WAC 308-408C-070 Structure. An inspection of the structure will include the visible foundation; floor framing; roof framing and decking; other support and substructure/superstructure components; stairs; ventilation (when applicable); and exposed concrete slabs in inspected garages, basements, crawl spaces, and habitable areas.

(1) **The inspector will:**

• **Describe** the type of building materials comprising the major structural components.

• **Enter** and **traverse** attics and subfloor crawlspaces where readily and safely accessible.

• **Inspect**

(a) The condition of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components.

(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

• **Probe** structural 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 and identify** any condition of these systems or components that may need to be referred to a specialist.

• **Report** all wood rot and pest-conducive conditions discovered. Inspectors are prohibited from identifying specific wood destroying insects (carpenter ants, termites, wood boring beetles, etc.) unless they are a currently licensed WA-SPI. When reporting a wood destroying insect infestation or pest-conducive condition, describe it in general terms such as "insect pests," "pest conditions," "wood destroying insects," etc.

• **Refer** all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

(2) **The inspector is not required to:**

• **Enter**

(a) Subfloor crawlspaces that require excavation or have an access opening less than 18 inches by 24 inches or headroom less than 18 inches beneath floor joists and 12 inches beneath girders (beams).

(b) Any areas that are not readily accessible due to obstructions, do not meet generally acceptable standards for clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home, including insulation.

• **Move** stored items or debris or perform excavation to gain access.

[Statutory Authority: RCW 18.280.050 and 18.280.060. WSR 26-15-037, s 308-408C-070, filed 7/7/26, effective 8/7/26. Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-070, filed 3/20/09, effective 4/20/09.]