



Vision Industrial Consultants

Residential Wooden Deck Maintenance Program

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Residential Wooden Deck Maintenance Program

Residential decks are typically wood construction, raised walking surfaces with handrails (if required by local building codes) and often are elevated having steps and ledger boards adjoining it to the home/structure. Wooden decks are a cost effective addition to any home, but will require annual maintenance to maintain both appearance and structural integrity. Annual maintenance will then be accompanied by additional maintenance on 2-3 year cycles. Inspections should be carried out by licensed and/or certified construction or engineering professionals to insure the safety of the deck and limit the owner's liability.

This maintenance plan is for newly constructed decks. If there has been no recent maintenance, an inspection by an engineer or certified construction specialist would be recommended prior to implementing this maintenance plan. The recommended maintenance plan will need to be accelerated if the deck is: not pressure treated, has standing water, is shaded for most of the day or is under tree cover.

Annual maintenance is best if completed in spring or fall to make repairs and apply new sealant prior to the harsh weather in summer or winter. Other maintenance that can aid in the longevity of the deck should be done regularly: remove any debris or vegetation, remove standing water, keep items and vegetation away from support columns, and maintain slope from the base of support columns.

Annual Maintenance:

- Clear the deck of any items or furniture
- Sweep larger debris and remove any debris from between deck boards
- Inspect for loose boards or protruding fasteners
- Inspect ledger boards and columns for retained moisture/mildew/degradation
- Inspect joints, posts and beams from the underside of the deck
- Apply mild outdoor/deck cleaner to areas of discoloration and/or mildew, mold, moss or rot
- Verify handrails are structurally sound
- Walk all surfaces of the deck, looking for soft areas or areas with less support
- Replace portions of damaged/rotting wood
- Clean, treat and plug any locations affected by wood boring insects

Additional Maintenance to be completed every 24 - 36 months:

- Pressure wash and/or chemically clean the entire deck, handrails stairs and columns
- Complete a detailed inspection
- Apply UV protecting clear sealer or stain and sealer combination per the manufacturer's directions

*With regular annual maintenance and continuous debris clearing, the stains and sealers will have no issues protecting the wooden deck for 2-3 years. If mildew, mold, standing water or moss are present, the stains and sealer will need to be cleaned and a new coat applied at a higher frequency

Wooden Deck Life Expectancy:

Typical Southern pine wooden decks have an expected life of 15 years. If properly maintained with adequate sealer, cracked and damaged boards replaced regularly, and withstanding natural disaster, a life of 20+ years can be expected. If there are significant changes or replacements that need to be made, a contractor with knowledge of the local building codes and permit requirements should be contacted as the entire deck may need modifications to bring it up to date.