

“THE POINT”

June edition

Is your deck dangerous?

A well built deck will last for decades. But a deck that's rotting or missing fasteners, or that moves when you walk on it, may be dangerous. Decks built by inexperienced do it yourselfers, not inspected when they were built, or more than 15 years old (building codes were different back then) are susceptible to serious problems. Every year, people are seriously injured, even killed, when decks like these fall down. This has usually happened during parties when the deck was filled with guest.

The good news is, that most of the fixes are quick, inexpensive and easy.



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Missing ledger flashing

Over the last 16 years I have inspected a lot of decks. Some were very creatively designed and very well built, while others were apparently built by a novice. Most of the decks had one common problem. The ledger board had not been flashed to the house. This area should be water tight. Even the smallest of leaks can lead to mold inside the walls and even worse, the house rim joist (which supports the ledger board) will rot and fall off. Stand or crawl under the deck and look at the ledger board. If you don't see a metal or plastic lip over the top of the ledger board, add the flashing.

For information and a detail on the proper method of flashing or for a deck inspection contact my office @ 513 575-5064

FOOD for thought

Guacamole

Makes 3 cups

3 ripe avocados, ¼ cup fresh lime juice, 1/3 cup minced red onion, 1/3 cup chopped, seeded tomato, 1 Serrano or jalapeno Chile, seeded and minced. Kosher salt and black pepper. Peel and seed the avocado. Mash the avocado and the lime juice with a large fork or potato masher to a lumpy/smooth texture. Stir in the remaining ingredients and taste for seasoning.

“Don't worry about people stealing your ideas. If your ideas are any good, you'll have to ram them down people's throats.” Howard Aiken