

Decking Inspection

A decking inspection checklist: deck type, material and height, boards, fixings, surface, steps, balustrade and handrail, joists, posts and footings, guarding height and gaps, each defect with risk and photos, and the result.

1. Deck

Project

Client

Site *

Site address

Inspection date *

Time

Inspector *

Deck (choose one)

- ☐ Ground level deck
☐ Raised deck
☐ Roof terrace or balcony deck
☐ Walkway or boardwalk

Boards (choose one)

- ☐ Softwood timber ☐ Hardwood timber ☐ Composite ☐ Other

Use (choose one)

- ☐ Private home ☐ Shared or communal ☐ Commercial or public

Highest point of the deck above the ground (mm)

Measure with a tape, or from a square-on photo with a step riser, a door or a person as the reference. Measuring from a photo gives an estimate. The photo tool rounds millimetres to 10.

Age, if known

Photos of the deck (photos: attach, or note the file names)

The whole deck, and any photo you measured the height from.

2. Checks

Boards: no splits, rot, soft spots or loose boards (choose one)

- ☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Fixings: no raised, missing or corroded screws or nails (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Surface: not slippery, algae and moss cleared (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Steps and treads firm and even (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Balustrade posts, rails and spindles firm (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Handrail secure (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Joists and bearers sound, where visible (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Posts and footings sound, no rot at ground contact (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Fixing to the building sound, where attached (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Water drains away, no ponding under the deck (choose one)

☐ OK ☐ Defect ☐ Not applicable

What is wrong? (if applicable)

Checks OK (worked out automatically in the app)

Checks with a defect (worked out automatically in the app)

Not applicable (worked out automatically in the app)

Height of the guarding above the deck (mm)

Measure with a tape from the deck surface to the top of the rail, or from a square-on photo. Measuring from a photo gives an estimate.

Largest gap in the guarding (mm)

Measure the widest opening with a rule, between spindles or under the bottom rail.

Guarding height against 1100 mm (Approved Document K, for reference) (if applicable; worked out automatically in the app)

Largest gap against 100 mm (for reference) (if applicable; worked out automatically in the app)

If applicable: The guarding is lower than the 1100 mm Approved Document K gives for external balconies in single family dwellings. For an existing deck this is a reference, not a requirement: record it and say whether a higher rail is recommended.

If applicable: The largest gap is over 100 mm. Approved Document K says a 100 mm sphere should not pass through any opening where children under five may use the building. Record whether they may.

If applicable: Approved Document K gives guidance for building work in England. In dwellings, guarding should stop people falling from a height of more than 600 mm. Diagram 3.1 gives 1100 mm for external balconies and edges of roofs in single family dwellings, and where children under five may use the building a 100 mm sphere should not pass through any opening. For an existing deck, use these figures as a reference.

Defects (copy this block for each one)

Defect *

Location

Length of the damage (m)

Optional. Measure with a tape, or from a square-on photo with a board width or a step as the reference. Measuring from a photo gives an estimate.

Risk (choose one)

☐ Make safe now ☐ Repair soon ☐ Monitor

Made safe on site (taped off or closed)? (if applicable)

☐ Yes ☐ No

If applicable: This defect needs making safe now and has not been taped off or closed. Do it before you leave, and tell the owner or manager.

Photos (photos: attach, or note the file names)

d_f_now (worked out automatically in the app)

d_f_soon (worked out automatically in the app)

d_f_monitor (worked out automatically in the app)

d_f_unsafe (worked out automatically in the app)

Defects recorded (worked out automatically in the app)

Make safe now (worked out automatically in the app)

Repair soon (worked out automatically in the app)

Monitor (worked out automatically in the app)

Not yet made safe (worked out automatically in the app)

Result * (choose one)

☐ Safe to use ☐ Safe to use: repairs needed ☐ Do not use until repaired

If applicable: The result is safe to use, but defects or failed checks are recorded. Check the result, or say why no repair is needed.

If applicable: A defect needs making safe and has not been, but the deck is not recorded as do not use. Close the affected part or change the result.

If applicable: Close the deck or the affected part and tell the owner or manager until it is repaired.

Walk Cam: decking inspection

Walk Cam video walk-through: available in the SiteSurvey app only.

3. Actions and sign-off

Are further actions needed?

☐ Yes ☐ No

Further actions (copy this block for each one; if applicable)

What needs doing? *

Priority (choose one)

☐ Urgent ☐ High ☐ Medium ☐ Low

Who will do it?

Due date

Status (choose one)

☐ Open ☐ In progress ☐ Completed

Next inspection due

Set by the owner's own inspection regime. There is no statutory interval for decking.

Days until the next inspection (if applicable; worked out automatically in the app)

If applicable: Check the date. The next date is before the date of this visit.

Inspector name *

Position or company

Inspector signature

Signing records what was found on the day. It does not make unsafe equipment safe or replace a thorough examination, design check or service by a competent person.