations

C. Roof Covering Materials

ROOF FASTENING NOT VERIFIED

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

C. Roof Covering Materials

TOO HIGH

Roofs that exceed 12 feet are not required to be accessed per the Texas SOP. This is to ensure the safety of the inspector.

D. Roof Structures and Attics

ONLY ACCESSIBLE AREAS WERE ENTERED

Note: Only accessible areas of the attic are inspected. The inspector does not crawl and/or walk over areas that may be unsafe or not easily accessible.

E. Walls (Interior and Exterior)

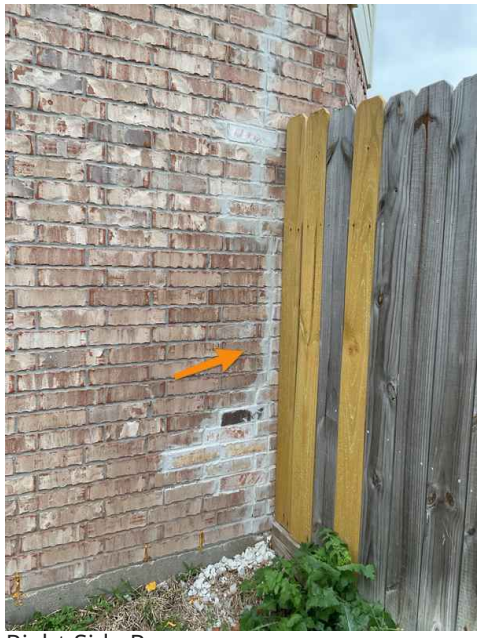
HOUSE WAS OCCUPIED WITH PERSONAL ITEMS

Home was occupied and furnished at time of inspection. Some areas of the wall were blocked by personal items and could not be inspected.

E. Walls (Interior and Exterior)

PREVIOUS REPAIRS

Previous repairs were observed. Recommend obtaining repair documentation or further explanation from the seller.



Right Side Rear

F. Ceilings and Floors

HOME IS OCCUPIED OR STAGED WITH FURNITURE

Home was occupied and or staged at time of inspection. Furniture and other belongings covering parts of flooring, inspector was unable to see all of flooring in home due to furniture.

H. Windows

FURNITURE/STORAGE ITEMS

One or more windows were not accessible due to furniture/storage items.

Deficiencies

2.1.1 A. Foundations

Recommendation

FOUNDATION: SHEAR CRACKS

Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.


Front Right Side


Front Left Side


Left Side Rear


Rear Right Side

2.2.1 B. Grading and Drainage

Recommendation

GUTTERS & DOWNSPOUTS: DAMAGED

Further evaluation of the gutter and drainage system is recommended.


Front


Front

2.2.2 B. Grading and Drainage

Recommendation

GUTTERS & DOWNSPOUTS: MISSING DOWNSPOUT ELBOW

Elbows are you used at the bottom of the downspout grade level to direct drainage away from the foundation. Remedy as needed.


Front Right Side

2.2.3 B. Grading and Drainage

Recommendation

GUTTERS & DOWNSPOUTS: MISSING SPLASH BLOCKS

A splash block place beneath the downspout elbow help to disburse water away from the foundation and to prevent soil erosion. Remedy is needed.


Front Left Side

2.3.1 C. Roof Covering Materials

Recommendation

FLASHING: MISSING KICK OUT FLASHING

Missing kick out flashing should be remedied by roofing professional.


Front


Front

2.5.1 E. Walls (Interior and Exterior)

Recommendation

EXTERIOR - CAULKING: DETERIORATED/MISSING

Caulking around windows, siding, or trim was deteriorated or missing.


Front Entryway


Front Multiple Locations


Front Multiple Locations


Right Side Multiple Locations


Front Multiple Locations


Left Side Multiple Locations


Rear Multiple Locations

2.5.2 E. Walls (Interior and Exterior)

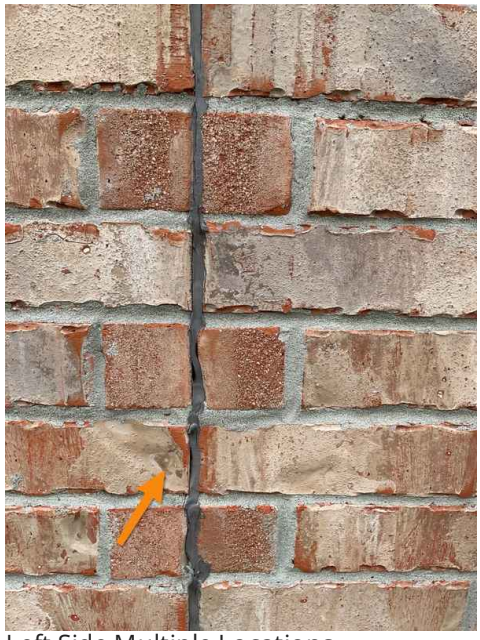
Recommendation

EXTERIOR MASONRY: SEAL EXPANSION JOINTS

Sealant in the expansion joints is missing or has deteriorated. Remedy as needed.


Right Side Multiple Locations


Right side Multiple Locations


Left Side Multiple Locations

2.5.3 E. Walls (Interior and Exterior)

Recommendation

EXTERIOR: TRIM MISSING, LOOSE, OR DAMAGED

Section of exterior trim were either missing, loose, or damaged. Remedy as needed.


Right Side window trim

2.5.4 E. Walls (Interior and Exterior)

Recommendation

EXTERIOR - WALL COVERING DAMAGE

There was damage to exterior wall covering. This should evaluated and repaired as necessary.


Right Left Rear


Right Side Rear


Rear Multiple Locations

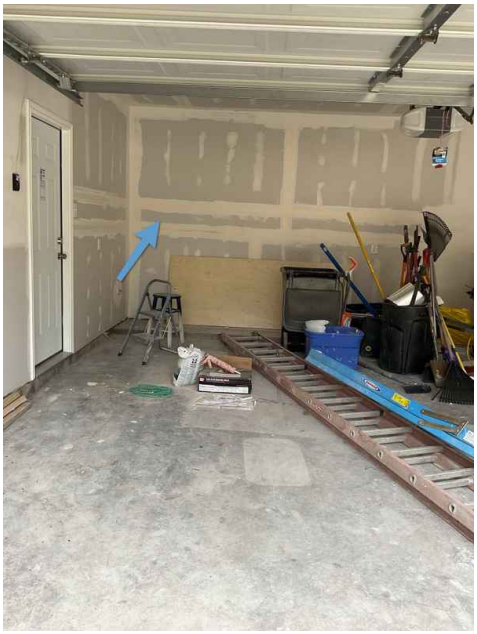

Rear Multiple Locations

2.5.5 E. Walls (Interior and Exterior)

Maintenance Item

INTERIOR: PAINT IS DETERIORATED, DAMAGED, OR MISSING

Paint on interior walls are peeling, chipped or missing. Paint should be replaced as needed.

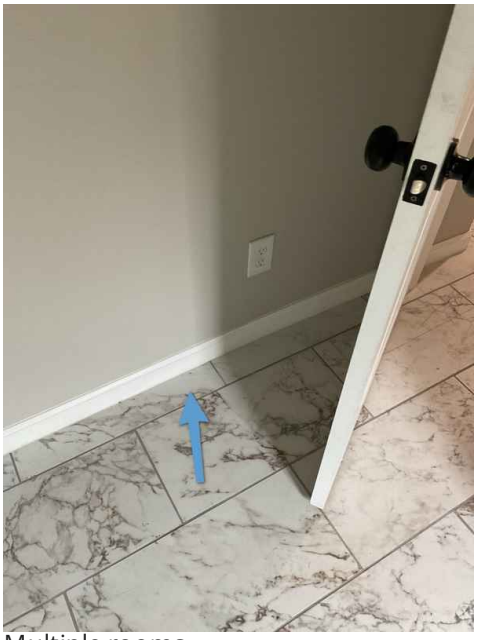

Garage

2.7.1 G. Doors (Interior and Exterior)

Maintenance Item

DOOR HARDWARE: MISSING/ DAMAGED DOORSTOPS

One or more missing door stops were observed. Replace any missing door stops to prevent damage to the drywall.


Multiple rooms


Multiple rooms

2.7.2 G. Doors (Interior and Exterior)

Recommendation

GARAGE DOOR INTO LIVING SPACE: SELF-CLOSING MECHANISM NOT PRESENT/ NOT OPERABLE

Garage entry doors should have installed self closing hinges according to today's Texas standards of practice. This may be an "as built" condition and was an accepted building practice at the time this home was constructed. Her Texas standards of practice we are required to report this condition as a deficiency because it is no longer an expected standard.


Garage door

2.8.1 H. Windows

Recommendation

WINDOW: MISSING/DAMAGED SCREENS

One or more windows are missing a screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.


Multiple windows/ Multiple Locations


Multiple windows/ Multiple Locations


Multiple windows/ Multiple Locations

3: II. ELECTRICAL SYSTEMS

		IN	NI	NP	D
3.1	A. Service Entrance and Panels	X	X		
3.2	B. Branch Circuits, Connected Devices, and Fixtures	X	X		X
3.3	C. Other		X	X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

A. Service Entrance and Panels:
SERVICE SIZE
200 Amps

B. Branch Circuits, Connected Devices, and Fixtures: **Type of Wiring**
Copper

C. Other: **Comments**

A. Service Entrance and Panels: Electrical Panel Location

North Exterior Wall




A. Service Entrance and Panels: NOTE: Electrical components

NOTE: Electrical components concealed behind finished surfaces or under insulation are not inspected. The inspection does not include remote control devices, alarm systems, low voltage wiring, ancillary wiring or intercoms.

Limitations

A. Service Entrance and Panels

UNABLE TO VERIFY A GAS BONDING

B. Branch Circuits, Connected Devices, and Fixtures

220/240 OUTLET FOR WASHER/DRYER

220/240 outlet not tested due to obstruction by installed washer/dryer.

B. Branch Circuits, Connected Devices, and Fixtures

RESTRICTION TO RECEPTACLES

Not all receptacles were accessible due to usage or furniture location.

Deficiencies

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

GFCI: DOES NOT TRIP OR RESET AS DESIGNED

Landry Room

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

WIRING: OPEN JUNCTION BOX

Open junction box observed. Recommend concealing or replacing.

Garage

4: III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

		IN	NI	NP	D
4.1	A. Heating Equipment	X	X		
4.2	B. Cooling Equipment	X	X		X
4.3	C. Duct Systems, Chases, and Vents	X	X		
4.4	E. Other		X	X	

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Information

A. Heating Equipment: Energy Sources
Gas

A. Heating Equipment: Thermostat Location
1st floor hall, 2nd floor hall

B. Cooling Equipment: Comments

C. Duct Systems, Chases, and Vents: Comments

E. Other: Comments

A. Heating Equipment: Heating System was Functioning

The heating system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.

1st Floor

1st Floor

2nd Floor

2nd Floor

A. Heating Equipment: Type of Systems

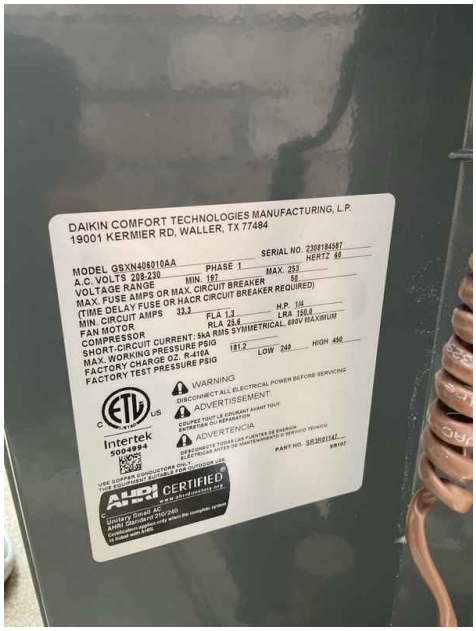
Furnance

B. Cooling Equipment: Note: Pressure test

Pressure test of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of a home inspection. No guarantee can be made regarding evaporator coils, cooling lines are components life expectancy. Normal service and maintenance of the cooling equipment is recommended quarterly by quantified cooling equipment specialist.

B. Cooling Equipment: Type of Systems

Electric, Central Air Conditioner



Limitations

A. Heating Equipment

LIMITED ATTIC ACCESS

Due to limited attic access at time of inspection, one or more parts of the HVAC system may have not been inspected

B. Cooling Equipment

LIMITED ATTIC ACCESS

Due to limited attic access at time of inspection, one or more parts of the HVAC system may have not been inspected.

C. Duct Systems, Chases, and Vents

LIMITED ATTIC ACCESS

Unable to inspect some ducts due lack of attic access

Deficiencies

4.2.1 B. Cooling Equipment

Recommendation

EXTERIOR CONDENSER: UNIT NOT LEVEL

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.

5: IV. PLUMBING SYSTEMS

		IN	NI	NP	D
5.1	A. Plumbing Supply, Distribution Systems, and Fixtures	X	X		
5.2	B. Drains, Wastes, and Vents	X			
5.3	C. Water Heating Equipment	X			X
5.4	D. Hydro-Massage Therapy Equipment		X	X	
5.5	F. Gas Distribution Systems and Gas Appliances	X			
5.6	E. Other		X	X	

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Information

A. Plumbing Supply, Distribution Systems, and Fixtures: Location of Main Water Supply Valve

Garage

A. Plumbing Supply, Distribution Systems, and Fixtures: Location of Water Meter

Front yard near street

A. Plumbing Supply, Distribution Systems, and Fixtures: Shower Operation

Video of shower operation

A. Plumbing Supply, Distribution Systems, and Fixtures: Static Water Pressure Reading

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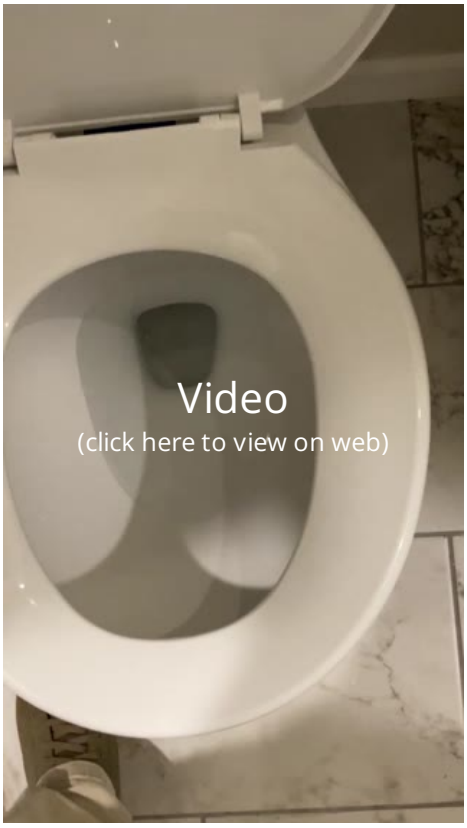
A. Plumbing Supply, Distribution Systems, and Fixtures: Toilet Operation

Video of toilet operation



A. Plumbing Supply, Distribution Systems, and Fixtures: Type of Supply Piping Material

PEX

B. Drains, Wastes, and Vents: Comments

B. Drains, Wastes, and Vents: Type of Drain Piping Material

PVC

C. Water Heating Equipment: Comments

C. Water Heating Equipment: Energy Sources

Gas

C. Water Heating Equipment: Location

Attic

D. Hydro-Massage Therapy Equipment: Comments

F. Gas Distribution Systems and Gas Appliances: Comments

F. Gas Distribution Systems and Gas Appliances: Location of Gas Meter

Exterior

F. Gas Distribution Systems and Gas Appliances: Type of Gas Distribution Piping Material

Cast Iron

E. Other: Comments

B. Drains, Wastes, and Vents: Sewer Camera Inspection Performed:

No

A sewer camera inspection was ordered and performed at the request of the client as part of the inspection process. Please review the accompanying report findings and recommendations prior to closing.

C. Water Heating Equipment: Capacity

40 Gallons

Limitations

A. Plumbing Supply, Distribution Systems, and Fixtures

BURIED OR CONCEALED PIPING

Buried or concealed sewer and waist drain components are not inspected. Water and waste drain leaks cannot be detected below grade or in concealed locations.

Deficiencies

5.3.1 C. Water Heating Equipment

Recommendation

WATER: TEMPERATURE EXCEEDS 125 DEGREES F

The hot water temperature was measured and exceeds 125-Degrees F, which can cause burns from scalding. Refers to the operating instructions in the manual for this specific unit for detailed instructions on setting the proper water temperature for your needs. Contact a licensed plumber for further information.

Recommendation

Contact a qualified plumbing contractor.

6: V. APPLIANCES

		IN	NI	NP	D
6.1	A. Dishwashers	X			
6.2	B. Food Waste Disposers	X			
6.3	C. Range Hood and Exhaust Systems	X			
6.4	D. Ranges, Cooktops, and Ovens	X			
6.5	E. Microwave Ovens	X			
6.6	F. Mechanical Exhaust Vents and Bathroom Heaters	X	X		
6.7	G. Garage Door Operators	X			
6.8	H. Dryer Exhaust Systems	X			
6.9	I. Other		X	X	

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Information

C. Range Hood and Exhaust Systems: EXHAUST HOOD TYPE
N/A

D. Ranges, Cooktops, and Ovens: RANGE/OVEN ENERGY SOURCE
N/A

F. Mechanical Exhaust Vents and Bathroom Heaters: Comments

G. Garage Door Operators: Comments
Video of garage door Auto reversing after safety eyes were tripped

H. Dryer Exhaust Systems: Comments

I. Other: Comments

Limitations

F. Mechanical Exhaust Vents and Bathroom Heaters

NO OR LIMITED ATTIC ACCESS

Inspector could not verify if exhaust fans terminate in attic do no attic or limited attic access.

STANDARDS OF PRACTICE

Information

535.227 (a) Scope.(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) requires the use of reasonable and appropriate tools to satisfy the requirements of the standards of practice. However an inspection 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; (VI) ladders capable of reaching surfaces over one story above ground surfaces; (VII) cameras or other tools used to inspect the interior of a drain or sewer line; or (VIII) drones; 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. If an inspector provides services beyond the scope required by these standards of practice, including the use of specialized equipment, or inspects components and systems in addition to those listed under the standards of practice, the inspector must possess the competency required to do so. 535.227 (b) Definitions. (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) Gas distribution system--All gas lines between the point of delivery and appliance shutoff valves. (A) The point of delivery for a natural gas system is: (i) the outlet of the service meter assembly; (ii) the outlet of the service regulator; or (iii) the service shut valve where a meter is not provided. Where a system shutoff valve is provided after the outlet of the service meter assembly, such valve shall be considered to be downstream of the point of delivery. (B) The point of delivery for undiluted liquefied petroleum gas systems is the outlet of the service pressure regulator, exclusive of line gas regulators, in the system. (8) 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. (9) 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. (10) Report--To provide the inspector's opinions and findings regarding systems and components required by the standards of practice. (11) Standards of practice--§§535.227 - 535.233 of this title. 535.227 (c) General Requirements. 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. 535.227 (c) General Limitations.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, waterfront structures, or related equipment; (D) anything buried, hidden, latent, or concealed; (E) sub-surface drainage systems; (F) automated or programmable control systems, automatic shutoff, 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; (D) the cause or source of a condition; (E) the cause or effect of deficiencies; or (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; (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 shutoff, 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. 535.227 (e) Conflicting Prov. In the event of a conflict between the general provisions set out in this section, and the specific provisions specified elsewhere in the standards of practice, specific provisions shall take precedence. 535.227 (c) General Requirements. 535.227 (f) Departure Provision. (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; or (iii) the actions of the inspector may cause damage to the property; or (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 inspector shall not perform the inspection of the property until the inspector notifies the client, or the prospective client, that the component or system will not be inspected.535.227 (g) Enforcement. Failure to comply with the standards of practice is grounds for disciplinary action as prescribed by Chapter 1102.

I. Structural Systems

535.228: Standards of Practice: Minimum Inspection Requirements for Structural Systems. 535.228 (a) Foundations. (1) The inspector shall: (A) render a written opinion as to the performance of the foundation; (B) report: (i) the type of foundations; and (ii) the vantage point from which the crawl space was inspected; (C) generally report present and visible indications used to render the opinion of adverse performance, such as: (i) binding, out-of-square, 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; and (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 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.535.228 (b) Grading and Drainage. (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. 535.228 (c) Roof Covering Materials. (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; and (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: (i) the inspector 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. 535.228 (d) Roof Structures and Attics. (1) The inspector shall: (A) report: (i) the vantage point from which the attic space was inspected; (ii) approximate average depth of attic insulation; and (iii) evidence of water penetration; and (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; and (iii) missing insulation; and (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. 535.228 (e) Interior Walls, Ceilings, Floors, and Doors (1) The inspector shall: (A) report evidence of water penetration; and (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 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. 535.228 (f) Exterior Walls, Ceilings, Doors, and Windows (1) The inspector shall: (A) report evidence of water penetration; and (B) report as Deficient: (i) the absence of performing emergency escape and rescue openings in all sleeping rooms; (ii) an attached garage doorway that is not equipped with self-closing or automatic closing devices; (iii) a door between the residence and an attached garage that is: (I) a solid wood door less than 1-3/8 inches thick; (II) a solid

honeycomb core steel door less than 1-3/8 inches thick; or (III) not a 20-minute fire-rated door; (iv) missing or damaged screens; (v) deficiencies related to structural performance or water penetration; and (vi) 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; (C) operate a lock if the key is not available; or (D) provide an exhaustive list of locations of deficiencies and water penetrations. 535.228 (f) Exterior and interior glazing (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; (C) the absence of safety glass in hazardous locations; and (D) the absence of fall protection at windows that are located less than 24 inches from the finished floor and greater than 72 inches from the finished grade. (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. 535.228 (h) Interior and exterior stairways (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 theopen 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.535.228 (i) Fireplaces and Chimneys (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 fixture installed in the fireplace not associated with the gas distribution system; (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. 535.228 (j) Porches, Balconies, Decks, and Carports (1) The inspector shall: (A) inspect: (i) attached balconies, carports, and porches; and (ii) abutting porches, decks, and balconies that are used for ingress and egress; and (B) report as Deficient: (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.

II. Electrical Systems

535.229: Standards of Practice: Minimum Inspection Requirements for Electrical Systems. 535.229 (a) Service and Entrance Panels. (1) The inspector shall report as Deficient: (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 250 volt appliances; (v) bonding and grounding; (vi) conductors; and (vii) the operation of installed ground-fault or arc-fault circuit interrupter devices; and (H) the absence of: (i) trip ties on 250 volt overcurrent devices or multi-wire branch circuit; (ii) appropriate connections; (iii) anti-oxidants on aluminum conductor terminations; and (iv) 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) conduct voltage drop calculations; (C) determine the accuracy of overcurrent device labeling; (D) remove covers where hazardous as judged by the inspector; (E) verify the effectiveness of overcurrent devices; or (F) operate overcurrent devices. 535.229 (b) Branch circuits, connected devices, and fixtures. (1) The inspector shall: (A) manually test the installed and accessible smoke and carbon monoxide alarms; (B) report the type of branch circuit conductors; and (C) report as Deficient: (i) the absence of ground-fault circuit interrupter protection in all: (I) bathroom receptacles; (II) garage and accessory building receptacles; (III) outdoor receptacles; (IV) crawl space receptacles and lighting outlets; (V) basement receptacles; (VI) receptacles that serve kitchen countertops; (VII) receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub; (VIII) laundry area receptacles; (IX) indoor damp and wet location receptacles; (X) kitchen dishwasher receptacle; and (XI) electrically heated floors; (ii) the absence of arc-fault protection in the following locations: (I) kitchens; (II) family rooms; (III) dining rooms; (IV) living rooms; (V) parlors; (VI) libraries; (VII) dens; (VIII) bedrooms; (IX) sunrooms; (X) recreation rooms; (XI) closets; (XII) hallways; and (XIII) laundry area; (iii) the failure of operation of ground-fault circuit interrupter protection devices; (iv) missing or damaged receptacle, switch or junction box covers; (v) the absence of: (I) equipment disconnects; and (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; (vi) receptacles less than five and a half feet above the floor that are not tamper resistant; (vii) deficiencies in 125 volt receptacles by determining the: (I) presence of power; (II) correct polarity; and (III) presence of grounding; (viii) deficiencies in 250 volt receptacles by determining the presence of power; (ix) deficiencies in (I) switches; (II) bonding or grounding; (III) wiring, wiring terminations, junction boxes, devices, and fixtures, including improper location; (IV) doorbell and chime components; and (V) smoke and carbon monoxide alarms; (x) improper use of extension cords; (xi) deficiencies in or absences of conduit, where applicable; (xii) 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; and (xiii) the absence of carbon monoxide alarms outside each separate sleeping area in the immediate vicinity of the sleeping rooms when either of the following conditions exist: (I) fuel fired appliance are installed in the dwelling; or (II) an attached garage with an opening into the dwelling unit. (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; or (H) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.

III. Heating, Ventilation and Air Conditioning Systems

535.230: Standards of Practice: Minimum Inspection Requirements for Heating, Ventilation, and Air Conditioning Systems 535.230 (a) Heating Equipment. (1) General requirements. The inspector shall: (A) report: (i) the type of heating systems; and (ii) the energy sources; and (B) report as Deficient: (i) inoperative units; (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; and (viii) deficiencies in mounting and performance of window and wall units. (2) Requirements for electric 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 units. The inspector shall report as Deficient: (A) gas leaks in the heating equipment not associated with the gas distribution system; (B) flame impingement, uplifting flame, improper flame color, or excessive scale buildup; and (C) deficiencies in: (i) combustion, and dilution air; and (ii) the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. 535.230 (b) Cooling Equipment. (1) Requirements for cooling units other than evaporative coolers. (A) the inspector shall: (i) report the type of systems; (ii) measure and report the temperature difference between the supply air and the returned air or report industry-accepted method used to determine performance; and (iii) generally report extraneous factors or conditions, present on the day of the inspection, that would adversely impact the temperature differential of an otherwise performing unit; and (B) the inspector shall report as Deficient: (i) inoperative units; (ii) deficiencies in the performance of the cooling system that: (I) fails to achieve a 15 degrees Fahrenheit to 22 degrees Fahrenheit temperature differential; or (II) fails to cool adequately as determined by other industry-accepted methods; (iii) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction 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; and (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; and (ii) the type of water supply line; and (B) the inspector shall report as Deficient: (i) inoperative units; (ii) inadequate access and clearances; (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. 535.230 (c) Duct Systems, Chases, and Vents. (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 (F) deficiencies in: (i) filters; (ii) grills or registers; and (iii) the location of return air openings. 535.230 (d) General Limitations. For heating, ventilation, and air conditioning systems inspected under this section, the inspector is not 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) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or (C) cooling or heating systems when weather conditions or other circumstances may cause equipment damage, including: (i) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; and (ii) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees Fahrenheit; (4) verify: (A) compatibility of components; (B) tonnage and manufacturer 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: (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.

IV. Plumbing Systems

535.231: Standards of Practice: Minimum Inspection Requirements for Plumbing Systems 535.231 (a) Plumbing Systems. (1) The inspector shall: (A) report: (i) location of water meter; (ii) location of homeowners main water supply shutoff valve; and (iii) static water pressure; (iv) visible material used for water supply lines and drain lines; (B) report as Deficient: (i) the presence of active leaks; (ii) water pressure exceeding 80 PSI; (iii) the lack of a pressure reducing valve when the water pressure exceeds 80 PSI; (iv) the lack of a visible expansion tank when a pressure reducing valve, check valve, or backflow preventer is in place at the water supply line/system; (v) the absence of: (I) fixture shutoff valves; (II) dielectric unions, when applicable; (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 (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. 535.231 (b) Water Heaters. (1) General Requirements. (A) The inspector shall: (i) report: (I) the energy source; (II) the capacity of the units; (ii) report as Deficient: (I) inoperative units; (II) leaking or corroded fittings or tanks; (III) damaged or missing components; (IV) the absence of a cold water shutoff 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 visible deficiencies in the temperature and pressure relief valve and discharge piping; and (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 as Deficient 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 in water heater not associated with the gas distribution system; (B) flame impingement, uplifting flame, improper flame color, or excessive scale build-up; and (C) deficiencies in: (i) combustion and dilution air; and (ii) vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. 535.231 (c) Hydro-massage Therapy Equipment. (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. (2) The inspector is not required to determine the adequacy of self-draining features of circulation systems. 535.231 (d) Gas distribution systems. (1) The inspector shall: (A) report: (i) location of gas meter; and (ii) visible material used for gas distribution system; (B) report as Deficient: (i) noticeable gas leaks; (ii) the absence of a gas shutoff valve within six feet of the appliance; (iii) the absence of a gas appliance connector or one that exceeds six feet in length; (iv) gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings; (v) deficiencies in: (I) gas shutoff valves; (II) access to a gas shutoff valves that prohibits full operation; (III) gas appliance connector materials; and (IV) the condition and type of gas distribution lines and fittings; (vi) lack of visible bonding on gas distribution system, including corrugated stainless steel tubing (CSST); and (vii) lack of visible sediment traps. (2) Specific limitation for gas lines. The inspector is not required to: (A) inspect sacrificial anode bonding or for its existence; (B) pressurize or test gas system, drip legs or shutoff valves; (C) operate gas line shutoff valves; or (D) light or ignite pilot flames.

V. Appliances

535.232: Standards of Practice: Minimum Inspection Requirements for Appliances 535.232 (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 visible active water leaks; and (5) the absence of visible backflow prevention. 535.232 (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 visible active water leaks. 535.232 (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. 535.232 (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 in the gas range, cooktops and ovens not associated with the gas distribution system; and (6) deficiencies in: (A) thermostat accuracy (within 25 degrees Fahrenheit at a setting of 350 degrees Fahrenheit); and (B) mounting and performance. 535.232 (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. 535.231 (f) Mechanical exhaust systems and bathroom heaters. The inspector shall report as Deficient: (1) the lack of mechanical ventilation in a bathroom if no operable window is present; (2) inoperative units; (3) deficiencies in performance or mounting; (4) missing or damaged components; (5) ducts that do not terminate outside the building; and (6) a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type. 535.231 (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; (5) deficiencies in performance or absence of auto reversing mechanisms and manual detachment device; and (6) door locks or side ropes that have not been removed or disabled. 535.231 (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. 535.231 (i) General provisions. 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; (6) determine proper routing and lengths of duct systems; (7) operate or determine the condition of clothes washer, clothes dryer, or refrigerator; or (8) operate or determine the condition of other built in appliances, except as provided for under §535.233(h), of this title.