

MN RE 62: A detached dry vent termination cover was observed at the front of the home below the bay window originating from the basement laundry room. Recommend reconfiguration of the dryer vent to termination properly rather than lay on the ground.



Front below the window

DECK

63: GOOD NEWS: The deck appeared to be performing as intended was in good condition with properly installed flashing, ledger bolts, joist hangers, diagonal bracing, guardrail bolts and hold-down anchors.



MN 64: Deck posts were found in contact with soil around their bases. Although posts are likely pressure treated which helps prevent decay, for longevity, recommend removing soil from around all posts (down to the footings) and pour concrete or place gravel around posts to extend above soil grade by 2 inches.



- * **RE 65:** Improper brick, cement block, pre-cast type post supports were observed below the rear right stairs posts. In order to provide proper support for the stairs, recommend replacement of all pre-cast supports with poured-in-place concrete footings by a qualified contractor.



Rear right stairwell

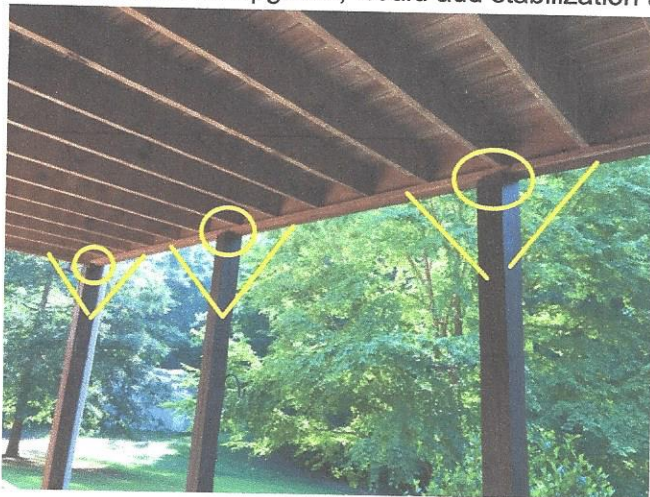


Rear right stairwell



Rear right stairwell

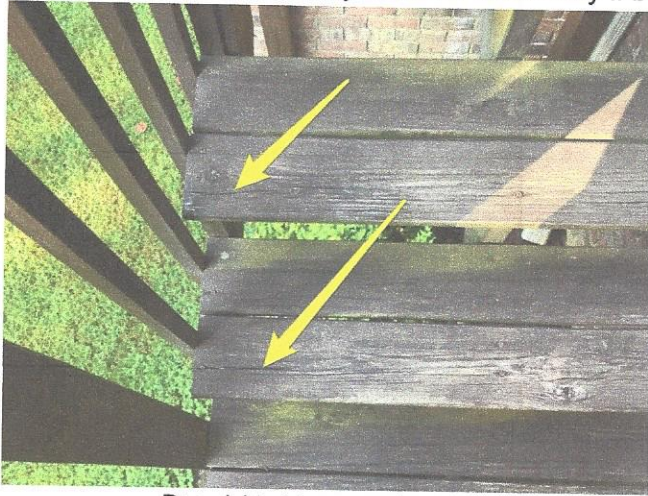
UP 66: Lateral support (diagonal bracing) and mechanical attachment (brackets) between the rear deck support posts and the outer band joist framing were not installed as required by 2012 deck standards, but they were not required when the home/deck was originally built. Adding these structural components would be considered an upgrade, would add stabilization to the deck and help prevent posts from twisting.



RE 67: Rear deck ledger board flashing was not visible from below or above the deck. When the ledger board attachment to the structure has been installed without flashing this creates a condition conducive to deterioration as water can penetrate to the home's rim joist causing compromise and possible failure at bolt attachments. Recommend flashing the ledger board by a qualified contractor to help prevent deterioration along its connection to the home. Flashing requires that it is installed behind the cladding/siding in order to be effective. At a minimum, the joint between the home and decking requires caulking and regular maintenance to prevent water intrusion behind the ledger board. Note, the backside of the ledger board/rim joist connections could have non-visible damage from possible prolonged water intrusion. One precaution that a deck contractor may suggest would be to add a support beam & posts against the home at the ledger board to ensure the deck has proper support, essentially creating a "stand-alone" deck not dependent on the ledger board attachment to the home. This would also resolve the issue of the current deck standards that prohibit direct attachment of the ledger board directly over brick cladding.



SA MN RE 71: Approximately 5 of the stair treads at the Rear right stairs approximately 5 were found cracked. This appears to be a cosmetic consideration only. Repair for a better appearance would be considered optional, or may become necessary if boards become cracked through and through.



Rear right stairs approximately 5

RE 72: The rear deck stairs was found to sway side-to-side with force exerted. Recommend installation of additional bracing under the stairs by a qualified deck contractor to improve the stability of the stairs. Also, a support post was found loose and requires fasteners.

