

## General Summary



**Customer**

[Redacted]

**Address**

[Redacted]

Hudson FL 34669

### 11. Docks and Lifts

#### 11.0 CONDITION OF DECKING MATERIAL

##### **Repair or Replace**

The decking material used is 5/4 board not true dimensional lumber which would be 1.5" in depth. At this time most of the boards are rotted or has loose fasteners and should be replaced with new material.



11.0 Item 1(Picture) holes in boards



11.0 Item 2(Picture) large holes in boards where water entered fasteners

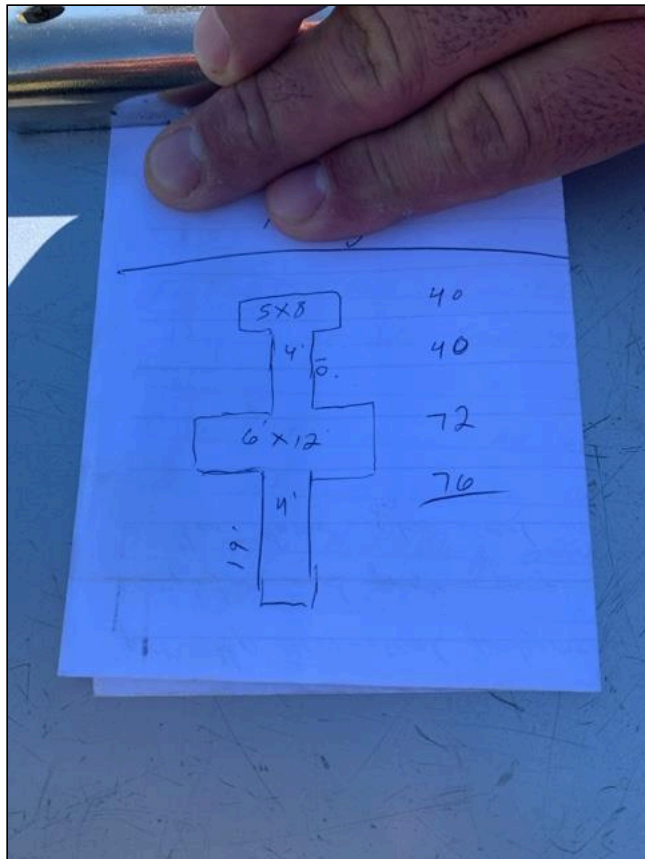


11.0 Item 3(Picture) rotted boards



11.0 Item 4(Picture) close up





11.0 Item 5(Picture) dimensions of existing deck

### 11.1 HANDRAIL/SAFETY CONDITIONS

#### Repair or Replace

The plastic netted railing would not meet current standards or code for safety. Vertical pickets need to be installed of dimensional lumber with a spacing no greater than 4".



11.1 Item 1(Picture)



11.1 Item 2(Picture)



11.1 Item 3(Picture)

## 11.2 CONDITION OF LOAD BEARING POST

### Repair or Replace

(1) The load bearing post are actually landscape timber designed for light residential retaining wall use. This material is not considered to be rated for water contact. When this structure is replaced consider using 6x6 P/T (pressure treated) post or Pilings P/T.





11.2 Item 1(Picture)



11.2 Item 2(Picture)



11.2 Item 3(Picture)



11.2 Item 4(Picture)



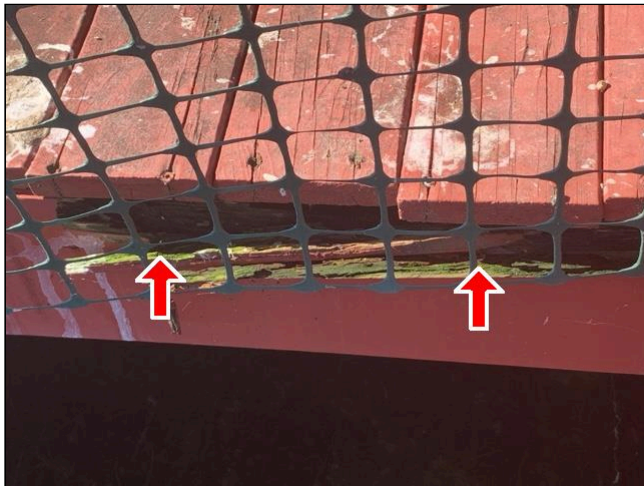


11.2 Item 5(Picture)



11.2 Item 6(Picture) view of timber with underwater scope

(2) The 4Ft. walkway extension out to the furthest platform shows rotted floor joist and will need replacing with new dimensional lumber.

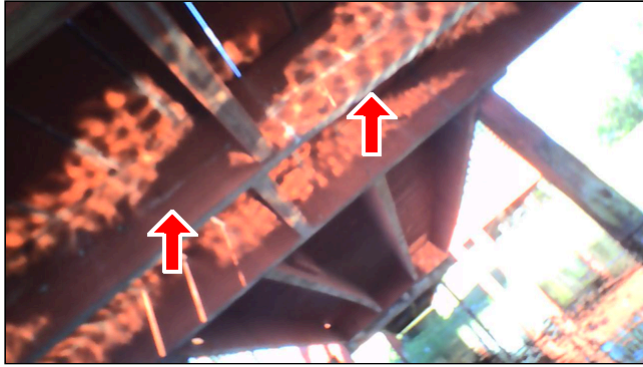


11.2 Item 7(Picture) joist rotted

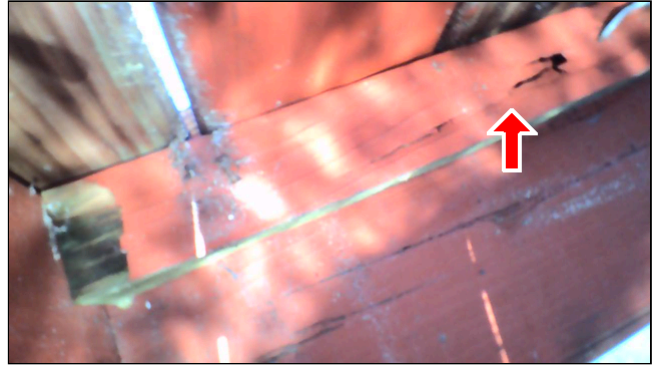


11.2 Item 8(Picture) perspective location





11.2 Item 9(Picture) rot underside of walkway platform



11.2 Item 10(Picture) rotted framing members

(3) The cross members on outer section of platform are loose allowing the whole assembly to rack back and forth when weight is shifted. Have this secured as needed till extensive work or replacement can be completed.



11.2 Item 11(Picture) not secured with fasteners here



11.2 Item 12(Picture) loose cross members

(4) The load bearing post for the gazebo area is tweaked from the amount of weight on this section of



structure. This post should be a 6x6 minimum as its holding a roof and deck load.



11.2 Item 13(Picture)

(5) The outer 2 x 4 that holds up the roof rafters is deflecting in the middle several inches. Additional post could be added, however lifting the roof would be the end result which would cause issues with the roofing material. It would be best to add temporary supports remove the deflecting lumber and replace with new material.



11.2 Item 14(Picture) deflecting down 2"

#### 11.4 ROOFING STRUCTURE

##### Repair or Replace

The metal galvanized roofing material is rotted and missing at the outer edges and the ridge line. The roofing material should be replaced.



11.4 Item 1(Picture) rot in outer edge



11.4 Item 2(Picture) broad view



11.4 Item 3(Picture) holes at ridge



## 11.6 SUMMARY OF FINDINGS

### **Inspected**

It's our opinion that the structure has been neglected for too long to warrant the repairs that would be needed to make the structure safe.

The load bearing post material used when it was built are designed for light residential landscape retaining walls not for building a deck structure over water. These posts are the bones of the structure and create the base for the rest of the decking material. At this point it's not worth replacing the joist and decking boards if the base of the structure is not sufficient to support the repairs.

Our sister company ACI Contracting reviewed our findings and estimate the replacement cost to be 15K-20K depending on the type of decking and roofing material used. For a detailed written estimate please call Gino at 727-379-7216.

Thank you for the opportunity to inspect your structure.

---

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Pearce*