

Inspection: [REDACTED] Address: [REDACTED]

Deck

Deck Type:

Treated Lumber. This type typically needs to be power washed and weather sealed every 4-6 years depending on how well the stain holds up. Don't forget to do the underside too.



Deck Condition:

The deck has issues. The upper deck has a bunch of rotted deck boards on the underside and ends. The railing is 33" high instead of 36" with the baluster spacing wider than 4". The railing is loose because the guard posts are starting to rot underneath. The upper deck sways because it does not have diagonal bracing on the posts. The stringers are rotting along with the ends of the stair treads. There is no diagonal bracing on the bottom of the stringers which is why the stairs sway. The stairs are missing a handrail and balusters down 1 entire side making it a fall hazard for little children. The handrail that is present has a rotted and very loose post at the bottom. The landing at the base of the steps is rotting. The lower deck is sitting in soil by the patio. The back left corner of the lower deck has settled making the deck lopsided. I suspect the footings are inadequate under the lower deck. The railing on the lower deck is inadequate. It's not designed to withstand a 200 lb force exerted laterally on it. The kick out flashing is missing on the ledger board. The guard posts are missing in the middle of the railings where I'm pointing to in the last photos.



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Recommendation(s):

Recommend having a licensed Contractor review and repair/replace as deemed necessary.

Trees

Trees:

There is a good-sized Pine tree in the front yard and some large trees in the back yard. They appeared healthy, but I'm not an Arborist. There is a Cottonwood tree starting to grow next to the deck that needs removing.