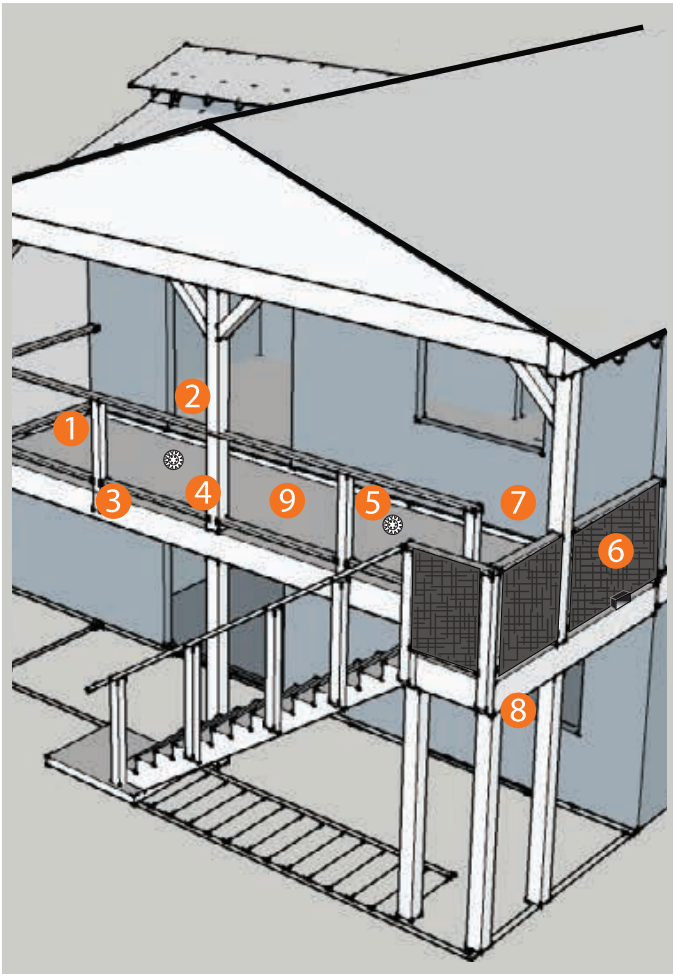


Deck Inspection Checklist

Above Grade Decks and Walkways



Failing decks are a common problem for property owners and managers. When decks are inadequately waterproofed and maintained, rain and moisture can cause severe damage. Repairs are not only costly but can also become dangerous or a disturbance to tenants and owners. Have more questions about your decks and balconies? Call us at 619-262-8600, we are San Diego's deck experts!



1. CHECK SLOPING: Does water run away from drains or puddle?
2. INSPECT DOOR THRESHOLDS: Are thresholds less than 1" above deck?
3. EXAMINE FLASHING: Do you see signs of rusting and cracking?
4. CHECK POST INSTALLATION: Are railings mounted on the top of the deck?
5. SURVEY EXISTING DRAINS: Is coating around the drain delaminated?
6. OBSERVE SCUPPERS: Have you seen puddling at any of the scuppers?
7. Inspect STUCCO AT WALLS: Is stucco clearance 2 inches above the deck?
8. LEAKY DECK: Is there water dripping down or showing stains below the deck?
9. SURFACE SEAL: Are there any visible cracks?
10. MAINTENANCE: Is the topcoat worn? When was your deck last sealed?

Since 1981, Life Deck Coating Installations has been installing waterproofing systems that provide reliable moisture barriers. Licensed and bonded with an A+ rating with the BBB, you can rely on Life Deck Coating Installations to get the job done right and on time.