

Texas Administrative Code
RULE §535.231
Standards of Practice: Optional Systems

(a) Scope. This section covers other systems and attachments that an inspector may inspect. The inspector may need special knowledge or tools to perform these inspections. It is the responsibility of the inspector to be properly informed and know current and safe procedures for inspecting the items described in this section. The inspector shall determine and provide a report of the condition of the equipment, systems, parts or components by visual observation and operation in normal modes and operating range noted at the date and time of the inspection. If an inspector agrees to inspect a component described in this section, §535.227 of this title (relating to Standards of Inspection: General Provisions) applies to the inspection.

(b) Inspection guidelines for gas lines. The inspector shall:

(1) inspect and report as in need of repair deficiencies in the condition and type of all accessible and visible gas piping; and

(2) test gas lines by using a local or an industry-accepted procedure.

(c) Specific limitations for gas lines. The inspector is not required to inspect sacrificial anode bonding or for its existence.

(d) Inspection guidelines for outbuildings. The inspector shall:

(1) inspect the building and report as in need of repair water penetration or deficiencies in structural performance; and

(2) report as in need of repair deficiencies in electrical, plumbing, heating, ventilation or air-conditioning systems that the standards of practice would require the inspector to report for the principal structure.

(e) Inspection guidelines for outdoor cooking equipment. The inspector shall:

(1) report the energy source and operate the unit;

(2) report as in need of repair deficiencies in operation, control knobs, handles, burner bars, grills, box, rotisserie (if present) and heat diffusion material;

(3) report as in need of repair a unit or pedestal that is not stable;

(4) report as in need of repair gas units that use improper materials for the gas branch line and the connection to the appliance; and

(5) report as in need of repair a gas unit that has no shut-off valve, an inaccessible valve or a valve that leaks;

(f) Inspection guidelines for lawn and garden sprinkler system. The inspector shall:

(1) operate all zones or stations on the system manually;

(2) report as in need of repair deficiencies in water flow or pressure at the circuit heads;

(3) report as in need of repair surface water leaks, the absence or improper installation of anti-siphon valves and backflow preventers or the absence of shut-off valves;

(4) inspect and report as in need of repair deficiencies in the condition and mounting of the control box and visible wiring; and

(5) report as in need of repair deficiencies in the operation of each zone and associated valves, spray head patterns and areas of non-coverage within the zone.

(g) Specific limitations for lawn and garden sprinkler system. The inspector is not required to inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers.

(h) Inspection guidelines for private water wells. The inspector shall:

(1) operate at least two fixtures simultaneously;

(2) report the type of pump and type of storage equipment;

(3) report as in need of repair deficiencies in water pressure and flow and operation of pressure switches;

(4) inspect and report as in need of repair deficiencies in the condition of visible and accessible equipment and components;

(5) report as in need of repair wiring that is improper or lacks circuit protection;

(6) report as in need of repair deficiencies in the well head, including improper site drainage;

(7) recommend, or arrange to have performed, a coliform analysis; and

(8) report the proximity of any known septic system.

(i) Specific limitations for private water wells. The inspector is not required to do the following:

(1) open, uncover or remove the pump, heads, screens, lines or other component parts of the system;

(2) determine water quality or potability or the reliability of the water supply or source; or

(3) locate or verify underground water leaks.

(j) Inspection guidelines for Individual private sewage systems (septic systems). The inspector shall:

(1) report as in need of repair deficiencies in accessible or visible components of the system at the time of the inspection;

(2) operate plumbing fixtures and report as in need of repair deficiencies in functional flow;

(3) walk over the area of tanks and fields or beds and report as in need of repair any visual or olfactory evidence of effluent seepage or flow at the surface of the ground;

(4) report as in need of repair areas of inadequate site drainage around or adjacent to the system;

(5) report the proximity of any known water wells; underground cisterns; water supply lines; streams, ponds and lakes; sharp slopes or breaks; easement lines; property lines; soil absorption systems; swimming pools or sprinkler systems.

(6) inspect the operation of the system;

(7) report the lack of visible access to tanks;

(8) report the type of the system, if possible, and the location of the drainfield; and

(9) report as in need of repair aerators or dosing pumps that do not operate or equipment that is improperly wired.

(k) Specific limitations for individual private sewage systems (septic systems). The inspector is not required to do the following:

(1) excavate or uncover the system or its components to determine the size, adequacy or efficiency of the system; or

(2) determine the type of construction used unless readily known without excavation or destructive examination.

(l) Inspection guidelines for swimming pools and equipment (spas and hot tubs). The inspector shall:

(1) report the type of pool construction;

(2) report as in need of repair deficiencies in pool surfaces,

(3) report as in need of repair deficiencies in tiles, copings and decks;

(4) report as in need of repair deficiencies in slides, steps, diving boards and other equipment;

(5) report as in need of repair deficiencies in drains, skimmers and valves;

(6) report as in need of repair pool lights that are missing, do not function or lack ground fault circuit interrupter protection;

(7) report as in need of repair pump motors, controls, and sweeps that do not function or lack proper wiring and circuit protection;

(8) when inspecting a heater, report as in need of repair deficiencies that the standards of practice would require the inspector to report for a heating system;

(9) report as in need of repair gas heaters that use improper materials for the branch line and the connection to the appliance;

(10) report as in need of repair a gas unit that has no shut-off valve, an inaccessible valve or a valve that leaks;

(11) report as in need of repair a pump motor, blower or other electrical equipment, if visible, that lacks external grounding;

(12) report as in need of repair above-ground water leaks or deficiencies in the filter tank or pressure gauge; and

(13) report as in need of repair the absence of, or deficiencies in, fences, gates or enclosures.

(m) Specific limitations for swimming pools and equipment (spas and hot tubs). The inspector is not required to do the following:

(1) dismantle or otherwise open any components or lines;

(2) uncover or excavate any lines or otherwise concealed components of the system or determine the presence of sub-surface leaks;

(3) fill the pool, spa or hot tub with water;

(4) determine the presence of sub-surface water tables; or

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