WSR 26-15-037
PERMANENT RULES
DEPARTMENT OF LICENSING
[Filed July 7, 2026, 6:02 p.m., effective August 7, 2026]

Effective Date of Rule: Thirty-one days after filing.

Purpose: Recommend rule updates on behalf of the home inspector advisory licensing board.

Citation of Rules Affected by this Order: Amending chapter 308-408 WAC, Home inspector—Definitions; and chapter 308-408C WAC, Home inspector—Standards of practice.

Statutory Authority for Adoption: RCW 18.280.050 Director's authority, and 18.280.060 Board's authority.

Adopted under notice filed as WSR 26-11-064 on May 20, 2026.

A final cost-benefit analysis is available by contacting Kelsey Stone, 1125 Washington Street S.E., Olympia, WA 98504, phone 360-902-0131, email Kelsey.stone@dol.wa.gov, website dol.wa.gov/about/rulemaking.

Number of Sections Adopted in Order to Comply with Federal Statute: New 0, Amended 0, Repealed 0; Federal Rules or Standards: New 0, Amended 0, Repealed 0; or Recently Enacted State Statutes: New 0, Amended 0, Repealed 0.

Number of Sections Adopted at the Request of a Nongovernmental Entity: New 0, Amended 0, Repealed 0.

Number of Sections Adopted on the Agency's own Initiative: New 0, Amended 18, Repealed 0.

Number of Sections Adopted in Order to Clarify, Streamline, or Reform Agency Procedures: New 0, Amended 0, Repealed 0.

Number of Sections Adopted using Negotiated Rule Making: New 0, Amended 18, Repealed 0; Pilot Rule Making: New 0, Amended 0, Repealed 0; or Other Alternative Rule Making: New 0, Amended 0, Repealed 0.

Date Adopted: July 7, 2026.

Kelsey Stone
Legislative and Policy Analyst

RDS-7196.1

AMENDATORY SECTION (Amending WSR 09-13-001, filed 6/3/09, effective 7/4/09)

WAC 308-408-010 Words and terms. Words and terms used in these rules shall have the same meaning as each has under chapter 18.280 RCW unless otherwise clearly provided in these rules, or the context in which they are used in these rules clearly indicates that they be given some other meaning.

(1) "Classroom" means training that takes place in a setting where individuals receiving training are assembled together and learn through lectures, study papers, class discussion, textbook study, or other means of organized formal education techniques, such as video, closed circuit, or other forms of electronic means.

(2) "Comment" means the act of stating one's observations clearly ((~~in the~~)) within the home inspection report.

(3) "Cosmetic" describes the appearance or condition that does not impact the functionality.

(4) "Describe" means the act of stating one's observations clearly in the report through means of written and multimedia.

((~~(4)~~)) (5) "Distance education" means a delivery method in which instruction takes place in a setting other than a live classroom setting, the instructor and the student are in physically separate locations, and interactive instructional methods such as video-based instruction, computer conferencing, video conferencing, interactive audio, interactive computer software, correspondence or internet-based instruction are used.

((~~(5)~~)) (6) "Enter" means to physically go into an attic, crawlspace, or other area. Simply sticking one's head and shoulders into these areas is not entering.

((~~(6)~~)) (7) "Field training" is in addition to the ((~~one hundred twenty~~)) 120 hours of classroom instruction and shall be done on actual inspection sites. Field training must include ((~~forty~~)) 40 hours of instruction with a minimum of five actual complete home inspections done to the standards of practice under the supervision of an ((~~experienced~~)) inspector with four years licensure. The applicant will be required to complete written reports for each inspection, and the supervisor will review the reports and certify that they are in full compliance with the standards of practice. The ((~~forty~~)) 40 hours of supervised instruction will not include travel time to and from inspection, meals, and report writing time.

((~~(7)~~)) (8) "Interactive" means the course structure and technologies promote active student involvement with the course content, including the ability to:

(a) Access or bypass optional content, if applicable;

(b) Submit questions or answer test items, and receive direct feedback; and

(c) Communicate with the instructor and/or other students on an immediate or reasonably delayed basis.

Interactive instruction specifically excludes courses that only provide passive delivery of instructional content.

((~~(8)~~)) (9) "Passive" means there is no required or actual interaction or feedback between the student and instructor.

((~~(9)~~)) (10) "Preinspection agreement" is a written contract provided by the home inspector and signed by the client ((~~that outlines the standards~~)) and home inspector outlining the scope of work to be performed by the licensed home inspector following the standards of practice.

((~~(10)~~)) (11) "Preoffer consultation" is a verbal report that is limited in scope performed by a licensed home inspector. A preinspection agreement must be signed by the client and describe the limited scope of the consultation. This preoffer consultation is conducted only prior to mutual acceptance. "Mutual acceptance" takes place when a seller and a buyer come to a written agreement for the purchase of property.

((~~(11)~~)) (12) "Readily accessible" means available for visual inspection without requiring moving personal property, dismantling, destructive measures, or any action that likely will involve risk to persons or property.

((~~(12)~~)) (13) "Record" means the act of stating one's observations clearly in the report.

((~~(13)~~)) (14) "Report" means the act of stating one's observations clearly in the report.

((~~(14)~~)) (15) "Standard home inspection" is a prelisting or presale written report that contains all or most of the components listed in the standards of practice. The components must be listed in the preinspection agreement. This standard home inspection report cannot be delivered verbally and must be in writing.

((~~(15)~~)) (16) "Technically exhaustive" is an investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations or other means.

((~~(16)~~)) (17) "Traverse" means the act of physically moving through a crawlspace or attic or over the surface of a roof during an inspection when it is safe to do so.

RDS-7197.2

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-010 Standards of practice (SOP)—Purpose and scope. Violations of the following SOP and ethics are subject to disciplinary action under RCW 18.235.130.

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report ((~~deficiencies~~)) conditions of specific systems and components. A home inspector is a generalist that identifies existing conditions in the home that may need to be referred to a specialist. Inspectors must perform all inspections in compliance with the SOP as set forth by the Washington state department of licensing.

A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports.

AMENDATORY SECTION (Amending WSR 18-12-109, filed 6/6/18, effective 7/7/18)

WAC 308-408C-020 Ethics—Statement of purpose. In order to ensure the integrity and high standard of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the licensed home inspector.

The home inspector must:

(1) Provide home inspection services that conform to the Washington state home inspectors' SOP.

(2) Provide a full written disclosure report, to the home inspector's client, of any business, familial, or financial relationships or other conflicts of interest between the home inspector and any other party to the transaction. Written disclosure is required prior to the client's signing of the preinspection agreement. Disclosure is required to ensure the consumer's right to freely pick a home inspector of the buyer's or seller's choice and prevent collusion between the

home inspector and the parties to the transaction. Parties may include, but are not limited to, buyers, sellers, appraisers, real estate licensees, mortgage representatives, title companies, vendors and service contractors.

(3) Act as an unbiased party and discharge ((~~his or her~~)) their duties with integrity and fidelity to the client.

(4) Perform services and express opinions based on genuine conviction and only within the inspector's area of education, training, or expertise.

(5) Not conduct a home inspection or prepare a home inspection report that knowingly minimizes, maximizes, compromises, or attempts to balance information about defects for the purpose of garnering future referrals.

(6) Not provide services that constitute the unauthorized practice of any profession that requires a special license when the inspector does not hold that license.

(7) A home inspection report is a unique and nontransferable document to each inspection and client, and an inspector shall not accept compensation for a home inspection from more than one party without written disclosure to the inspector's client(s).

(8) Not for one year after completion of the inspection repair, replace, or upgrade for compensation components or systems on any building inspected - This section applies to the inspector's firm and other employees or principals of that firm or affiliated firms.

(9) Not offer an inducement to any individual or entity by providing compensation or reward in exchange for performing an inspection.

(10) Not disclose information contained in the inspection report without client approval or as required by law. However, at their discretion inspectors may disclose when practical observed potential safety or health hazards to occupants or others that are exposed to such hazards.

(11) Not advertise previous experience in an associated trade as experience in the home inspection profession. An inspector's advertised inspection experience will reflect only the individual inspector's experience as a home inspector and inspectors shall not advertise, market or promote their home inspection services or qualifications in a fraudulent, false, deceptive or misleading manner.

(12) Not accept a home inspection referral or perform a home inspection when assignment of the inspection is contingent upon the inspector reporting predetermined conditions.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-030 Exclusions and limitations. Inspectors are not required to:

(1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or estimated cost of ((~~corrections~~)) repairs; future conditions including, but not limited to, failure of systems and components.

(2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.

(3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(4) Determine the operating costs of any systems or components.

(5) Determine the acoustical properties of any systems or components.

(6) Operate any system or component that is shut down, not connected or is otherwise inoperable.

(7) Operate any system or component that does not respond to normal user controls.

(8) Operate any circuit breakers, water, gas or oil shutoff valves.

(9) Offer or perform any act or service contrary to law.

(10) Offer or perform engineering services or work in any trade or professional service other than home inspection.

(11) Offer, advertise, or provide warranties or guarantees ((~~of any kind~~)) specific to the quantity or quality of the inspection report unless clearly explained and agreed to by both parties in a preinspection agreement.

(12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.

(13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.

(14) Inspect detached structures, common elements and areas of multiunit housing such as condominium properties or cooperative housing.

(15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

(16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.

(17) Dismantle any system or component, except as explicitly required by the SOP.

(18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

(19) Inspect or comment on the condition ((~~or serviceability~~)) of elevators or related equipment.

(20) Inspect or comment on the condition ((~~or serviceability~~)) of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made.

An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are in-

accessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded ((~~will be reported~~)) must be stated within the home inspection report.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-040 Recordkeeping. The inspector is required to maintain the following records for a period of three years:

(1) Preinspection agreements signed by the client and the home inspector, including any material correspondence pertaining to the subject property, for all home inspections performed.

(2) Home inspection reports, multimedia, and/or drawings.

(3) Timesheets or similar documentation used to establish proof of field training, when supervising a home inspector applicant/candidate.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-050 Contracts. A preinspection agreement is mandatory and as a minimum must contain or state:

(1) Address of property.

(2) Home inspector compensation.

(3) Home inspector's contact information.

(4) Home inspector's license number.

(5) General description of what the home inspector will and will not inspect. That description will include all items that the Washington state SOP requires to be inspected.

((~~(4)~~)) (6) A statement that the inspection does not include investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues unless agreed to in writing in the preinspection agreement.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-060 Procedures. A home inspector must:

(1) Provide a copy of the preinspection agreement to the client or their representative prior to the inspection unless prevented by circumstances from doing so.

(2) Provide the client with a copy of the home inspection report according to the terms of the preinspection agreement.

(3) Return client's money related to a home inspection report when ordered to do so by a court.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-070 Structure. An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in inspected garages, basements, crawl spaces, and habitable areas.

(1) **The inspector will:**

• **Describe** the type of building materials comprising the major structural components.

• **Enter** and **traverse** attics and subfloor crawlspaces where readily and safely accessible.

• **Inspect**

(a) The condition ((~~and serviceability~~)) of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components ((~~where readily and safely accessible~~)).

(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

• **Probe** ((~~a representative number of~~)) structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

• **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

• **Report** all wood rot and pest-conducive conditions discovered. Inspectors are prohibited from identifying specific wood destroying insects (carpenter ants, termites, wood boring beetles, etc.) unless they are a currently licensed WA-SPI. When reporting a wood destroying insect infestation or pest-conducive condition, describe it in general terms such as "insect pests," "pest conditions," "wood destroying insects," etc.

• **Refer** all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) **The inspector is not required to:**

• **Enter**

(a) Subfloor crawlspaces that require excavation or have an access opening less than ((~~eighteen~~)) 18 inches by ((~~twenty-four~~)) 24 inches or headroom less than ((~~eighteen~~)) 18 inches beneath floor joists and ((~~twelve~~)) 12 inches beneath girders (beams).

(b) Any areas that are not readily accessible due to obstructions, ((~~inadequate~~)) do not meet generally acceptable standards for clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home, including insulation.

• **Move** stored items or debris or perform excavation to gain access.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-080 Exterior. An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) **The inspector will:**

• **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 guard spacing exceeds four inches or 4-3/8 inches on stairs.

• **Describe** the exterior components visible from ground level.

• **Inspect** visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

• **Probe** exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

• **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

(2) **The inspector is not required to:**

• **Inspect**

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) ((~~Safety type glass or~~)) The integrity of thermal window seals.

(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

• **Test** or **evaluate** the operation of security locks, devices or systems.

• **Enter** areas beneath decks with less than five feet of clearance from the underside of joists to grade.

• **Evaluate** the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

• **Identify** the specific brand name or manufacturer of exterior siding or recalled items.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-090 Roofs. An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) **The inspector will:**

• **Traverse** the roof to inspect it, or at the discretion of the home inspector, use alternate methods to inspect and report on condition.

• **Inspect** the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.

• **Report** the manner in which the roof is ventilated.

• **Describe** the type and general condition of roof coverings.

• **Report** multiple layers of roofing when visible or readily apparent.

• **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

(2) **The inspector is not required to:**

• **Traverse** a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the alternate method used to inspect the roof must be reported.

• **Remove** snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.

• **Inspect** gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.

• **Operate** powered roof ventilators.

• **Predict** remaining life expectancy of roof coverings.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-100 Plumbing system. An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

(1) **The inspector will:**

(a) **Describe** the visible water supply and distribution piping materials; drain, waste and vent materials((~~,~~)), and water-heating equipment.

(b) **Report**

(i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.

(ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.

(iii) The ((~~presence~~)) absence of the temperature and pressure relief (TPR) valve and associated piping.

(iv) ((~~Whether or not~~)) Measure and record the hot water temperature ((~~was tested and state that the generally accepted safe water temperature is one hundred twenty~~)) in degrees Fahrenheit at a representative number of locations in the home and location when taken.

(c) **Inspect** the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.

(d) **Operate** fixtures in order to observe functional flow.

(e) **Check** for functional drainage from fixtures.

(f) **Report** the absence of seismic restraints on hot water tanks.

(g) **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components in the inspection report that may need to be referred to a specialist.

(2) **The inspector is not required to:**

(a) **Operate** any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) **Inspect**

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems((~~,~~)) including, but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

(v) Water-conditioning equipment, including softeners ((~~and~~)), filter systems, and instant hot water dispensers.

(vi) Private water supply systems.

(vii) Gas supply systems.

(viii) Interior components of exterior pumps or sealed sanitary waste lift systems.

(ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

(c) **Test**

(i) Pressure or temperature/pressure relief valve.

(ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.

(iii) Overflows on all plumbing fixtures.

(d) **Determine**

(i) The potability of any water supply whether public or private.

(ii) The condition and operation of water wells and related pressure tanks and pumps.

(iii) The quantity of water from on-site water supplies.

(iv) The quality or the condition and operation of on-site sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.

(e) **Ignite** pilot lights.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-110 Electrical system. The inspection of the electrical system includes the service drop through the ((~~main panel~~)) service equipment; subpanels including feeders; branch circuits, connected devices, and lighting fixtures, as well as grounding and bonding of electrical components where visible/accessible.

(1) **The inspector will:**

(a) **Describe** in the report the type and rating of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type(s) of branch wiring used.

(b) **Report**

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

(c) **Inspect** the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible ((~~main and subelectric~~)) service equipment and panel cover(s).

(d) **Report,** ((~~if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the~~

~~system to ensure it's safe~~)) the presence of electrical conductors known to be potentially hazardous and that a licensed electrical contractor should further evaluate the types and methods of branch wiring used.

(e) **Verify**

(i) The operation of a representative number of accessible switches, receptacles and light fixtures in every room.

(ii) The grounding and polarity of a representative number of receptacles in every room; particularly in close proximity to plumbing fixtures or at the exterior.

((~~(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.~~))

(f) **Report** the location of any inoperative, absent, or missing GFCI and/or AFCI devices when they are recommended and/or required by current industry standards. It is not a requirement to test GFCI and AFCI devices in occupied homes where doing so could adversely affect the occupant's possessions such as computers or freezers.

(g) **Advise** clients that homes without ground fault or arc fault protection should have GFCI and AFCI devices installed where recommended and/or required by current industry standards.

(h) **Report** on any ((~~circuit breaker~~)) service panel or subpanel, and fuse boxes known ((~~within the home inspection profession to have safety concerns~~)) to have inherent safety risks based on either design or age.

(i) **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

(2) **The inspector is not required to:**

(a) **Insert** any tool, probe or testing device into the main or subpanels.

(b) **Activate** electrical systems or branch circuits that are not energized.

(c) **Operate** circuit breakers, service disconnects or remove fuses. It is not a requirement to test GFCI or AFCI devices in occupied homes where doing so could adversely affect the occupant's possessions such as computers or freezers.

(d) **Inspect** ancillary systems((~~,~~)) including, but not limited to:

(i) Timers.

(ii) Security systems.

(iii) Low voltage relays.

(iv) Smoke/heat/carbon monoxide detectors.

(v) Antennas.

(vi) Intercoms.

(vii) Electrical deicing tapes.

(viii) Lawn sprinkler wiring.

(ix) Swimming pool or spa wiring.

(x) Central vacuum systems.

(xi) Electrical equipment that's not readily accessible.

(e) **Dismantle** any electrical device or control, except for the removal of the deadfront covers from the main service panel and subpanels.

(f) **Move** any objects, furniture, or appliances to gain access to any electrical component.

(g) ((~~**Test** every switch, receptacle, and fixture.~~

~~(h)~~)) **Remove** switch and receptacle cover plates.

((~~(i)~~)) (h) **Verify** the continuity of connected service ground(s).

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-120 Heating system. The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) **The inspector will:**

(a) **Describe** the type of fuel, heating equipment, and heating distribution systems.

(b) **Operate** the system using normal readily accessible control devices. Heat pump systems can be tested in either heat pump or A/C mode and should include emergency heat mode testing when readily accessible from thermostat controls.

(c) **Open** readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.

(d) **Inspect**

(i) The condition of normally operated controls and components of systems.

(ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.

(iii) Visible ((~~flue~~)) vent connector and vent pipes and related components to ensure functional operation and proper clearance from combustibles.

(iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.

(v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.

(vi) Electric baseboard and in-wall heaters to ensure they are functional.

(e) **Report** any evidence that indicates the possible presence of an underground storage tank.

(f) **Report** any open flame combustion appliances/devices present in sleeping rooms.

(g) **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

(2) **The inspector is not required to:**

(a) **Ignite** pilot lights.

(b) **Operate:**

(i) Heating devices or systems that do not respond to normal controls or have been shut down.

(ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.

(c) **Inspect** or **evaluate**

(i) Heat exchangers concealed inside furnaces and boilers.

(ii) Any heating equipment that is not readily accessible.

(iii) The interior of chimneys and flues.

(iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.

(d) **Remove** covers or panels that are not readily accessible or removable.

(e) **Dismantle** any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(f) **Evaluate** whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.

(g) **Determine:**

(i) The capacity, adequacy, or efficiency of a heating system.

(ii) Determine adequacy of combustion air.

(h) **Evaluate** thermostats or controls other than to confirm that they actually turn a system on or off.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-130 Air conditioning systems/heat pumps. The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

(1) **The inspector will:**

(a) **Describe** the central air conditioning system and energy sources.

(b) **Operate** the system using normal control devices and ((~~measure and record temperature differential~~)) document temperature changes. Heat pump systems can be tested in either heat pump or A/C mode and should include emergency heat mode testing when readily accessible from thermostat controls.

(c) **Open** readily accessible access panels or covers provided by the manufacturer or installer.

(d) **Inspect** the condition of controls and operative components of the complete system; conditions permitting.

(e) **Report** missing or damaged appliance disconnects.

(f) **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components in the inspection report that may need to be referred to a specialist.

(2) **The inspector is not required to:**

(a) **Activate** cooling systems that have been shut down.

(b) **Inspect**

(i) Gas-fired refrigeration systems.

(ii) Evaporative coolers.

(iii) Wall or window-mounted air-conditioning units.

(iv) The system for refrigerant leaks.

(c) **Check** the coolant pressure/charge.

(d) **Determine** the efficiency, or adequacy of the system.

(e) **Operate** cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.

(f) **Remove** covers or panels that are not readily accessible.

(g) **Dismantle** any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.

(h) **Determine** how much current the unit is drawing.

(i) **Evaluate** digital-type thermostats or controls.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

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~~)) guard spacing exceeds four inches or 4-3/8 inches on stairs.

(b) **((~~Inspect~~)) Report**

(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~~)) all readily accessible windows and doors.

(v) On the absence of smoke detectors and carbon monoxide detectors.

(vi) On the absence of any emergency escape egress or the inability to access to test.

(vii) On the absence of any safety glass where potential hazards may exist.

(c) ((~~**Comment** on the presence or absence of smoke detectors.~~ ~~(d)~~)) **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.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-150 Insulation and ventilation. The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) **The inspector will:**

• **Inspect** the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

• **Describe** the type of insulation in viewable and accessible unconditioned spaces.

• **Report** missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

• **Report** the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

• **Report** the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

• **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

(2) **The inspector is not required to:**

• **Determine** the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

• **Determine** the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-160 Fireplaces and stoves. Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

(1) **The inspector will:**

• **Describe** fireplaces and stoves.

• **Inspect** accessible dampers, fireboxes, and hearths.

• **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

(2) **The inspector is not required to:**

• **Inspect** flues and verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

• **Ignite** fires in a fireplace or stove.

• **Determine** the adequacy of draft.

• **Perform** a chimney smoke test.

• **Inspect** any solid fuel device being operated at the time of the inspection.

• **Evaluate** the installation or adequacy of fireplace inserts.

• **Evaluate** modifications to a fireplace, stove, or chimney.

• **Dismantle** fireplaces or stoves to inspect fireboxes or remove rain caps to inspect chimney flues.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-170 Site. The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) **The inspector will:**

(a) **Describe** the material used for driveways, walkways, patios and other flatwork around the home.

(b) **Inspect**

(i) ((~~For serviceability~~)) The condition of the driveways, steps, walkways, patios, flatwork, and retaining walls contiguous with the structure.

(ii) For proper grading and drainage slope.

(iii) Vegetation in close proximity to the home.

(c) **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

(2) **The inspector is not required to:**

• **Inspect** fences, recreation/play structures, privacy walls, or retaining walls that are not contiguous with the structure.

• **Report** the condition of soil, trees, shrubs, or vegetation unless they adversely affect the structure.

• **Evaluate** hydrological or geological conditions.

• **Determine** the adequacy of bulkheads, seawalls, breakwalls, and docks.

AMENDATORY SECTION (Amending WSR 09-08-014, filed 3/20/09, effective 4/20/09)

WAC 308-408C-180 Attached garages or carports. The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.

(1) **The inspector will:**

• **Inspect** the condition and function of the overhead garage doors and associated hardware.

• **Test** the function of the garage door openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.

• **Inspect** the condition and installation of any pedestrian doors.

• **Inspect** fire separation between the house and garage when applicable.

• **Report** on the absence of a bollard or other means of appliance protection in garage.

• **Report** as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.

• **Describe and identify** any ((~~deficiencies~~)) condition of these systems or components that may need to be referred to a specialist.

(2) **The inspector is not required to:**

• **Determine** whether or not a solid core pedestrian door that is not labeled is fire rated.

• **Verify** the functionality of garage door opener remote controls.

• **Move** vehicles or personal property.

• **Operate** any equipment unless otherwise addressed in the SOP.