

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:**

- **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** any deficiencies of these systems or components.

(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.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-080, filed 3/20/09, effective 4/20/09.]