



DECK INSPECTION CHECKLIST

DECK SURFACE

- Check for cracks, splitting, or warping on decking boards.
- Look for loose fasteners or protruding nails/screws.
- Inspect for wood rot or mold on the surface.
- Verify that decking material is securely fastened.

RAILINGS AND GUARDRAILS

- Ensure railings are firmly attached and do not wobble.
- Check for missing or loose balusters.
- Test railing height (minimum 36 inches required for most decks).
- Verify that baluster spacing is no more than 4 inches apart.

DECK STAIRS

- Check for loose, cracked, or broken treads.
- Inspect stair stringers for damage or decay.
- Ensure handrails are secure and positioned at the correct height.
- Verify that tread depth and riser height are consistent for safety.

STRUCTURAL DECK INSPECTION CHECKLIST

- Verify that footings are deep enough (typically 30 inches below)
- Ensure posts are securely anchored to the footings and do not show signs of rot or cracking.
- Check for moisture clearance around the base

FLASHING AND WATER MANAGEMENT

- Check ledger flashing for proper installation to prevent water infiltration.
- Inspect the area around the flashing for rot, water stains, or mold.
- Ensure flashing tape is intact and free from damage.

DECK CHECKLIST WITH SEVERITY LEVELS

- Loose or unstable railings
- Rot in structural elements (footings, posts, beams)
- Sagging or unstable deck framing
- Major cracks or rot in decking

FULL DECK INSPECTION REPORT CHECKLIST

- Property Details:** Address, deck size, and year of construction.
- Deck Overview:** General condition of the deck and materials used.
- Footings:** Depth, condition, and signs of erosion.

MOISTURE MANAGEMENT

- Flashing:** Integrity, signs of water damage, and installation.
- Drainage:** Clear path for water to flow away from the deck and house.

REPAIR RECOMMENDATIONS

- Immediate Repairs:** Any critical issues that need attention before further use.
- Recommended Maintenance:** Regular upkeep to extend the deck's lifespan.