

Texas Administrative Code

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TITLE 22	EXAMINING BOARDS
PART 23	TEXAS REAL ESTATE COMMISSION
CHAPTER 535	GENERAL PROVISIONS
SUBCHAPTER R	REAL ESTATE INSPECTORS
RULE §535.230	Standards of Practice: Minimum Inspection Requirements for Heating, Ventilation, and Air Conditioning Systems

(a) Heating equipment. The inspector shall:

(1) report:

(A) the type of heating systems;

(B) the energy sources;

(2) report as Deficient:

(A) inoperative units;

(B) deficiencies in the thermostats;

(C) inappropriate location;

(D) the lack of protection from physical damage;

(E) 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;

(F) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish;

(G) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement;

(H) deficiencies in mounting and performance of window and wall units;

(I) in electric units, deficiencies in:

(i) performance of heat pumps;

(ii) performance of heating elements; and

(iii) condition of conductors; and

(J) in gas units:

(i) gas leaks;

(ii) flame impingement, uplifting flame, improper flame color, or excessive scale buildup;

(iii) the absence of a gas shut-off valve within six feet of the appliance;

(iv) the absence of a gas appliance connector or one that exceeds six feet in length;

(v) gas appliance connectors that are concealed within or extended through walls, floors, partitions, ceilings or appliance housings; and

(vi) deficiencies in:

(I) combustion, and dilution air;

(II) gas shut-off valves;

(III) access to a gas shutoff valves that prohibits full operation;

(IV) gas appliance connector materials; and

(V) the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances; and

(b) Cooling equipment other than evaporative coolers. The inspector shall:

(1) report the type of systems;

- (2) report as Deficient:
 - (A) inoperative units;
 - (B) inadequate cooling as demonstrated by its performance;
 - (C) the absence of an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish;
 - (D) when applicable; a floored passageway and service platform that would allow access for equipment inspection, service, repair or replacement;
 - (E) noticeable vibration of blowers or fans;
 - (F) water in the auxiliary/secondary drain pan;
 - (G) a primary drain pipe that discharges in a sewer vent;
 - (H) missing or deficient refrigerant pipe insulation;
 - (I) dirty coils, where accessible;
 - (J) condensing units lacking adequate clearances or air circulation or that has deficiencies in the fins, location, levelness, or elevation above grade surfaces;
 - (K) 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.
- (c) Evaporative coolers. The inspector shall:
 - (1) report:
 - (A) type of systems;
 - (B) the type of water supply line;
 - (2) report as Deficient:
 - (A) inoperative units;
 - (B) inadequate access and clearances;
 - (C) deficiencies in performance or mounting;
 - (D) missing or damaged components;
 - (E) the presence of active water leaks; and
 - (F) the absence of backflow prevention.
- (d) Duct systems, chases, and vents. The inspector shall report as Deficient:
 - (1) damaged duct systems or improper material;
 - (2) damaged or missing duct insulation;
 - (3) the absence of air flow at accessible supply registers;
 - (4) the presence of gas piping and sewer vents concealed in ducts, plenums and chases;
 - (5) ducts or plenums in contact with earth; and
 - (6) deficiencies in:
 - (A) filters;
 - (B) grills or registers; and
 - (C) the location of return air openings.
- (e) The inspector is not required to:
 - (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) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
 - (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
 - (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees;
 - (4) verify:
 - (A) compatibility of components;
 - (B) tonnage 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.

Source Note: The provisions of this §535.230 adopted to be effective January 1, 2014, 38
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