SITE survey. APP

SITE SURVEY REPORT

Decking Inspection

Prepared for	Severnside Lettings
Date	2 Oct 2026
Site	5 Orchard Rise, Shrewsbury
Prepared by	K. Mills

FORM

Decking Inspection

1. Deck

Project	5 Orchard Rise, Shrewsbury: decking inspection (completed example)
Client	Severnside Lettings
Site	5 Orchard Rise
Site address	5 Orchard Rise, Shrewsbury SY3 7HN
Inspection date	2 Oct 2026
Inspector	K. Mills
Deck	Raised deck
Boards	Softwood timber
Use	Private home
Highest point of the deck above the ground (mm)	1270
Age, if known	About 12 years

Photos of the deck



2. Checks

Boards: no splits, rot, soft spots or loose boards	Defect

What is wrong?	Third board from the house split along its length and soft at one end
Fixings: no raised, missing or corroded screws or nails	Defect
What is wrong?	Several raised screw heads near the steps
Surface: not slippery, algae and moss cleared	Defect
What is wrong?	Green algae on the boards in the shaded corner, slippery when wet
Steps and treads firm and even	OK
Balustrade posts, rails and spindles firm	Defect
What is wrong?	Corner post cracked near its base and moves when pushed
Handrail secure	OK
Joists and bearers sound, where visible	OK
Posts and footings sound, no rot at ground contact	OK
Fixing to the building sound, where attached	OK
Water drains away, no ponding under the deck	OK
Checks OK	6
Checks with a defect	4
Not applicable	0
Height of the guarding above the deck (mm)	1000
Largest gap in the guarding (mm)	90
Guarding height against 1100 mm (Approved Document K, for reference)	Below 1100 mm
Largest gap against 100 mm (for reference)	Not over 100 mm

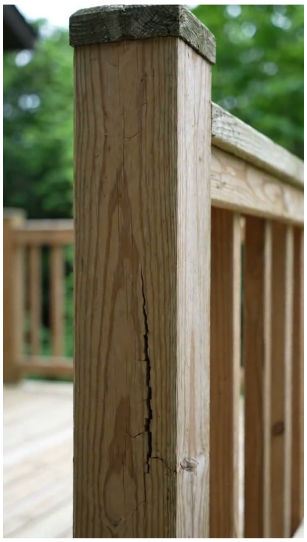
> The guarding is lower than the 1100 mm Approved Document K gives for external balconies in single family dwellings. For an existing deck this is a reference, not a requirement: record it and say whether a higher rail is recommended.

> 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 1: Cracked balustrade corner post, loose

Defect	Cracked balustrade corner post, loose
Location	North-east corner
Length of the damage (m)	0.45
Risk	Make safe now
Made safe on site (taped off or closed)?	Yes

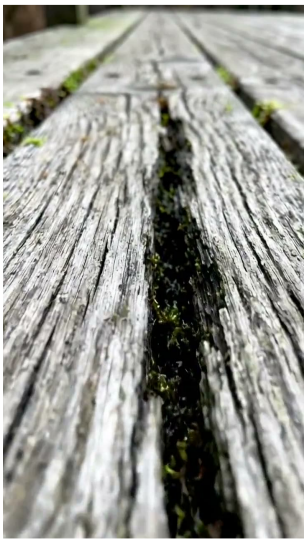
Photos



Defects 2: Split and soft deck board

Defect	Split and soft deck board
Location	Third board from the house
Length of the damage (m)	1.20
Risk	Repair soon

Photos



Defects 3: Algae on the boards, wet leaves under the deck

Defect	Algae on the boards, wet leaves under the deck
Location	Shaded corner by the fence
Risk	Monitor

Photos



Defects recorded	3
Make safe now	1
Repair soon	1
Monitor	1
Not yet made safe	0

Result	Safe to use: repairs needed

3. Actions and sign-off

Are further actions needed?	Yes

Further actions 1: Replace the corner balustrade post and refix the rails.

What needs doing?	Replace the corner balustrade post and refix the rails.
Who will do it?	Severnside Lettings maintenance
Due date	9 Oct 2026
Status	Open

Further actions 2: Replace the split board and reset the raised screws.

What needs doing?	Replace the split board and reset the raised screws.
Who will do it?	Severnside Lettings maintenance
Due date	16 Oct 2026
Status	Open

Further actions 3: Ask the tenant to keep the deck brushed clear of algae.

What needs doing?	Ask the tenant to keep the deck brushed clear of algae.
Who will do it?	K. Mills
Due date	5 Oct 2026
Status	Completed

Inspector name	K. Mills
Position or company	Property manager, Severnside Lettings
Inspector signature	