

Deck Inspection

Prepared for: Mary Salentine

Prepared by: Michael Olson, Owner/Lead Carpenter Deck Commander LLC

September 9, 2026

deckcommander.com

(414) 218-4212

EXECUTIVE SUMMARY

Objective

Evaluate existing deck for structural defects, rot, decay, safety concerns and code violations.

Goals

Ensure deck is structurally sound
Evaluate costs of necessary repairs to maintain code compliance
Evaluate estimate expected lifespan of existing deck

Structural Analysis:

Footings: Footings for the main deck are not exposed and therefore cannot be inspected. However above grade the load bearing post attachments are code compliant and there is no evidence of heaving or settling on the existing concrete slab or masonry veneer which implies the main deck footings are code compliant and structurally sound. The stair set footings are diamond pier footings (DP 5050). These footings have been installed to proper depth are in good condition and are code compliant

Framing: The ledger board attachment follows WI Admin code 325 Appendix B ledger attachment requirements.

The load bearing beam has code compliant mechanical attachments and meets the span requirements listed by admin code 325 appendix B.

The joists are supported by code compliant hangers

The stair stringers are spaced 12” on center and the rise and run are both code compliant per code 325 appendix B.

The framing elements are all in good condition, no major splitting, evidence of settling or heaving, no structural concerns.

The framing elements appear to be dry and solid, no evidence of rot or decay

Some framing elements have mold and mildew growth, pressure washing recommended.

Railings Analysis:

The railings installed have proper baluster spacing and are of the proper elevation as required by WI Admin code 325 appendix B

The railing posts HAVE NOT been installed utilizing code compliant mechanical attachments as cited in WI admin code 325 Appendix B

Recommendation: Install simpson DTT1Z tension ties at each railing post to maintain code compliance for railing system.

Decking Analysis:

Decking is 2x6 pressure treated decking which has been painted. Decking appears to be in good condition with minimal decay and has been installed in a code compliant fashion. Decking does not appear to have any major deflection under sustained loads, all fasteners appear secured and in good condition. Decking has some mold and mildew growth below, power washing and regular maintenance is recommended.

BUDGET

Based on the items found, a budget has been prepared for the installation of mechanical attachments for the affected railing posts.

Description	Quantity	Unit Price	Cost
Materials, simpson DTT1Z tension ties. Priced per item	16	$ 16	$ 256
Labor, install 16 tension ties in accordance with wi admin code 325 appendix B, priced per hr.	6	$ 165	$ 990
Total			**$ 1,246**