

All construction projects will change over time. Your deck or porch will be affected by weather, temperature, and natural movement of wood. Below are some common things you may see and what should be done about them. This table does not include everything and you may see some or none of these.

Observations	Action Required	Comments
Wood twisting, warping or splitting, or cracking	Outback Deck will only correct if improperly installed during warranty term.	Twisting, warping or splitting, cracking of wood is normal due to exposure to the elements. Owner maintenance is required.
Loose railing or post	Outback Deck will cover under warranty period if improperly installed.	Lose railing or posts are safety concerns and should be addressed quickly.
Screen mesh is torn or damaged	None	Outback Deck can help you with repair. Cost will be based on time and materials.
Cracks in footing	Outback Deck will correct cracks larger than ½ inches in width during warranty term	Common shrinkage and non-structural cracks are normal and should be expected
Wood post movement	Outback Deck will correct movement that exceeds 1 inch per 8 feet of vertical height during warranty term	Some bowing, splitting, and checking is normal and should be expected
Roof leaks	Outback Deck will correct active and current leaks that occur under normal conditions during warranty term	No action is required if leak is due to snow or ice buildup, high winds, or driving rain. Substantiation of an active and current leak is the owner's responsibility
Graying / weathered wood	None	This is a normal reaction of the wood to UV rays from the sun. Proper treatment with a stain that contain UV stabilizer is part of regular homeowner maintenance. The wood is not structurally impaired by turning gray.



Tips to keep your deck or porch looking its best:

- Sweep or blow leaves and other debris off your deck regularly, weekly in the fall. If left on your deck they can cause discoloration or become wedged in between boards which prevents proper drainage.
- Regular cleaning. The schedule for this cleaning will be based on the type of decking and railing you chose.
 - Pressure Treated Decking - <http://www.prowoodlumber.com/en/Using-ProWood/Care-and-Maintenance>
 - Brazilian Hardwood - <https://www.timbertown.com/how-to-properly-finish-a-deck-hardwoods/>
 - Azek Decking and Porch Flooring - <https://azek.com/resources/warranty-and-care/care-and-cleaning>
 - Timbertech Decking - <https://timbertech.com/resources/warranty-and-care/care-and-cleaning>
 - Fiberon Decking - <https://www.fiberondecking.com/resources/maintenance-care>
- Be very selective about what furniture, rugs or mats you place on your decking. Items that hold water can cause mildew and discoloration that will not be covered under any warranty.
- Refer to the manufacturer's website for information about the best way to remove snow and ice from your deck. If you use any ice melt products be sure they are approved for use on wood, composite, or PVC decking. For composite or PVC decking be sure to check their manufacturer's recommendation.

