
HOUSE BILL 1181

State of Washington

63rd Legislature

2013 Regular Session

By Representatives Upthegrove, Takko, and Zeiger

1 AN ACT Relating to including information on home energy efficiency
2 in residential home inspection reports; amending RCW 18.280.030; and
3 creating a new section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The legislature finds that the state's
6 consumers and real estate industry recognize the benefits of home
7 energy efficiency. The legislature also finds that home inspections
8 occur in a majority of residential real estate transactions, and that
9 the state has recently adopted a comprehensive system of educating and
10 licensing home inspectors. It is therefore the intent of the
11 legislature to ensure that residential home inspections provide
12 consumers with information about home energy efficiency based on
13 standards developed by the home inspector advisory licensing board.

14 **Sec. 2.** RCW 18.280.030 and 2008 c 119 s 3 are each amended to read
15 as follows:

16 A person licensed under this chapter is responsible for performing
17 a visual and noninvasive inspection of the following readily accessible
18 systems and components of a home and reporting on the general condition

1 of those systems and components at the time of the inspection in his or
2 her written report: The roof, foundation, exterior, heating system,
3 air-conditioning system, structure, plumbing and electrical systems,
4 and other aspects of the home as may be identified by the board. The
5 inspection must include looking for certain fire and safety hazards as
6 defined by the board. The written report must include information
7 describing those systems and components of homes that affect energy
8 efficiency, consistent with the standards of practice developed by the
9 board. The standards of practice to be developed by the board will be
10 used as the minimum standards for an inspection. The duties of the
11 home inspector with regard to wood destroying organisms are provided in
12 RCW 18.280.190.

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