

**RULE §535.231**

**Standards of Practice: Minimum Inspection Requirements for Plumbing Systems**

(a) Plumbing systems. The inspector shall:

(1) report:

- (A) static water pressure;
- (B) location of water meter; and
- (C) location of main water supply valve; and

(2) report as Deficient:

- (A) the presence of active leaks;
- (B) the lack of fixture shut-off valves;
- (C) the lack of dielectric unions, when applicable;
- (D) the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures;
- (E) water pressure below 40 psi or above 80 psi static;
- (F) the lack of a pressure reducing valve when the water pressure exceeds 80 PSI;
- (G) 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; and
- (H) deficiencies in:
  - (i) water supply pipes and waste pipes;
  - (ii) the installation and termination of the vent system;
  - (iii) the operation of fixtures and faucets not connected to an appliance;
  - (iv) water supply, as determined by viewing functional flow in two fixtures operated simultaneously;
  - (v) functional drainage at fixtures;
  - (vi) orientation of hot and cold faucets;
  - (vii) installed mechanical drain stops;
  - (viii) installation, condition, and operation of commodes;
  - (ix) fixtures, showers, tubs, and enclosures; and
  - (x) the condition of the gas distribution system.

(b) Specific limitations for plumbing systems. The inspector is not required to:

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

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

(3) inspect:

- (A) any system that has been winterized, shut down or otherwise secured;
- (B) 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;
- (C) the inaccessible gas supply system for leaks;
- (D) for sewer clean-outs; or
- (E) for the presence or operation of private sewage disposal systems;

(4) determine:

- (A) quality, potability, or volume of the water supply; or
- (B) effectiveness of backflow or anti-siphon devices; or

(5) verify the functionality of clothes washing drains or floor drains.

(c) Water heaters. The inspector shall:

- (1) report the energy source;
- (2) report the capacity of the unit(s);
- (3) report as Deficient:
  - (A) inoperative unit(s);
  - (B) leaking or corroded fittings or tank(s);
  - (C) broken or missing parts or controls;
  - (D) the lack of a cold water shut-off valve;
  - (E) if applicable, the lack of a pan and drain system and the improper termination of the pan drain line;
  - (F) an unsafe location;
  - (G) 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;
  - (H) inappropriate location;
  - (I) inadequate access and clearances;
  - (J) the lack of protection from physical damage;
  - (K) a temperature and pressure relief valve that:
    - (i) does not operate manually;
    - (ii) leaks;
    - (iii) is damaged;
    - (iv) cannot be tested due to obstructions;
    - (v) is corroded; or
    - (vi) is improperly located; and
  - (L) temperature and pressure relief valve discharge piping that:
    - (i) lacks gravity drainage;
    - (ii) is improperly sized;
    - (iii) has inadequate material; or
    - (iv) lacks proper termination;
- (4) in electric units, report as Deficient deficiencies in:
  - (A) operation of heating elements; and
  - (B) condition of conductors; and
- (5) in gas units, report as Deficient:
  - (A) gas leaks;
  - (B) lack of burner shield(s);
  - (C) flame impingement, uplifting flame, improper flame color, or excessive scale build-up;
  - (D) the lack of a gas shut-off valve; and
  - (E) deficiencies in:
    - (i) combustion and dilution air;
    - (ii) gas shut-off valve(s) and location(s);
    - (iii) gas connector materials and connections; and
    - (iv) vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

(d) Specific limitations for water heaters. The inspector is not required to:

- (1) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
  - (2) 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
  - (3) determine the efficiency or adequacy of the unit.
- (e) Hydro-massage therapy equipment. The inspector shall report as Deficient:
- (1) inoperative unit(s) and controls;
  - (2) the presence of active leaks;
  - (3) inaccessible pump(s) or motor(s);
  - (4) the lack or failure of required ground-fault circuit interrupter protection; and
  - (5) deficiencies in the ports, valves, grates, and covers.
    - (f) Specific limitation for hydro-massage therapy equipment. The inspector is not required to determine the adequacy of self-draining features of circulation systems.

**Source Note:** The provisions of this §535.231 adopted to be effective February 1, 2009, 33 TexReg 9242