

**WAC 308-408C-090 Roofs.** An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.

(1) **The inspector will:**

- **Traverse** the roof to inspect it.
- **Inspect** the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.
- **Report** the manner in which the roof is ventilated.
- **Describe** the type and general condition of roof coverings.
- **Report** multiple layers of roofing when visible or readily apparent.
- **Describe** any deficiencies of these systems or components.

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

- **Traverse** a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.
- **Remove** snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.
- **Inspect** gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.
- **Operate** powered roof ventilators.
- **Predict** remaining life expectancy of roof coverings.

[Statutory Authority: RCW 18.280.050 and 18.280.060(6). WSR 09-08-014, § 308-408C-090, filed 3/20/09, effective 4/20/09.]