



PRO SPEX HOME & COMMERCIAL INSPECTION SERVICES

844-675-8851

sales@pro-spex.com

<https://www.pro-spex.com>



PRO SPEX DECK SAFETY INSPECTION

15503 Sample Report Rd
LAUREL MD 20707

Boo Bah Loo

JULY 10, 2018



Inspector

Glenford Blanc

CEO. BA Architecture, MD LIC #29749, HUD 203K P-
1474, LVL-1 IRT

(301) 675-8411

sales@pro-spex.com

TABLE OF CONTENTS

1: Inspection Details	10
2: Footings, Posts, Columns	11
3: Beams and Joists	13
4: Ledger Board	15
5: Deck Boards	17
6: Hand and Guard Rails	19
Standard of Practice	21

PRO SPEX PROPERTY INSPECTION SCOPE OF WORK

NOTICE: This inspection report is protected by copyright laws, any use or distribution by persons not party to the inspection contract for which this report is intended, is strictly prohibited. Refer to the inspection contract for terms of use.

A Pro Spex (here after referred to as Inspection Company) property Inspection is intended to be more than a report on the condition of the systems and components of the subject structure. It's an comprehensive documentation of, and an education in, the various systems and components. In addition to documenting conditions in specified systems and components, the information developed in the course of a Home Inspection is intended to help you in managing the home maintenance costs and preserving your home, by providing a basic understanding of how various systems work, and idea of age, documenting manufacturer and many other aspects. Client understands that by accepting this property Inspection report, it is a limited and primarily visual, non-destructive, and non-technical examination (using normal operating controls where appropriate) of the applicable, safely accessible and readily accessible systems and components specified in the property Inspection Contract and Scope of Inspection and in the Inspection Report. Only the visible, safely accessible and readily accessible portions of the specified systems and components will be inspected. A building Inspection is intended to assist you in identifying these conditions. It is not a technical inspection, it is not a code compliance inspection. Destructive testing and/or disassembly of materials of components, other than the removal of access covers intended to allow normal homeowner maintenance, is excluded. Barriers, carpet, walls, ceilings, tile, obstacles, personal goods or stored items are not removed or moved to gain access or to provide a clearer view. Examination of certain systems and components and specific testing, evaluation, and remedial design work requires substantial additional time and the services of licensed contractors or individuals with necessarily narrow and highly specialized training. Such services may be provided by us as separate services but are not a part of this Inspection. These include but are not limited to the performance of engineering services, the inspection of swimming pools, spas, solar systems, irrigation, well and septic systems, or inspections for insects, pests, toxic substances and environmental hazards. If inspections or other services not included in the Home Inspection are desired, the Inspection Company, under a separate contract and for an additional fee, may provide some of these services or you may also seek any of these services independently. This property Inspection is not a home warranty, guarantee, or insurance of any kind. By accepting the report, client understands that the report represents the conditions of the property at the time of the inspection and these conditions may change immediately following this inspection. It is not a substitute for a seller's disclosure statement or a pre-closing walk through. It does not replace insurance to protect against eventual deterioration of systems or components. Contact your real estate professional, insurance agent, or lender for information about this type of insurance. This building inspection is not a code compliance inspection. While the inspector at his discretion may discuss issues that are related to the building code, the inspector

does not have the authority to perform a code compliance inspection under the terms of this agreement. If client desires a technical code compliance inspection, for an additional fee, this can be provided separately and may involve the services of other professionals.

This building Inspection should not be seen as a termite or wood destroying organism (WDO) or wood destroying insect (WDI) inspections as required by some mortgage companies. When termite damage is visible at the time of inspection or when evidence of possible termite activity is noted, these areas are recorded for reference only, so that additional evaluation can be conducted during the WDO inspection by a licensed termite inspector. If prior repairs have been carried out, full confirmation and disclosure from the sellers is advised to ensure proper repair. Checking the historical data with the seller with regard to previous termite activity is always advised. Therefore, it's recommend that you have the property inspected by a licensed Termite Inspector prior to the close of escrow. Note: when requested thru this company, termite inspections are handled by a third party and arrangements are made as a courtesy only. Any agreements, warranties etc. related to the termite inspection, are the responsibility of that company.

This building Inspection does not include testing for mold or the measurement of indoor air quality. These services can be purchased separately. The presence of mold indicates abnormal moisture conditions. This inspection will attempt to identify the possible sources of moisture that may contribute to mold like conditions, but this is not a mold inspection. If you desire mold testing, contact our office for information about such services. In addition, you may want to consider the cleaning or sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. As a result any moisture whatsoever, no matter what its source, should be eliminated, or the potential for mold infestation will remain.

The Inspection Company is not a party to any contracts or other agreements relating to the transfer to the subject property between parties. Therefore, this Inspection Company cannot offer recommendations pertaining to the use of the information contained in the Inspection Report with regard to such contracts or agreements. All decisions pertaining to consulting with any representatives or other parties including, but not limited to, real estate agents, insurers, title companies, surveyors, mortgage lenders, and attorneys with regard to the use or to the timeliness of use of the information contained in the Inspection Report are solely your responsibility.

A Home Inspection is a "snapshot in time." A system or component performing normally during the inspection, does not assure that it will continue to do so. By accepting the services of this company, client understands that any system or component can fail catastrophically and without any warning or indication of impending failure. While the inspector may provide estimates, based on historical data, the inspector cannot predict any future Negative Conditions including but not limited to plumbing leaks, systems failures, or the remaining service life of any applicable system or component. The Inspection Company is not responsible for and will not repair any component which fails subsequent to this inspection or which is identified or described in this Inspection Report.

All repairs, corrective measures, or new work undertaken on any system or component should be performed only by qualified parties, licensed where applicable. It is recommended that only new or appropriate materials should be used. All work should be performed in a workmanlike manner and in accordance with all appropriate and applicable industry standards and governmental codes and regulations. Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of

all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

It is recommended that a copy of the appropriate portion or portions of the inspection report be provided to all qualified individuals retained to further evaluate and/or perform modifications or corrective measures to address Adverse Conditions documented in the Inspection Report. When work requiring a permit is performed without obtaining the proper permit and inspections, that work may be considered nonconforming and illegal by governmental building code, ordinance, and regulation agencies that are charged with the promulgation and enforcement of such codes, ordinances, and regulations. Nonconforming work may jeopardize the safety of persons occupying or entering the property. It may also adversely affect specific insurance coverage and the saleability of the property and may result in added costs in the form of additional fees and/or property taxes or other penalties.

The written observations and recommendations contained in this Inspection Report are based on the knowledge and experience of the inspector. You may receive different information from other inspectors, trades persons, insurance adjusters, private or public personnel, contractors, building and system warranty services personnel, or other parties whose interests are different from the Inspection Company's interests. If you receive information which differs from that expressed in this written Inspection Report, it is recommended that such information also be obtained in writing on the appropriate company or agency letterhead, bearing all applicable licensing numbers, and signed by the individual providing the information. When other parties state that a component or an Adverse Condition designated Corrective Action is safe and/or adequate at the present time, without the need for any modifications or corrective measures, it is recommended that those parties be asked to put such statements in writing accompanied by a signed letter stating that no action is necessary and that the component or Adverse Condition identified in the Inspection Report is safe and adequate according to all industry standards and governmental regulations.

The following conditions and limitations apply to the use of ladders throughout this inspection: A ladder will be used only to aid in inspecting roof surfaces and reaching attic access openings. A ladder will be used only, when, in the judgment of the inspector, it is safe to do so. Under no circumstances will the use of ladder be considered when roof surfaces are not safely accessible and readily accessible with a ladder eighteen(18) feet or shorter in length and when attic access openings are not safely accessible and readily accessible with a ladder sixteen(16) feet or shorter in length.

This inspection is performed and this Inspection Report is prepared solely on behalf of and for the exclusive use of the person or organization named in this report and no third parties have any right to this inspection and Inspection Report. Its sole purpose is to provide you with both an education and a better understanding of some of the conditions which may exist at the subject property in order to assist you in planning for both immediate and regular maintenance of the specified systems and components. Therefore, it is recommended that the contents of this inspection and Inspection Report be kept strictly confidential and not be discussed with or shown to others, including but not limited to appraisers, insurance agents and adjusters, home warranty companies, and lenders, without careful consideration, whose interests are different from those of the Inspection Company and its Clients.

The Inspection Company will return (for a separate fee) to any property which the Company has previously inspected for the purpose of re-inspection to verify that any Adverse Conditions documented in the course of the original inspection have been modified or corrected, to inspect items that were inaccessible at time of inspection, or that remedial measures have been performed. Said re-inspection will be performed

subject to the following:

The re-inspection will only address items identified in the original report as deficient or inaccessible.

The re-inspection will focus on attempting to determine whether or not the action taken meets the actions agreed to as provided for in a written contract or agreement. The re-inspection will not address issues of adequacy of method chosen to repair or replace deficient system or component.

Client must provide a detailed description of the proposed work write, sufficient to assist the inspector in determining if the agreement has been fully satisfied. Client understands that if the work once completed, conceals any element of the agreed repair/replacement, the

Inspector can only report observations of the completed product and can make no judgment on the completeness of the work as it involves elements that are no longer visible (e.g. roof underlayment, plumbing repairs in finished ceilings etc.) If client desires a more detailed

Inspection of repair or replacement of any system or component, client has the option under separate fee agreement to retain the inspectors services to perform interim inspections as the work progresses.

The re-inspection is not a code compliance inspection. While we may at our discretion point out issues that may be inconsistent with the local building code, Pro Spex Inspectors are not authorized to report code compliance issues. Client has the option to contract for code compliance inspection under separate agreement, or contact the local authority for having jurisdiction, or retain the services of licensed professionals familiar with local code applicable to the situation at hand.

Like the home inspection, the re-inspection is limited to what can be seen without dismantling or removing components. All conditions of a full home inspection apply to a re-inspection.

For the reason stated above, it is recommended that all repairs, corrective measures, or new work undertaken on any system or component be performed only by qualified parties and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations. Client is strongly advised the verify the competence of persons contracted to complete or correct any repairs undertaken in response to the comments of the home inspection.

Items that are present but no inspected. While the inspection company make every effort to inspect all aspects of the home. Site and environmental conditions may dictate that certain systems or components cannot be safely inspected (e.g. roof too high above ground or snow on roof). When such conditions exist, the inspector will note in the report why a system or component was not inspected. Note: the inspection report at that point is complete. If client desires said system or component to be inspected, separate arrangements will have to be made with the inspection company or other professional.

Comment Key or Definitions

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

Please read the entire report for all items .

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this

inspection please call the office to arrange for your verbal consultation.

The following definitions of comment descriptions represent this inspection report.

Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Summary items that are marked as either Major (in the inspectors opinion, item may be costly, is in need of immediate attention or is a safety issue) or Minor (item is not determined to be costly, is not in need of immediate attention or is not a safety issue). Be advised that opinions can vary. Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

The following definitions of comment descriptions represent this inspection report.

Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Appears Serviceable (AS): The inspector did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Maintenance Recommended (MR): The inspector did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. However the system or component does not appear to have been maintained according to the manufacturers recommendations. Lack of maintenance can reduce life expectancy and or performance. or , may adversely affect other systems and components.

Not Inspected (NI): The inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP): This item, component or unit is not present in this home or building.

Repair or Replace (RR): The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report. NOTE: Opinions can vary, it is the customers responsibility to seek a 2nd opinion from a qualified contractor. The decision to Repair or Replace, lies solely with the party for whom this report is prepared.

Limited Inspection (LI): Could not perform a full inspection due to site conditions (weather, physical limitations, accessibility etc.) Inspector will state why inspection was limited. When conditions have changed, a reinspection is recommended prior to expiration of clients contingency(additional fees apply).

Further Investigation Needed (FI): Not enough visible evidence to define a system or

component as serviceable, or in need of repairs. Continued monitoring may be necessary before a conclusion can be reached, and a more in depth review is recommended.

Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A REINSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

SUMMARY



ITEMS INSPECTED



REPAIR/REPLACEMENT ITEM



SAFETY HAZARD

-
- ⊖ 2.1.1 Footings, Posts, Columns - Footings: FOOTING NOT FOUND
 - ⚠ 2.2.1 Footings, Posts, Columns - Support Posts (Columns): ROT AT POST BASE
 - ⊖ 2.3.1 Footings, Posts, Columns - Bracing: BRACING INSTALLATION
 - ⊖ 2.3.2 Footings, Posts, Columns - Bracing: BRACING SCREWS
 - ⚠ 3.1.1 Beams and Joists - Beams Condition: POST TO BEAM SIDE MOUNT
 - ⊖ 3.3.1 Beams and Joists - Fasteners (Hangers, ties etc.): CORRODING BOLTS
 - ⚠ 3.3.2 Beams and Joists - Fasteners (Hangers, ties etc.): END JOIST TO LEDGER CONNECTION
 - ⚠ 4.1.1 Ledger Board - Ledger Board Attachment: CORRODING BOLTS
 - ⚠ 4.1.2 Ledger Board - Ledger Board Attachment: STAGGERED BOLTS
 - ⚠ 4.2.1 Ledger Board - Ledger Board Flashing: MISSING FLASHING AT DECK
 - ⚠ 5.1.1 Deck Boards - Floor Boards: Worn wood deck
 - ⚠ 5.2.1 Deck Boards - Floor Board Fasteners: DECK SCREWS PROTRUDING
 - ⚠ 6.1.1 Hand and Guard Rails - Guard Rails (34-38" AFF): LOOSE POSTS
 - ⚠ 6.1.2 Hand and Guard Rails - Guard Rails (34-38" AFF): Worn rail
 - ⚠ 6.2.1 Hand and Guard Rails - Guard Rails Posts: Notched post

1: INSPECTION DETAILS

Information

SOW (DECK SAFETY) INSPECTION

SOW (DECK SAFETY) INSPECTION

For the standard used to inspect the deck, follow the link below

[click here](#)

2: FOOTINGS, POSTS, COLUMNS

		IN	NI	NP	O
2.1	Footings				X
2.2	Support Posts (Columns)				X
2.3	Bracing				X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Post Sizes

6x6



6 x 6 Posts used

Footing Type

Not Visible, Pier Footing



Visible footing



Footing not visible

Observations

2.1.1 Footings

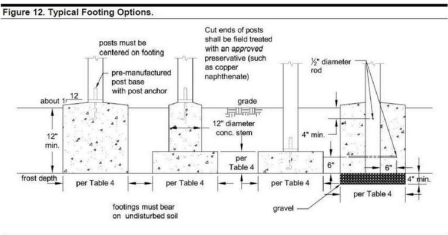
FOOTING NOT FOUND

Probing of the ground around the base of the column did not reveal the presence of a footing. Consult a qualified contractor to investigate further and correct as needed.

Recommendation

Contact a qualified deck contractor.

Repair/Replacement Item



2.2.1 Support Posts (Columns)

ROT AT POST BASE

Probing the base of the posts indicate the presence of severe wood rot. The posts should be replaced.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard



2.3.1 Bracing

BRACING INSTALLATION

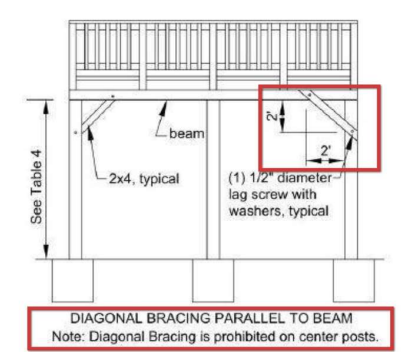
Diagonal bracing is not properly installed. Proper installation is required to prevent lateral movement under extreme loads. Failure to correct can lead to deck failure.

Recommendation

Contact a qualified deck contractor.

 Repair/Replacement Item

Figure 10. Diagonal Bracing.



2.3.2 Bracing

BRACING SCREWS

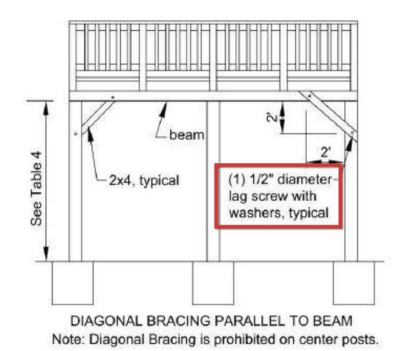
Screws/Nails used at bracing. Minimum 1/2" lag screws should be used at diagonal bracing.

Recommendation

Contact a qualified deck contractor.

 Repair/Replacement Item

Figure 10. Diagonal Bracing.



3: BEAMS AND JOISTS

		IN	NI	NP	O
3.1	Beams Condition				X
3.2	Joists Condition	X			
3.3	Fasteners (Hangers, ties etc.)				X
3.4	Rim Joist	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Joist Size
2x10



Deck Beam Assembly

Observations

3.1.1 Beams Condition

POST TO BEAM SIDE MOUNT

 Safety Hazard

The post and beam connections are incorrect. The deck posts should be 6x6 posts with a notch (shoulder) cut out to rest the post. Side mounting can cause the beam to split. This deck is unsafe and should not be used until corrections are made.

Recommendation
Contact a qualified deck contractor.

Figure 9. Prohibited Post-to-Beam Attachment Condition.

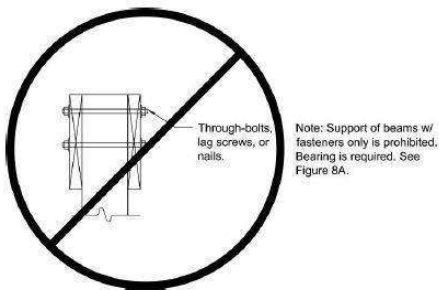
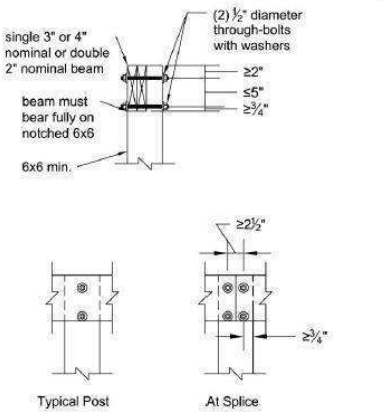


Figure 8A. Post-to-Beam Attachment Requirements.



3.3.1 Fasteners (Hangers, ties etc.)

CORRODING BOLTS

The bolts are corroding, an indication the wrong type of bolts were used. Failure to address this could lead to separation and failure.

Recommendation

Contact a qualified deck contractor.



Repair/Replacement Item



3.3.2 Fasteners (Hangers, ties etc.)

END JOIST TO LEDGER CONNECTION

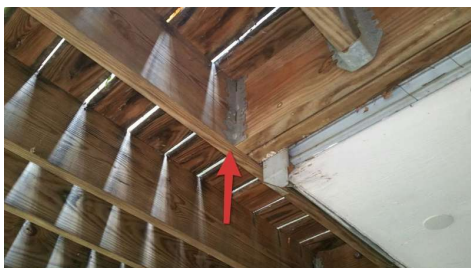
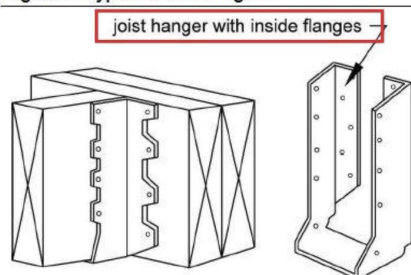
Safety Hazard

The joist hangers to connect the outer deck joists (only the joists at each end of the deck) to the ledger board are missing, and the joist is nailed to the cut end of the ledger board. The joist should be attached to the ledger with a proper joist hanger to prevent the joist from rotating

Recommendation

Contact a qualified deck contractor.

Figure 7. Typical Joist Hangers.



4: LEDGER BOARD

		IN	NI	NP	O
4.1	Ledger Board Attachment				X
4.2	Ledger Board Flashing			X	X

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Ledger Size
2x10



Observations


4.1.1 Ledger Board Attachment

CORRODING BOLTS

The washers are corroding, an indication the wrong type were used. Failure to address this could lead to separation and failure.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard




4.1.2 Ledger Board Attachment

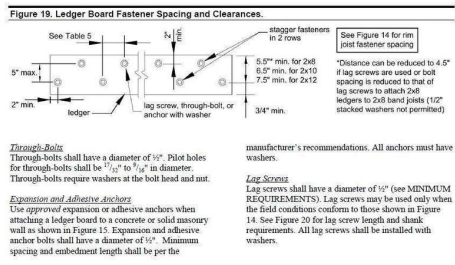
STAGGERED BOLTS

The ledger board bolts should be staggered, alternating between joists. Failure to address this could lead to separation and failure.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard



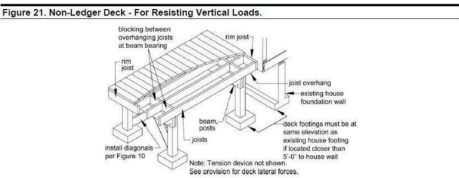
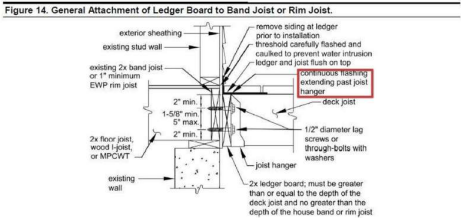
4.2.1 Ledger Board Flashing

MISSING FLASHING AT DECK

 Safety Hazard

Decks attached to homes using the old standards, bolting to house frame, have been known to fail. This has often been traced to missing flashing where the deck attaches to the wall. There is no visible flashing at this deck. Recent changes to deck construction requirements call for interior posts and beam to provide independent support.

Recommendation
Contact a qualified deck contractor.



Independent post and beam at the interior side of the deck



5: DECK BOARDS

		IN	NI	NP	O
5.1	Floor Boards				X
5.2	Floor Board Fasteners				X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Deck Board Type

Wood



Observations

5.1.1 Floor Boards

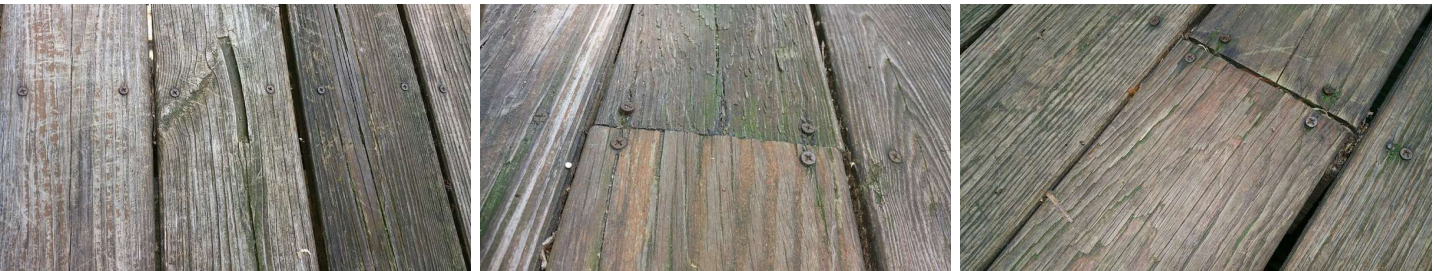
WORN WOOD DECK

The wood deck is worn and unsafe for minors. The rails are loose, the boards are splintering and the pickets are set too far apart. Recommend upgrades to improve safety.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard



5.2.1 Floor Board Fasteners

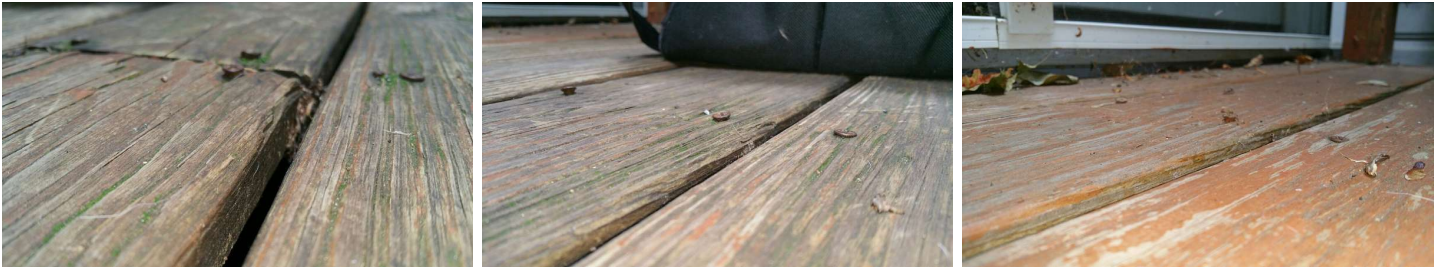
DECK SCREWS PROTRUDING

The deck screws are protruding above the deck surface. This will cause injury if not corrected.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard



6: HAND AND GUARD RAILS

		IN	NI	NP	O
6.1	Guard Rails (34-38" AFF)				X
6.2	Guard Rails Posts				X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

6.1.1 Guard Rails (34-38" AFF)

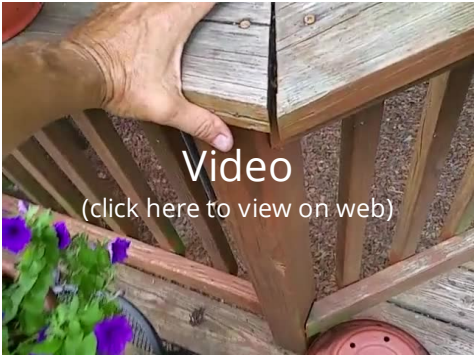
LOOSE POSTS

Guardrail posts are loose, secure to prevent a fall or injury.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard



6.1.2 Guard Rails (34-38" AFF)

WORN RAIL

The rail caps are worn. Have replaced to improve safety.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard



6.2.1 Guard Rails Posts

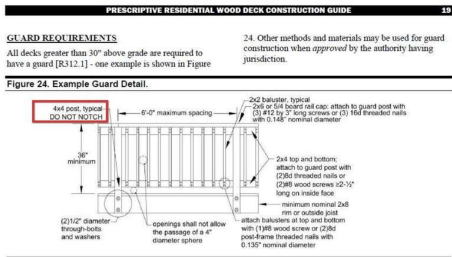
NOTCHED POST

The guardrail posts are notched at the connections to the rim board. This notch weakens the integrity of the guardrail.

Recommendation

Contact a qualified deck contractor.

 Safety Hazard



STANDARDS OF PRACTICE
