

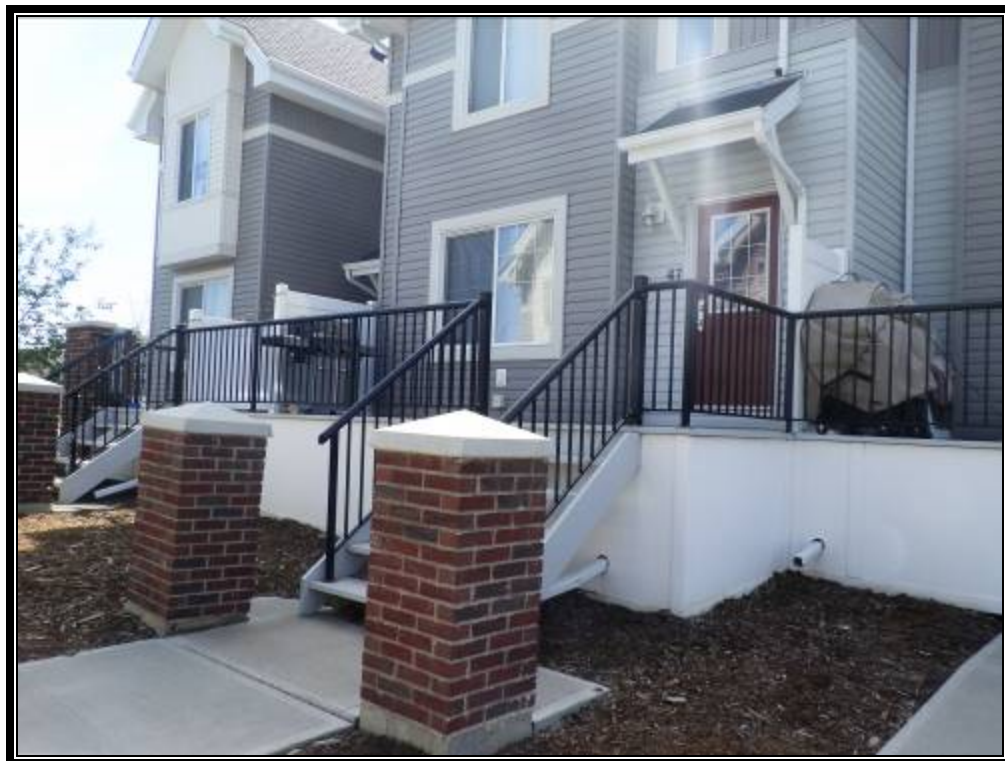


DECK AUDIT

Prepared for

CONDOMINIUM CORPORATION

CONDOMINIUM PLAN No. [REDACTED]



May 2015

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INTRODUCTION

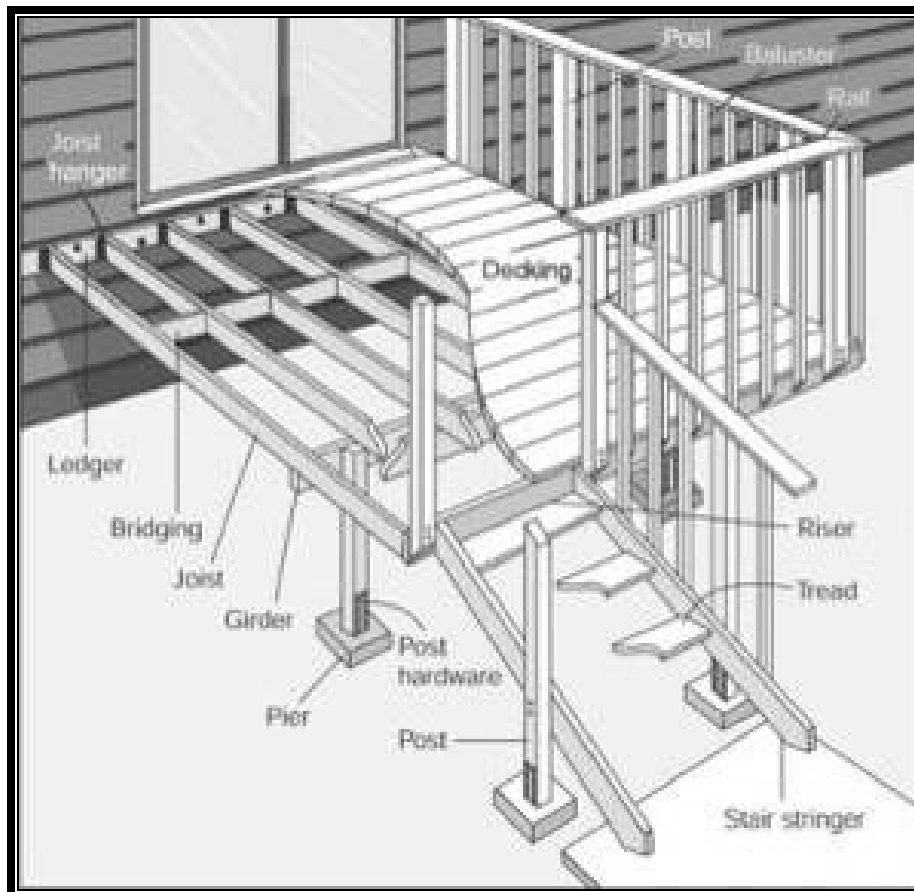
Sharon Bigelow was commissioned on April 1, 2015 by [REDACTED] on behalf of the board of directors of [REDACTED] to conduct a deck audit for the Condominium Corporation (Condominium Plan No. [REDACTED]). This condominium is located at [REDACTED] in the city of Edmonton.

The inspections for the Deck Audit were undertaken on May 14, 2015 and all deck's were reviewed and inspected.

The purpose of this audit is to determine the condition of all deck's and assist the board of directors in planning for replacement and repair.

DESCRIPTION OF PROPERTY & COMPONENT

[REDACTED] is approximately 6 years old. The deck's are 4 to 6 years old and are constructed from wood. Wood is painted. Joist hangers are installed.



SCOPE OF WORK

This deck audit started with approval from the board and review of all documentation. This includes the reserve fund study, condominium plan, and bylaws.

Site inspection included measuring and counting all decks and determining the age and condition. Photographs were taken to show the general condition as well as any deficiencies found.

CONDITIONS

The chart below outlines decks that require attention. All decks have a deteriorated paint finish.

Unit Number	Condition	Recommendations
1	Cracking at screws at joints	Paint only
3	Bolt missing from railing Rusting on stair stringer where stairs are attached Deterioration of wood at joints Wood decking heaving	Install bolt Refasten heaving deck boards
5	Bolts missing from railing Significant deterioration at joints where screws penetrate wood Rusting screw heads	Install bolts Replace boards with deterioration
7	Deteriorated decking Significant wood rot	Replace damaged deck boards
8	Rusted screw heads A few rusted bolts on railings Downspout drains at stringer	Replace rusted bolts Move downspout
9	Deterioration at end of decking at screw penetrations Significant deterioration –several decking boards are rotted	Replace damaged deck boards
10	Stair stringer cracked Center stringer broken	Replace stair stringers
11	Deterioration at end of decking at screw penetrations Railing not secured – bolt through cracked decking Significant deterioration of several decking boards (hole in decking)	Replace damaged deck boards
12	Center stringer on step cracked Minor deterioration of decking at joints	Replace center stair stringer Replace damaged deck boards

Unit Number	Condition	Recommendations
14	Deterioration of deck boards	Replace damaged deck boards
17	Rusted screw heads Deteriorated decking Cracking at screw heads & joints	Replace damaged deck boards
18	Deterioration of wood at railing on step Deterioration of wood step Downspout drains below step	Replace one tread on step Move downspout
19	Rusted screw heads Minor deterioration of decking	Replace damaged deck boards
20	Deterioration of on deck board at joint	Replace damaged deck boards
21	Small rotted section of end of one deck board at joint Cracking at screw penetrations at ends of boards Rusted screw heads and cracking at screw penetrations	Replace damaged deck boards
23	Deterioration at butt joints where screws penetrate. Cracking of wood decking at butt joints where screws penetrate.	Replace damaged deck boards
24	Minor deterioration of bottom of stair stringer	Paint only
25	Deterioration/rotting of wood decking at butt joints (two locations)	Replace damaged deck boards
26	Downspout terminates against stair stringer	Move downspout
27	Steps do not reach concrete – movement in steps	Install permanent blocking under steps
27	Steps do not reach concrete – movement in steps Deterioration and cracking at butt joints where screws penetrate	Install permanent blocking under steps
28	Cracking at screws and butt joints	Replace damaged deck boards
29	Downspout draining onto steps Center stringer does not meet concrete Cracking and deterioration at screws and joints	Move downspout Replace center stringer Replace damaged deck boards
30	Cracking at screws at ends Deterioration at butt joints	Replace damaged deck boards

Unit Number	Condition	Recommendations
31	Cracking and deterioration at butt joints at screw penetrations.	Replace damaged deck boards
32	Rusted screw heads Cracking of wood at screws	Paint only
34	Downspout drains to close to wood stringers on stairs Rusting screw heads Deterioration and cracking at screws where deck boards meet Rotted wood at trim	Replace damaged deck boards Move downspout
35	Downspout terminates under steps	Move downspout
36	Steps do not reach concrete – movement in steps Deterioration and cracking and screw penetrations Deterioration at bottom step	Install permanent blocking under steps
37	Steps do not reach concrete – movement in steps Deterioration/rot of a few areas on decking	Install permanent blocking under steps Replace damaged deck boards
38	Deterioration and cracking at screw penetrations in deck boards	Replace damaged deck boards
39	Steps do not reach concrete – movement in steps	Install permanent blocking under steps
39	Steps do not reach concrete – movement in steps Deteriorated/rot at the end of one deck board	Install permanent blocking under steps Replace damaged deck board
40	Steps do not reach concrete – movement in steps Deck board lifting	Install permanent blocking under steps Refasten deck boards
41	Cracking at joints and screw penetrations Rusting of screw heads	Replace damaged deck boards
42	Bottom of stair stringer splitting Significant splitting at screws where deck boards meet and deterioration in several locations	Replace stair stringer Replace damaged deck boards
44	Steps do not reach concrete – movement in steps Cracking at screws	Install permanent blocking under steps
46	Steps do not reach concrete – movement in steps	Install permanent blocking under steps
49	Steps do not reach concrete – movement in steps Styrofoam visible on brick post	Install permanent blocking under steps

Unit Number	Condition	Recommendations
50	Deterioration at decking joints Nails/screws rusting	Paint only
51	Steps do not reach concrete – movement in steps Top of step stringer not painted Screw tops rusting	Install permanent blocking under steps
53	Steps do not reach concrete – movement in steps	Install permanent blocking under steps
54	Deck boards slightly lifting in a few locations	Refasten deck boards
56	Stringer installation suspect – wood cracking at screws	Replace step stringer
58	Bolts missing from railing Wood deteriorated at screw penetration on stringer to deck	Install bolts in railings Replace stringer
61	Steps do not reach concrete – movement in steps	Install permanent blocking under steps
62	Steps do not reach concrete – movement in steps	Install permanent blocking under steps
63	Steps do not reach concrete – movement in steps	Install permanent blocking under steps
66	Cracking in first stair tread below railing Minor deterioration – one small section	Replace damaged deck boards Replace first stair tread
68	Splitting and deterioration of decking at joints where screws go through wood	Replace damaged deck boards
70	Steps do not reach concrete – movement in steps	Install permanent blocking under steps
71	Bolt missing on railing, no end skirting	Install bolt in railing Install end skirting
72	Steps do not reach concrete – movement in steps Minor splitting of wood at end joints at screws Minor lifting of decking at joints	Install permanent blocking under steps Refasten deck boards
73	Missing skirting on end of deck	Install skirting on end of deck

PHOTOS



1
Minor deterioration at joints



3
Missing bolts in railing



5
Significant deterioration at joints & screw penetrations



7
Significant deterioration and rot of deck boards



7
Deterioration of wood



8
Downspout terminating against stringer



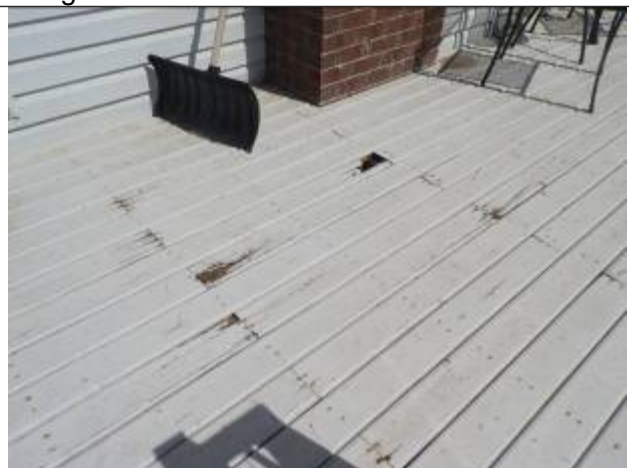
8
Rusted screws and bolts



10
Damaged stringers



9 & 11
Deterioration at end of deck boards at screw penetrations



11
Rotted wood



12
Deterioration at joints where screws penetrate



17
Deterioration at joints where screws penetrate
Gouge in decking



20
Deterioration at joint



21
Deterioration in decking



23
Deterioration at joints where screws penetrate



25
Deterioration at joints where screws penetrate



25

Deterioration at joints where screws penetrate



27

Steps do not rest on concrete



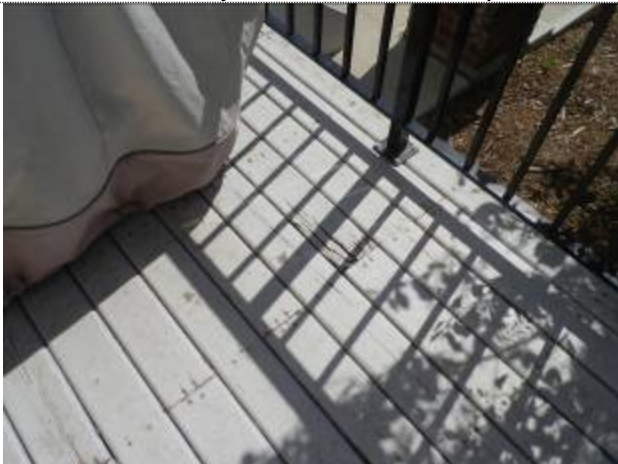
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Deterioration at joints where screws penetrate



30

Deterioration at joints where screws penetrate



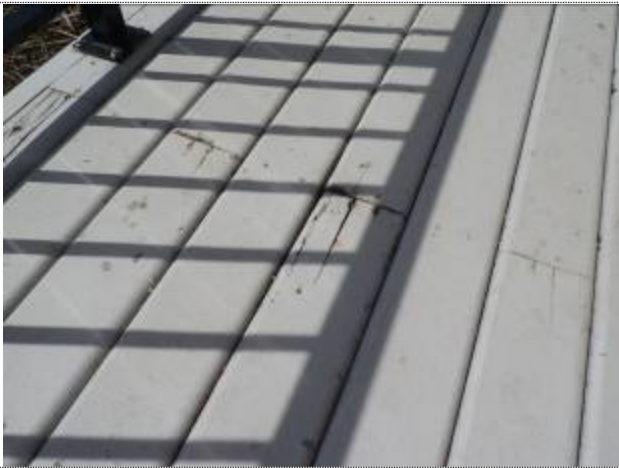
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Deterioration at joints where screws penetrate



32

Rusted screw heads



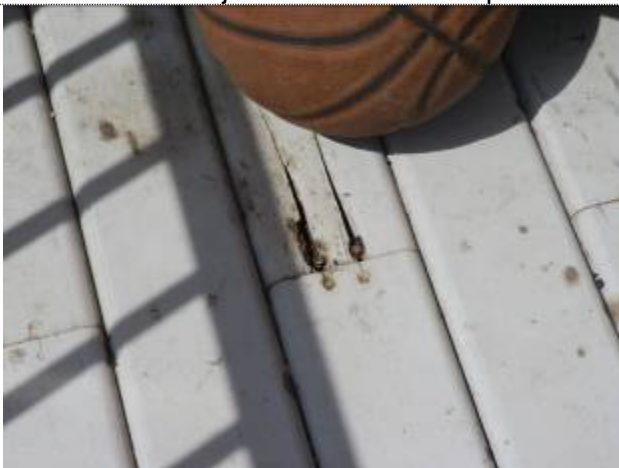
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Deterioration at joints where screws penetrate



36

Damaged tread under railing



36

Deterioration at joints where screws penetrate



39

Deteriorated wood



39

Steps do not sit on concrete



40

Board lifting – not secured



41

Deterioration at joints where screws penetrate



42

Deterioration at joints where screws penetrate



49

Steps don't rest on concrete



50

Minor deterioration at joints where screws penetrate



51

Only one screw rusting – suspect incorrect screws used



58

Poorly installed stringer

SUMMARY

- Several decks are exhibiting premature deterioration – this is evident in significant rotting of the wood in some locations. Quality of workmanship and product is suspect.
- Several deck stairs do not rest on the concrete walkway below. This will allow stairs to move and cause damage to the deck. These stairs are not safe.
- Screw heads in the field of decking are rusting in several locations. It is suspected that the proper screws were not used in several locations. Boards are cracking at screw heads and joints.
- Bolts are missing in railings.
- Some deck boards are lifting.

RECOMMENDATIONS

The majority of the decks require painting and minor maintenance this summer. A few decks require significant repair. This would include replacing all damaged and rotted wood decking and stair stringers. All stairs that do not reach the concrete require repair. Loose blocking below steps is not sufficient.

Paint cycle every 5 years should include minor repair and replacement of random deck boards.

The cost to paint the decking this year (\$20,000.00) should cover the cost of replacing some damaged deck boards. Extra funds will be required to repair stair stringers and install permanent blocking under steps as well as replacing the majority of the damaged deck boards. The boards should budget approximately \$6,500.00 for these repairs.

Deck boards with minor deterioration can be monitored and replaced during the next paint cycle.

When painting decking – sanding should be completed on areas of minor deterioration that are not being replaced.

QUALIFICATIONS

Sharon Bigelow has been completing Reserve Fund Studies for over 9 years with over 450 Reserve Fund Studies completed. Her initial experience was with a local engineering company for the first four years.

- Additional 5+ years in the construction industry
- Professional Liability Insurance
- WCB
- Professional member of CCI

Contact Information:

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