WAC 308-408C-140 Interiors. The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

- (1) The inspector will:
- (a) **Verify**

That steps, handrails, guardrails, stairways and landings are installed wherever necessary and **report** when they are missing or in need of repair and **report** when baluster spacing exceeds four inches.

- (b) Inspect
- (i) The overall general condition of cabinets and countertops.
- (ii) Caulking and grout at kitchen and bathroom counters.
- (iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.
- (iv) The condition and operation of a representative number of windows and doors.
  - (c) Comment on the presence or absence of smoke detectors.
- (d)  $\ensuremath{\text{\textbf{Describe}}}$  any noncosmetic deficiencies of these systems or components.
  - (2) The inspector is not required to:
- (a) **Report** on cosmetic conditions related to the condition of interior components.
- (b) **Verify** whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-140, filed 3/20/09, effective 4/20/09.]