

§535.231. Standards of Practice: Optional Systems.

(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 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.