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# 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**

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(a) Heating equipment. The inspector shall:

(1) report:

(A) the type of heating system(s); and

(B) the energy source(s);

(2) report as Deficient:

(A) an inoperative unit;

(B) deficiencies in the controls and operating components of the system;

(C) the lack of protection from physical damage;

(D) 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;

(E) inappropriate location;

(F) inadequate access and clearances;

(G) deficiencies in mounting and operation of window units; and

(H) deficiencies in thermostats;

(3) in electric units, report as Deficient deficiencies in:

(A) operation of heating elements; and

(B) condition of conductors; and

(4) in gas units, report as Deficient:

(A) gas leaks;

(B) the presence of forced air in the burner compartment;

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

(D) the lack of a gas shut-off valve; and

(E) deficiencies in:

(i) conditioned, combustion, and dilution air;

(ii) gas shut-off valves and locations;

(iii) gas connector materials and connections; and

(iv) the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

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

(1) report the type of system(s); and

(2) report as Deficient:

(A) inoperative unit(s);

(B) inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector;

(C) inadequate access and clearances;

(D) noticeable vibration of the blower fan or condensing fan;

(E) deficiencies in the condensate drain and auxiliary/secondary pan and drain system;

(F) water in the auxiliary/secondary drain pan;

(G) a primary drain pipe that terminates in a sewer vent;

(H) missing or deficient refrigerant pipe insulation;

(I) dirty evaporator or condensing coils, where accessible;

(J) damaged casings on the coils;

(K) a condensing unit lacking adequate clearances or air circulation or that has deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces;

(L) deficiencies in mounting and operation of window or wall units; and

(M) deficiencies in thermostats.

(c) Evaporative coolers. The inspector shall:

(1) report:

(A) type of system(s) (one- or two-speed);

(B) the type of water supply line; and

(C) winterized units that are drained and shut down; and

(2) report as Deficient:

(A) inoperative units;

(B) inadequate access and clearances;

(C) corrosive and mineral build-up or rust damage/decay at the

pump, louvered panels, water trays, exterior housing, or the roof frame;

(D) less than a one-inch air gap between the water discharge at the float and water level in the reservoir;

(E) corrosion, decay, or rust on the pulleys of the motor or blower;

(F) the lack of a damper; and

(G) deficiencies in the:

(i) function of the pump;

(ii) interior housing, the spider tubes, tube clips, bleeder system;

(iii) blower and bearings;

(iv) float bracket;

(v) fan belt;

(vi) evaporative pad(s);

(vii) installation and condition of the legs on the roof rails and fasteners to the roof structure and the unit;

(viii) roof jack; and

(ix) thermostats.

(d) Duct system, chases, and vents. The inspector shall report as Deficient:

- (1) damaged ducting or insulation, improper material, or improper routing of ducts;
- (2) the absence of air flow at accessible supply registers in the habitable areas of the structure;
- (3) improper or inadequate clearance from the earth; and
- (4) deficiencies in:
  - (A) duct fans;
  - (B) filters;
  - (C) grills or registers;
  - (D) the location of return air openings; and
  - (E) gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s).
- (e) Specific limitations for the heating equipment, cooling equipment, duct system, chases, and vents. 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 evaporative coolers; or

(C) 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 when temperatures may damage equipment;

(4) verify:

(A) compatibility of components;

(B) the accuracy of thermostats; or

(C) the integrity of the heat exchanger; or

(5) determine:

(A) sizing, efficiency, or adequacy of the system;

(B) uniformity of the supply of conditioned air to the various parts of the structure; or

(C) types of materials contained in insulation.

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**Source Note:** The provisions of this §535.230 adopted to be effective February 1, 2009, 33 TexReg 9242

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