
SUBSTITUTE SENATE BILL 5076

State of Washington

63rd Legislature

2013 Regular Session

By Senate Energy, Environment & Telecommunications (originally sponsored by Senators Dammeier, Rolfes, Fain, Ranker, Shin, Keiser, Frockt, and Hasegawa)

READ FIRST TIME 02/06/13.

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 educational information about home energy efficiency and
13 available energy efficiency programs and services.

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

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

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

10 (2) The written home inspection report under this section must be
11 accompanied by written materials, developed by the department of
12 commerce, providing consumers with general educational information
13 about (a) the systems and components of homes that affect energy
14 efficiency, and (b) home energy efficiency programs, including rebate
15 and incentive programs, offered by the federal government, the state,
16 local governments, electric and natural gas utilities, and energy
17 service contractors.

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