

Corrugated Stainless Steel Tubing (CSST) Flexible Gas Pipe

This joint resolution makes permanent the Oklahoma Construction Industries Board's rule that all home inspectors must make a written notation if they see yellow corrugated stainless steel tubing (CSST) during the course of their inspection. The home inspector is required to notify the homeowner in writing that only a licensed electrical contractor can determine if the yellow CSST is properly bonded and grounded per the current National Fuel Gas Code and as required by the manufacturer's installation instructions. Bonding is provided primarily to prevent a possible electric shock to people who come in contact with the gas piping and other metal objects connected to the grounding system.

Submitted as:

Oklahoma

[House Joint Resolution 1051](#)

Status: Signed into law on May 29, 2013.

Suggested State Legislation

(Title, enacting clause, etc.)

- 1 Section 1. [*Short Title.*] Home Inspectors Act.
- 2
- 3 Section 2. [*Standards of workmanship and practice.*]
- 4 (a) General requirements.
- 5 (1) These standards of practice are the minimum levels of inspection practice required of
- 6 inspectors for the components and systems identified in these rules. Home inspections
- 7 performed in accordance with these standards of practice are intended to provide the
- 8 client with information regarding the condition of the systems and components at the
- 9 time of the inspection.
- 10 (2) The inspector shall be governed by the following general requirements:
- 11 (A) The inspector shall inspect all readily accessible installed systems and components
- 12 listed in these standards of practice.
- 13 (B) The inspector shall complete a written inspection report in accordance with these
- 14 standards and submit the report to the client within an agreed upon time frame.
- (C) The inspector shall identify in any written report the client, the inspector who performed the inspection by name and license number and the address of the inspected property.

- 1 (D) The inspector shall report:
- 2 (i) those systems and components inspected, which in the professional opinion of
- 3 the inspector, are in normal working order;
- 4 (ii) those systems and components inspected which, in the professional opinion of
- 5 the inspector, are not in normal working order and the reason, if not self-
- 6 evident;
- 7 (iii) those systems and components inspected which, in the professional opinion of
- 8 the inspector, could impair the safety of the occupants or client and the
- 9 reason, if not self-evident;
- 10 (iv) the inspector's recommendations to have corrected, further evaluated or
- 11 monitored any reported condition or defect; and,
- 12 (v) any systems and components designated for inspection in these standards,
- 13 which were present at the time of the Home Inspection but were not inspected
- 14 and the reason they were not inspected.
- 15 (3) These standards of practice are not intended to limit inspectors from:
- 16 (A) including other inspection services or inspecting other systems or components in
- 17 addition to those required by these Standards;
- 18 (B) providing a higher level of inspection performance than required by these Standards;
- 19 (C) reporting other observations or conditions in addition to those required by these
- 20 Standards; or,
- 21 (D) excluding systems and components from the inspection, if requested by the client in
- 22 writing.
- 23 (4) Beginning [Insert effective date] all home inspectors shall maintain a log or record of all
- 24 home inspections performed, for a minimum period of five years from the date of
- 25 inspection. The log or record shall include the name of the client, the address of the
- 26 property, and the date of the inspection. The home inspector shall maintain a copy of all
- 27 home inspections completed within the past 36 months. The log or record and inspection
- 28 reports may be a hard file or an electronic file and shall be maintained at the home
- 29 inspector's principal business address. The files shall be available for review upon request
- 30 of an authorized representative of the Construction Industries Board.
- 31 (5) A home inspector who visually examines any portion of a residential unit that is part of a
- 32 real property consisting of more than four (4) dwelling units, shall advise, in writing, the
- 33 person requesting the visual examination that the visual examination being conducted by
- 34 the home inspector is not governed by the Act and these rules.
- 35
- 36 (b) General limitations and exclusions.
- 37 (1) The inspector is not required to perform any action or make any determination not
- 38 specifically stated in these Standards of Practice.
- 39 (2) Inspections performed in accordance with these standards are not required to be
- 40 technically exhaustive, will not identify concealed conditions or latent defects and are
- 41 only applicable to buildings with four or fewer dwelling units and their garages, both
- 42 attached and detached, or carports.
- 43 (3) The inspector is not required to:
- 44 (A) perform any action or make any determination unless specifically stated in these
- 45 Standards, except as may be required by lawful authority;

- 1 (B) determine the condition of systems or components which are not readily
- 2 accessible;
- 3 (C) determine the remaining life of any system or component;
- 4 (D) determine the strength, adequacy, effectiveness, efficiency or insurability of any
- 5 system or component;
- 6 (E) determine the causes of any condition or defect;
- 7 (F) determine the methods or materials for repair or correction of any defect;
- 8 (G) determine future conditions including, but not limited to, failure of systems and
- 9 components;
- 10 (H) determine the suitability of the property for any specialized use or compliance
- 11 with any regulatory requirements other than this Chapter;
- 12 (I) determine the presence of potentially hazardous plants or animals including, but
- 13 not limited to, wood destroying organisms, mold, mildew, fungi, or diseases
- 14 harmful to humans;
- 15 (J) determine the presence of any environmental hazards including, but not limited
- 16 to, toxins, carcinogens, noise, and contaminants in soil, water, or air;
- 17 (K) determine the effectiveness of any system installed or methods utilized to control
- 18 or remove suspected hazardous substances;
- 19 (L) determine the operating costs of any system or component;
- 20 (M) determine the acoustical properties of any system or component;
- 21 (N) perform engineering or architectural services or perform work in any trade or
- 22 professional service other than home inspections;
- 23 (O) provide warranties or guarantees of any kind;
- 24 (P) operate any system or component which is shut down or otherwise inoperable or
- 25 turn on any utility services;
- 26 (Q) operate any system or component which does not respond to normal operating
- 27 controls, or shut-off valves;
- 28 (R) enter any area which will, in the opinion of the inspector, likely be dangerous to
- 29 the inspector or other persons or may damage the property or its systems or
- 30 components;
- 31 (S) enter the under-floor crawl spaces, attics or any area which, in the opinion of the
- 32 inspector, is not readily accessible;
- 33 (T) inspect or determine the integrity of underground systems or components,
- 34 including, but not limited to, main drain lines connecting to sewers, water lines,
- 35 gas lines, electrical lines and underground storage tanks or other underground
- 36 indications of their presence whether abandoned or active;
- 37 (U) inspect systems or components which are not installed, decorative items, systems
- 38 or components located in areas that are not entered in accordance with these
- 39 Standards, detached structures other than garages and carports, or common
- 40 elements and areas in multi-unit housing, such as condominium properties or
- 41 cooperative housing;
- 42 (V) move suspended ceiling tiles, personal property, furniture, equipment, plants, soil,
- 43 snow, ice, or debris;
- 44 (W) dismantle any system or component, except as explicitly required by these rules;
- 45 or,

- 1 (X) light any standing gas pilot light that does not have a spark-ignitor, including but
- 2 not limited to heating systems, water heaters and fireplaces; or,
- 3 (Y) determine the cost to correct any defect or provide cost estimates.

4
5 (4) The inspector shall not:

- 6 (A) offer or perform any act or service contrary to law;
- 7 (B) determine or report on the market value of the property or its marketability;
- 8 (C) report on the advisability of the purchase of the property; or,
- 9 (D) advertise or solicit to perform repair services on the inspected home for a period of
- 10 one (1) year from the date of the inspection.

11
12 (c) Structural system inspection requirements.

13 (1) The inspector shall inspect:

- 14 (A) the foundation structure including slabs, piers, columns, posts, stem walls;
- 15 (B) the floor structure including beams, girders, joists, trusses, sill plates, blocking,
- 16 bracing, drilling, notching and sub floors;
- 17 (C) the wall structure;
- 18 (D) the roof structure including rafters, trusses, sheathing, blocking, bracing, drilling,
- 19 notching and fire stops;
- 20 (E) the ceiling structure including joists, trusses, blocking, bracing, drilling, notching and
- 21 fire stops at ceiling penetrations; and,
- 22 (F) the crawlspace, basement and attic moisture conditions and indicators of harmful
- 23 water penetration or condensation on structural components.

24 (2) The inspector is required to:

- 25 (A) describe the foundation, floor structure, roof structure, ceiling structure and wall
- 26 structure;
- 27 (B) describe indicators of foundation or structural movement;
- 28 (C) enter the crawlspace and attic to determine the general condition of the components;
- 29 (D) report the method used to observe the crawlspace and attic if the inspector did not
- 30 enter; and,
- 31 (E) probe structural components where deterioration is suspected or where clear
- 32 indications of possible deterioration exist. Probing is not required where no
- 33 deterioration is visible.

34 (3) The inspector is not required to:

- 35 (A) enter a crawlspace or any foundation area where the headroom is less than 18 inches,
- 36 the access opening is less than 18 inches by 24 inches, where the area is excessively
- 37 wet, or where the inspector reasonably determines the conditions or materials are
- 38 hazardous to the safety of the inspector;
- 39 (B) enter an attic space where head room is less than 30 inches, the access opening is less
- 40 than 18 inches wide by 24 inches long, or where the inspector reasonably determines
- 41 conditions or materials are hazardous to the safety of the inspector; or
- 42 (C) perform any invasive or destructive inspection.

43
44 (d) Exterior inspection requirements.

45 (1) The inspector shall inspect:

- 46 (A) the exterior wall covering, trim, flashings, caulking and protective coatings;

- 1 (B) all exterior doors and locking devices;
2 (C) overhead garage doors and garage door openers including safety mechanisms;
3 (D) storm windows and doors;
4 (E) attached decks/patios, balconies, stoops, steps, porches, and their associated railings;
5 (F) eaves, soffits and fascias;
6 (G) driveways and walkways leading to dwelling entrances;
7 (H) vegetation, grading, surface drainage, and retaining walls on the property when any of
8 these are likely to have an adverse effect on the structure; and,
9 (I) the primary garage or carport.
- 10 (2) The inspector shall describe:
11 (A) the exterior wall covering;
12 (B) attached decks/patios and balconies; driveways; and,
13 (C) walkways.
- 14 (3) The inspector is not required to inspect:
15 (A) screening, shutters, awnings, and similar seasonal accessories;
16 (B) fences;
17 (C) geotechnical or hydrological conditions;
18 (D) recreational facilities;
19 (E) detached structures except the primary garage or carport;
20 (F) seawalls, break-walls, and docks; or,
21 (G) erosion control and earth stabilization measures.
- 22
- 23 (e) Roof system inspection requirements.
24 (1) The inspector shall inspect the:
25 (A) roof covering;
26 (B) roof drainage systems;
27 (C) flashings;
28 (D) skylights;
29 (E) chimneys;
30 (F) attic ventilation covers; and,
31 (G) other roof penetrations.
- 32 (2) The inspector shall describe:
33 (A) the roof covering;
34 (B) The inspector shall report;
35 (C) the number of layers of roof covering;
36 (D) asphalt/composition shingles over wood shingles; and,
37 (E) the methods used to inspect the roof.
- 38 (3) The inspector is not required to inspect:
39 (A) the interiors of flues or chimneys;
40 (B) antennae; or,
41 (C) other installed accessories.
- 42
- 43 (f) Plumbing system inspection requirements.
44 (1) The inspector shall inspect:
45 (A) the interior water supply and distribution systems and components;

- 1 (B) the connections, flow and drainage of fixtures, and fittings at bathtubs, showers,
- 2 sinks, toilets and the exterior hose bibs immediately adjacent to the structure;
- 3 (C) the clothes washing machine faucets and drains, unless a washing machine is in
- 4 place;
- 5 (D) drain, waste and vent systems and components;
- 6 (E) the shower and bathtub enclosure surfaces;
- 7 (F) the water heating equipment, safety devices/valves, clearances, vent systems, flues
- 8 and chimneys, gas supply piping and gas shut off valves;
- 9 (G) the fuel storage and/or fuel distribution systems; and,
- 10 (H) the drainage sumps, sump pumps and related piping.

11 (2) The Inspector shall describe:

- 12 (A) water supply piping materials;
- 13 (B) drain, waste, and vent piping materials;
- 14 (C) the water heating equipment and the energy sources; and,
- 15 (D) the location of the main water shut-off, main fuel shut-off and the house sewer
- 16 cleanout.
- 17 (E) the presence of any shade of yellow corrugated stainless steel tubing (“CSST”)
- 18 flexible gas piping observed during the inspection in which the inspector is not
- 19 required to identify concealed conditions, components not readily accessible, or any
- 20 other item excepted from inspection pursuant to [this rule]. If any shade of yellow
- 21 CSST flexible gas piping is observed, the home inspector shall notify the client, in
- 22 writing, as follows: “Manufacturers believe the product is safer if properly bonded
- 23 and grounded as required by the manufacturer’s installation instructions. Proper
- 24 bonding and grounding of the product can only be determined by a licensed electrical
- 25 contractor.”

26 (3) The inspector is not required to:

- 27 (A) inspect the interiors of flues or chimneys, wells, well pumps, or water storage related
- 28 equipment, water conditioning systems, solar water heating systems, fire and lawn
- 29 sprinkler systems, or private waste disposal systems,
- 30 (B) determine the quantity or quality of the water supply;
- 31 (C) determine whether water supply and waste disposal are public or private;
- 32 (D) operate safety valves, shut-off valves or washing machine hose connections, if
- 33 installed appliances are present; or,
- 34 (E) use technically exhaustive techniques to determine the water tightness or integrity of
- 35 shower pans or enclosures.

36
37 (g) Electrical system inspection requirements.

38 (1) Except as provided in subsection (b), the Inspector shall inspect:

- 39 (A) The service drop;
- 40 (B) the service entrance conductors, cables, and raceways;
- 41 (C) the service equipment and main disconnects;
- 42 (D) the service grounding;
- 43 (E) the interior components of service panels and sub panels by removing the panel dead
- 44 front covers;
- 45 (F) the branch circuit conductors, over current protection devices and the compatibility
- 46 of the conductors with the device;

- 1 (G) conduit, wiring and splicing including the basement, crawl space and attic;
2 (H) interior and exterior installed lighting fixtures, switches and ceiling fans;
3 (I) receptacles including polarity and grounding, ground fault circuit interrupters and arc
4 fault circuit interrupters; and,
5 (J) exterior electrical components that provide service to a qualifying garage or carport.
- 6 (2) The Inspector shall describe:
7 (A) the amperage and voltage rating of the service;
8 (B) the wiring methods;
9 (C) the location of main disconnect(s), distribution panels and sub panels;
10 (D) the presence of solid conductor aluminum branch circuit wiring; and,
11 (E) the absence of smoke detectors.
- 12 (3) The inspector is not required to:
13 (A) inspect remote control devices unless the device is the only control device, alarm
14 systems and components, low voltage wiring systems and components or ancillary
15 wiring systems and components not a part of the primary electrical power distribution
16 system;
17 (B) measure amperage, voltage/voltage drop, or impedance;
18 (C) insert any tool, probe or testing device inside panels or dismantle any electrical device
19 or control other than to remove the dead front covers of the main and sub panels; or,
20 (D) test or operate any over current protection device except ground fault and arc fault
21 circuit interrupters.
- 22
- 23 (h) Heating, Air conditioning and distribution system inspection requirements.
- 24 (1) Heating systems.
25 (A) The inspector shall open readily openable access panels
26 (B) The inspector shall inspect:
27 (i) the installed heating equipment including backup heating devices;
28 (ii) controls;
29 (iii) heating operation;
30 (iv) burners and burner chambers in fuel fired heating systems;
31 (v) combustion air provisions;
32 (vi) gas supply piping and shut off valve;
33 (vii) electrical supply provisions and disconnects;
34 (viii) clearances;
35 (ix) vent systems, flues, and chimneys; and,
36 (x) bathroom supplemental heating appliances.
- 37 (C) The inspector shall describe the heating methods by their distinguishing
38 characteristics and the energy sources.
- 39 (D) The inspector is not required to:
40 (i) inspect the interiors of flues or chimneys, humidifiers or dehumidifiers, solar
41 space heating systems, and heat exchangers;
42 (ii) measure amperage of electric heating elements.
- 43 (2) Air conditioning systems.
44 (A) The inspector shall open readily openable access panels.
45 (B) The inspector shall inspect:
46 (i) installed cooling equipment;

- 1 (ii) cooling operation;
2 (iii) condensate disposal provisions;
3 (iv) the electrical supply provisions and disconnect; and,
4 (v) the refrigerant lines.
5 (C) The inspector shall describe the cooling methods by their distinguishing
6 characteristics and the energy sources.
7 (D) The inspector is not required to:
8 (i) verify sizing or component matching
9 (ii) operate equipment when outdoor temperatures may cause damage to the
10 equipment.
11 (3) Heat and air conditioning distribution systems.
12 (A) The inspector shall inspect:
13 (i) Plenums and ducts and ducts with associated supports, insulation, supply
14 registers and return grills;
15 (ii) radiators and piping;
16 (iii) filters; and,
17 (iv) main air handlers fans and blowers.
18 (B) The inspector shall describe the type of conditioned air distribution system.
19 (C) The inspector is not required to:
20 (i) inspect electronic air filters, heat reclamation equipment or dampers;
21 (ii) determine duct leakage or calculate duct sizing; or,
22 (iii) determine the uniformity, adequacy, or distribution balance of the heat or
23 cooling supply to habitable rooms.
24
25 (i) Interior inspection requirements.
26 (1) The inspector shall inspect:
27 (A) walls, ceilings and floors of the dwelling and garage;
28 (B) steps, stairways, balconies and railings;
29 (C) doors and windows including operation, glazing and thermal pane seals;
30 (D) installed cabinets and countertops; and,
31 (E) indicators of harmful water penetration or condensation on interior and structural
32 components.
33 (2) The inspector shall describe the walls, ceilings and floors.
34 (3) The inspector is not required to inspect:
35 (A) paint, wallpaper, and other finish treatments;
36 (B) carpeting and other floor coverings;
37 (C) window treatments;
38 (D) the operation of interior door locks, latches and devices; or,
39 (E) recreational facilities.
40
41 (j) Insulation and ventilation inspection requirements.
42 (1) The inspector shall inspect:
43 (A) insulation and vapor retarders/barriers in unfinished spaces,
44 (B) ventilation of attics and foundation areas,
45 (C) mechanical ventilation systems
46 (D) the clothes dryer exhaust system.

- 1 (2) The inspector shall describe:
2 (A) the insulation and vapor retarders or barriers in unfinished spaces; and,
3 (B) the absence of insulation in unfinished spaces at conditioned surfaces.
4 (3) The inspector is not required to:
5 (A) disturb insulation or vapor retarders or barriers;
6 (B) operate powered attic vents; or,
7 (C) determine indoor air quality.
8
9 (k) Appliance inspection requirements.
10 (1) The inspector shall inspect the:
11 (A) food waste disposal;
12 (B) range/stove, regardless of whether it is an installed or free standing appliance;
13 (C) cook top;
14 (D) oven(s);
15 (E) dishwasher;
16 (F) ventilation equipment or range hoods;
17 (G) installed microwave;
18 (H) trash compactor; and,
19 (I) gas appliance connectors and shut off valves.
20 (2) The inspector shall describe the range/stove, cook top and oven(s) by the energy source.
21 (3) The inspector is not required to:
22 (A) operate appliances in all modes or self-cleaning cycles; or,
23 (B) inspect clocks, timers, thermostats or household appliances not listed in these
24 standards.
25
26 (l) Fireplaces and solid fuel burning appliances inspection requirements.
27 (1) The inspector shall inspect the:
28 (A) hearth and hearth extension;
29 (B) damper;
30 (C) gas supply; and,
31 (D) the firebox, vent systems, flues and chimneys.
32 (2) The inspector shall describe:
33 (A) the fireplaces;
34 (B) solid fuel burning appliances; and,
35 (C) chimneys.
36 (3) The inspector is not required to:
37 (A) inspect the interiors of flues or chimneys, the fire screens and doors, the seals and
38 gaskets, the automatic fuel feed devices, the mantels and fireplace surrounds, the
39 combustion make-up air devices, the heat distribution assists whether gravity
40 controlled or fan assisted or free standing solid fuel burning appliances;
41 (B) ignite or extinguish fires;
42 (C) determine draft characteristics; and,
43 (D) move fireplace inserts, stoves or firebox contents.