
Environment Committee

HB 1181

Brief Description: Requiring information on home energy efficiency to be included in residential home inspection reports.

Sponsors: Representatives Upthegrove, Takko, Zeiger, Ryu, Fitzgibbon, Pollet, Stanford, Tharinger, Jinkins and Fey.

<p style="text-align: center;">Brief Summary of Bill</p> <ul style="list-style-type: none">• Requires home inspection reports to include a description of the systems and components of homes that affect energy efficiency.

Hearing Date: 1/23/13

Staff: Jacob Lipson (786-7196).

Background:

Home inspections involve the visual, non-invasive examination of the physical structure and condition of a house. Some prospective homebuyers choose to hire a home inspector to assist them prior to finalizing the purchase of a home.

Home inspectors must be licensed under the rules adopted by a seven-member Home Inspector Advisory Licensing Board (Board) appointed by the Director of the Department of Licensing. Licensed home inspectors are responsible for inspecting the general condition of the systems and components of a home, including:

- the heating system;
- the air conditioning system;
- the electrical system;
- insulation and ventilation; and
- fireplaces and stoves.

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A home inspector must report on the general condition of these inspected systems in a written report given to whoever requested the home inspection.

Summary of Bill:

Home inspection reports must include a description of the systems and components of homes that affect energy efficiency. The home energy efficiency information included in written home inspection reports must be consistent with standards developed by the Board.

Appropriation: None.

Fiscal Note: Available.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.