

Section 535.231. STANDARDS OF PRACTICE: MINIMUM INSPECTION REQUIREMENTS FOR PLUMBING SYSTEMS.

(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.

(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.

(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.

(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.

*The provisions of this §535.231 adopted to be effective January 1, 2014, 38 TexReg 3350;
amended to be effective May 21, 2014, 39 TexReg 3863;
amended to be effective September 7, 2016, 41 TexReg 6742
amended to be effective February 1, 2022, 46 TexReg 5770*