

Porch & Deck Checklist

- 1) Overall Condition** Adequate Fair Poor Amateur / Sloppy Workmanship
 Hazardous Condition
- 2) Footing(s) Visible** Yes No Support(s) Post Go Below Grade, & are Susceptible to Rot, Monitor Routinely
- 3) Support Post(s)** 4x4 / 4x6 / 6x6 Concrete Piers Brick Piers Metal Columns
 Other _____ **Problem;** Cracked / Twisted / Rotted / Inadequate / Checking / Bowed / Rusted / Leaning / Failing / Inadequate Connection to Frame, Beam
- 4) Frame** Ok **Problem;** Requires Additional Support / Single Beam / Bouncy / Sagging / Sharky, Needs Diagonal Bracing / Rotted / Failing Separating From Structure / Inadequate / Loose, Weak Boards / Nails Rusted / Excessive Span / Hazardous / No Access Below
 - a) Joist Dimension;** 2x4 2x6 2x8 2x10 2x12 Excessive Cantilever (Bouncy)
 Beams
 - b) Material;** Treated / Cedar / Redwood / Metal / Plastic / Concrete Deck / Concrete Beams / Composite / Unknown / Painted, Stained
 - c) Joist Hangers** Ok Problem; Missing / Inadequately, Improperly Nailed / Missing Corner Connections at End Joist to Ledger / Severe Rust
 - d) Decking Dimension;** 1x4 1x6 5/4x6 2x4 2x6 2x8 Tongue & Groove
 Plywood
 - e) Material;** Treated / Cedar / Redwood / Plywood / Non-Treater Wood / Metal / Plastic / Indoor-Outdoor Carpet / Unknown / Painted, Stained
 - f) Condition Of Wood** Good Fair Poor Problem; Rot / Splitting / Curling / Cupping / Checking Excessive Decking Span
- 5) Rail** Yes N/A Recommended Inadequate Material; Wood / Metal / Plastic / Other _____ Problem; Loose or Missing Pickets / Poor Condition / Loose / Warped / Rusting / Failing / Not Bolted / Inadequate Height / Hazardous
- 6) Ledger: Bolted;** Yes No Required N/V **Flushed;** Yes No
 Recommended N/V **Problem;** Visible Rot / Susceptible to Water Infiltration / Siding Damaged / Not Properly Secured Repairs Required
- 7) Air Circulation Under Deck;** Ok Problem; Restricted / Deck at or on Ground / None
 Recommended Updating
- 8) Proper Drainage Under Deck;** Ok Dirt / Concrete / Grass / Filter Cloth / Ground Cover / Brick / Gravel / Other _____ Problem; Damp / Standing Water / Erosion / Mud / Undermined Footings Recommend; Grading Away From Structure / Filter Cloth / Gravel
- 9) Stairs** Ok **Problem;** Improper Connection at Top, Bottom / Rot / Cracked or Inadequate Stringers Repair / Replace
- 10) Patio** Brick Concrete Gravel Tile Wood **Problem;** Poor Condition / Cracking / Water Trap / Settlement
- 11) Deck / Patio Cover** Pitched Roof Flat Roof Shade Trellis Poor Condition
 Repair / Replace
- 12) Roof Deck On Sleepers** Ok Problem; Not Accessible for Inspection / Rot / Failing
 Recommend Further Evaluation
- 13) Roof Deck** Ok **Problem;** Not Accessible for Inspection / Rot / Failing / Inadequate / Leaks
 Repair / Replace
- 14) Hot Tub / Spa Supports** Ok **Problem;** Inadequate / Hazardous / Recommend Further Structural Evaluation
- 15) Screen Condition** N/A Problem; Torn / Deteriorated / Missing / Screen Door Damaged
 Repair / Replace

• **Additional Comments** *Multiple decks are incorporated in one report. Decks are subject to extreme weather and the condition of the wood can change drastically with time. Maintenance and routine inspections of your deck and components are recommended. Amateur work should be repaired and upgraded