

PATIOS | DECKS | PORCHES 2

- An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.
 This feature was inspected, working properly or needs some action - **X** indicates feature was **NOT working** as intended, needs immediate attention or is highlighted for your information.

STRATA Many elements are maintained by Strata and may not have been fully accessible or inspected

PATIO

N/A

Appears Functional

Location: Front Side Rear Slopes towards structure

- Concrete Concrete Blocks Asphalt Brick Tile Wood Moisture damage to base of posts or surface
 Covered partially with furniture, planters, debris, storage, snow or ice Carpet covers patio surface - could not fully inspect
 Cracks: Typical Major Surface: heaved settled trip hazards Seal house-to-patio junction gap

DECKS | PORCHES

N/A

Appears Functional

Location: Front Side Rear See Notes Below

- Wood Concrete Waterproof Coating Tile Carpet - retains moisture and accelerates wood decay
 Surface was partially or fully covered with furniture / planters / carpets / debris / storage / snow or ice - could not fully inspect
 Moisture or Pest damage: deck members / handrails / posts Cracked waterproof membrane or damaged surface
 Surface: Excessive wear / damage Loose boards Trip hazards Bouncy Improper drainage - slopes toward building
 Porch or steps have settled away from house Flashing - improper or not visible at house junction (not needed in all applications)
 Supports and framing are partially or fully covered with plants, stucco or other cladding - could not fully inspect
 Deck-on-grade - unable to fully inspect Inadequate or damaged framing - structure may become unstable or loose
 Unvented cavity beneath structure - accelerated moisture damage possible - additional venting recommended
 Handrails: Functional None Openings too large (4" max.) Loose Missing Too low (42") Damaged Dangerous
 Post-to-Deck junction: OK, but monitor and caulk or seal all Post-to-Deck junctions Loose Possible rot Re-caulk Paint
 Painting is suggested to preserve deck surface, steps, handrails and guardrails
 NOTE: All vinyl and painted surfaces become brittle in about 10 years - check surface and re-seal all seams, cuts and tears

DECK / PATIO COVER

N/A

Appears Functional

Surface is not fully visible

- Same as house Metal Fibreglass or plastic panels Wood frame with roofing material Deck over patio or deck
 Weathering noted Damaged areas Structure needs evaluation Evidence of past leakage Recommend additional support
 Earth-to-wood contact at posts Apparent moisture / insect damage to posts / framing Cavity not vented

DECKS / STAIRWAYS / HANDRAILS

- DECKS, SUNDECKS, BALCONIES** and **HANDRAILS** are exposed to rain, snow and sun. Cracking, warping and splitting of wooden deck materials is normal and **CANNOT BE PREVENTED**. Painted surfaces will chip and peel and should be touched up annually. Open seams in wood trim and deck surfaces should be sealed with a suitable caulking to prevent water entry. Most weatherproof deck surfaces will get brittle in about 10 years, depending on maintenance, quality of material and exposure to elements.
- MONITOR DECK SURFACE (VINYL, WOOD, CONCRETE, OR RESIN)** and repair or seal open seams or cuts immediately. Water under this surface may cause moisture damage to wood subfloor and framing below. Use a seam sealer designed for vinyl deck surfaces or replace surface.
- GUARDRAIL POST SUPPORTS** attached to the deck surface should be properly **sealed with caulking** material to keep water from entering under-deck cavity. Water under this surface may cause moisture damage to wood subfloor and framing. Seal rusted or loose bolts and edges of mounting supports
- GUARDRAIL POSTS** attached to the deck showed signs of water entry. Water at this area may cause moisture damage to wood subfloor and framing. There **may be internal moisture damage** which is not visible. Loose posts usually indicate moisture damage.
- DECK MEMBRANE** (top surface) showed evidence of **aging or heavy wear, holes, deterioration, open seams, cuts, cracking or other damage**. This increases the chance of moisture damage or entry. Recommend evaluation or repair.
- WATER OR PEST DAMAGE** on **handrails, deck surface, structural frame, stairway or stringers**. Recommend evaluation and repair to prevent damage and to improve safety.
- STEPS ARE UNEVEN or SLOPED** This condition makes the steps difficult to use and potentially unsafe to walk on. Align or repair as needed. Possible safety hazard when wet or icy.
- CARPETS** on **DECK, STEPS OR LANDINGS** may lead to early deterioration of wood. Removal of carpet is recommended - install a proper water-resistant surface.
- LITTLE OR NO WATER PROTECTION** was noted on **deck,**

steps or railings and may be susceptible to water entry. It is possible that there may be internal damage already. Suggest evaluation and installation of a proper finish on these surfaces (paint, stain or vinyl).

- FLASHING** at the **HOUSE JUNCTION** or at the **DECKS DRIP EDGE** was **LOOSE** or **DAMAGED** and suggests possible water entry. Water at this area may cause damage to wood subfloor and framing. Recommend evaluation or repair.
- PONDING** water on the deck surface. If a leak occurs, water entering the deck cavity or at nearby post supports, could cause considerable damage. Monitor for possible leaks - re-grade, seal or add drains.
- DECK JOISTS** are not securely attached to the house wall. Suggest bolts, joist hangers or ledger boards (or both) for proper support.
- EARTH-TO-WOOD CONTACT** was noted at the deck support **posts** or **framing** members. There is potential for water damage or weakening of these members. This area should also be monitored for pests and insect damage.
- STUCCO, METAL** or **OTHER TRIM** was covering **deck support posts, deck covering, framing or structure**. Only visible structural members can be inspected.
- DECK** and **COVER SUPPORT FOOTINGS** are **NOT FULLY VISIBLE** and it was not possible to confirm the **design** or **depth** of footings.
- GUARDRAILS** are **TOO LOW, LOOSE** or **MISSING** A fall or injury could occur if not corrected. Recommend a handrail be installed for safety (60 cm (24") or higher needs a handrail)
- DECK AND STAIR BOARDS** have **GAPS** which must be kept open and free of dirt, vegetation, tree needles, etc. to allow water to pass through.
- DECK, RAILS** or **STAIRS** appear to be **DANGEROUS** due to poor construction, movement of soil, water damage, loose connections, etc, and should be rebuilt using conventional building practices.

Comments: _____