

Deck Evaluation Checklist

Date: _____

Reported By: _____

Project Name/Client: _____

Year Deck was Built: _____

I. Stairs

A. Not Applicable

B. Are there any visible signs of cracks, decay or over-notching? No Yes

1. If yes, where? _____

C. Stairway width: _____

D. Riser Height: _____

E. Tread Depth: _____

F. Are there guards and/or handrails on the stairway? Yes No

1. Is the handrail height 34"-38"? Yes No

2. Is the handrail graspable? Yes No

3. Is the opening between the balusters less than 4"? No Yes

4. If a separate handrail, does the handrail return to a post or safety terminal? Yes No

5. Is there a method to safely support the required load applied in any direction and the limited deflection on the guardrail? Yes No *If no, needs attention*

Describe: (e.g.; hardware, post connected to the footings and stringer, etc.)

G. Stringer: Solid Notched

1. Span between stringers? _____

2. Total rise of the stairs? _____ Total run of the stairs? _____

3. What is supporting/connecting the stringer to the deck?

Hint: If, other-the connection detail from stair stringers to the deck structure is a critical structural connection and thus evaluation by a design professional is recommend.

Hardware

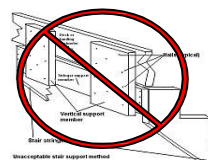
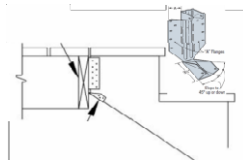
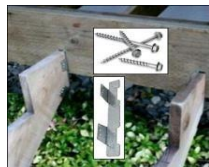
Hardware

(stringer flush)

Blocking

Nails, only

Other



4. If the stringers are notched, does the triangular opening formed by the riser, tread & Bottom rail of the guard permit the passage of a 4" sphere? Yes No

H. Is there a means of artificial illumination for the stairs? Yes No

I. Are there any visible signs of red rust on the hardware (fasteners or connectors)? No Yes

If yes, where? _____

J. If connectors are used, are all the holes filled? Yes No

If no, where? _____

Deck Evaluation Checklist

II. Footings/Deck Support and Posts/Columns

A. Footing/Deck Support-type? Unable to Determine Pier, only Pad or Spread

No footing/Improper footing Other (describe): _____

1. Size: _____ *Hint: Must be at least a 12"x12" or equivalent.*

2. Depth/Thickness: _____ Unable to Determine

3. Is it at least 12" below undisturbed ground Yes No Unable to determine

B. Post size? 4x4 6x6 8x8 Other (e.g. metal): _____

C. Post Height? _____

Hint: Maximum post height is determined by the tributary load the post will carry.

D. Any visible signs of decay, cracks or post corrosion (if metal)? No Yes: _____

Hint: Decay or corrosion may appear just below the surface to ground interface.

Cracks and decay may appear at the corner of the top of a notched post.

E. What is connecting the post to the footing?

Post base hardware Unable to determine Nothing

Hint: Look for hardware that connects to the footing to help resist the deck from moving and has a 1" standoff base plate to help prevent decay at the post end.

F. What is connecting the post to the beam?

Post cap hardware Notched Other: _____

Hint: Notching a 4x4 post at the corner or notching a 4x4 for a double 2x is not permitted. Notching a 6x6 post to let-in a triple 2x or a 6x is not permitted.

1. Has a post-to-beam connector been bent or improperly modified? No Yes

Hint: Bending steel in the field may cause fractures at the bend line.

Fractured steel will not carry the load and must be replaced.

2. Are the beams alongside the post? No Yes

If yes, is the beam attached with a metal connector to provide bearing? Yes No

Hint: The beams alongside the post attached by bolts, lag screws or nails.

G. Is diagonal bracing provided on the posts and beams? Yes No

1. If the deck is not attached to the building, what method is used for lateral support?

Describe: _____

H. Are there any visible signs of red rust on the hardware (fasteners or connectors)? No Yes

If yes, where? _____

I. If connectors are used, are all the holes filled with the proper fasteners? Yes No

If no, where? _____

Hint: Slotted or Phillips head screws are never appropriate for connectors.

Deck Evaluation Checklist

III. Beams and Joists

- A. Are multiple lumber members fastened together to act as a single unit? Yes No

Spacing: _____ Fastener type (nails, bolts, screws): _____

Hint: If bolts are used, there should be washers between the bolt head and nuts and the wood. And, the drilled holes should be no larger than 1/16" over the size of the bolt.

- B. Are all beam splices occurring over a support with at least 1½" of bearing? Yes No

If no, describe location; _____ (Needs attention)

- C. Are there connections where the joist bears on top of the beam? Yes No

Type of connection: _____

- D. Joist: Size: _____ Spacing: _____ Span: _____

- E. What is providing the minimum 1½" of bearing under the joists?

- Joist Hangers Ledger strips Nothing (Needs attention)

Hint: Ledger strips must be nailed directly underneath the joist with 3 or 4 nails (depending on the standard), concentrically placed right under the joist.

1. Have any of the joist hangers been bent or modified? No Yes

Hint: Bending steel in the field may cause fractures at the bend line. Fractured steel will not carry the load and must be replaced.

2. Does the hanger have "double-shear" fastening? See Figure B. Yes No

- a. If the hanger has "double-shear" fastening, was the correct (full length) fastener used for the joist-to-header fastener? See Figure "A" for incorrect nailing.

- Yes No (Needs attention)



Figure "A"

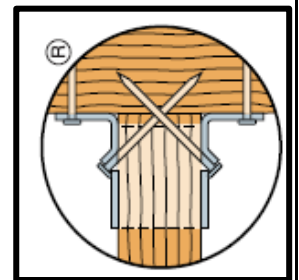


Figure "B"

- F. What is providing lateral support for the deck diaphragm?

- Lateral load hardware Freestanding deck (blocking, bracing, etc.)

- Nothing Unknown/Unable to Determine (Needs additional analysis)

Hint: Nails in joist hangers and ledger strips are subject to withdraw from the lateral forces and do not perform well in withdraw. Therefore, the lateral forces must be addressed by some other means.

- G. Are there any visible signs of red rust on the hardware (fasteners or connectors)? No Yes

If yes, where? _____

- H. If connectors are used, are all the holes filled with the proper fasteners? Yes No

If no, where? _____

Hint: Slotted or Phillips head screws are never appropriate for connectors.

Deck Evaluation Checklist

IV. Ledger

A. Not applicable: Free Standing Deck

B. Not acceptable: Ledger attached to Stucco, Brick or Masonry veneer, or over Siding

C. Ledger attached to;

Unable to Determine

a. Cannot gain access to the rim joist area due to attached ceiling (or other obstacles).

b. Deck ledger is attached to structural sheathing only (typically 15/32" OSB of plywood covering a floor truss), to the web of an I-joist only, or to a cantilever.

Note: If a or b, it is not possible to evaluate the deck ledger connection. A design professional is recommended to evaluate the deck ledger connection that is known to be critical to deck safety.

Wood Rim Joist - Type; _____

Fastener type; Lag Screws Machine Bolts Other _____

Fastener spacing: _____ Staggered: Yes No

Hint: Nails, alone and carriage bolts are not acceptable. Check if seen →

Hint: Washers are required under the head and nuts of all bolts.

Concrete

CMU (Concrete Masonry Unit-block) (Needs additional analysis)

Fastener type; Unable to Determine Other _____

Fastener spacing: _____ Staggered: Yes No

Hint: Concrete and Masonry screws are not acceptable for permanent, exterior applications. Check if seen →

1. Are there any visible signs of red rust on the fasteners? No Yes

If yes, where? _____

D. Is flashing installed above the ledger and behind the exterior cladding, shingle fashion, installed in such a manner as to prevent entry of water into the building?

Yes No No flashing can be seen

1. Is there any decay or rot behind the ledger? No Cannot identify Yes

V. Deck Boards

A. What type of decking? See below. Describe type and condition. Unable to Determine

Wood: _____

Wood Plastic Composite/Encapsulated-brand: _____

PVC-brand: _____

B. Is there any visible sign of decay, deterioration or cracking? No Yes

If yes, describe: _____

C. Fastener type? Nails _____ Screws _____ Hidden Fasteners

1. If hidden fasteners are used, what lateral support has been provided?

Cross Bracing Angled Bracing Blocking Other: _____

2. Are any nails or screws exposed? No Yes-explain _____

D. Are there any visible signs of red rust on the fasteners? No Yes

If yes, where? _____

