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.
   (b) Inspect
      (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 windows and doors.
   (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.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-140, filed 3/20/09, effective 4/20/09.]