

REPAIR REQUEST LIST

3.9.1 - Exterior: Decks, Balconies, Porches, Patios & Steps

DECK CONSTRUCTION DEFECTS

Deficiencies

The deck and stairs have several areas of concern: (pics are numbered to match comments below)

1. Joists and stair stringers should have metal hanger brackets installed for max support and safety, these joists are just end nailed.
2. Much of the wood is weathered and splitting, including the stair stringers, steps, and may need replacement soon
3. Railing is completely loose at the bottom landing, and a couple of the banisters are loose and rotted
4. Lower landing of the stair case has settled, and leaning.

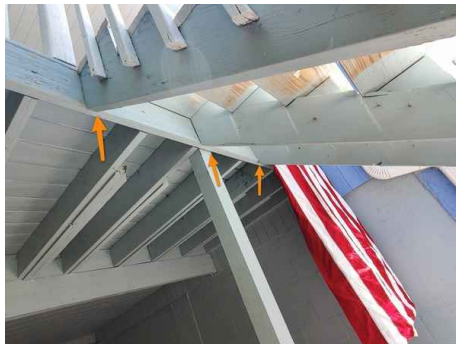
Recommend deck contractor evaluate entirety and repair/replace as needed for safety. Decks are a major area of liability and safety, and should be properly maintained and regularly inspected. This is especially important when close to coastal areas, as the salty air will corrode fasteners much faster.

Recommendation

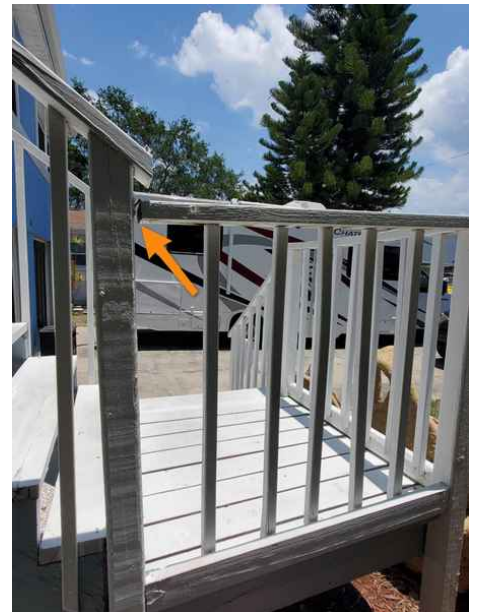
Contact a qualified deck contractor.



1. should have brackets



1. brackets at stair stringers to prevent pulling away



3. Loose railing



3. Loose banisters



4. Settling/twisting of landing



RIM JOIST ROTTING



Deficiencies

This defect deserves a comment of its own, as this is more concerning than the rest of the deck.

The rim joist at the front of the deck is weathered, and splitting. This joist is a major structural component of the deck, as it supports the ends of the joists at the deck. It should have full bearing over the support posts, and not just nailed to the side of it. (this joist only has 3 nails holding it to the corner post)

This is a major safety issue, because if this joist works loose from the post, it will also cause the deck floor joists to sag or collapse. It also contributes to supporting the roof structure above, and supports the weight of the staircase.

Recommend a qualified decking contractor repair or replace as needed to prevent failure.

Recommendation

Contact a qualified general contractor.

