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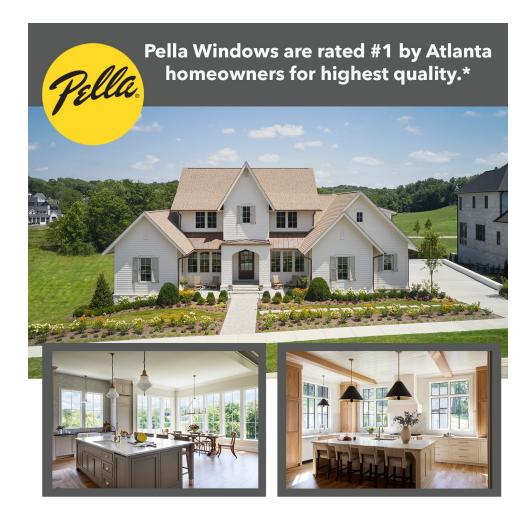


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When Should I Repair or Replace My Deck?

When the cost of repairs are close to the cost to replace it is time to pull the trigger. Even decking materials that are structurally sound are still old and will require replacement sooner than later. A single rotted post is a pain to replace, but it hardly justifies the cost of a new deck. Even replac-ing multiple posts hardly equals the cost of a new deck. The exception is if your posts are buried in the ground rather than resting on footers. Buried posts have a tendency to rot beneath the ground level, dramatically short-ening the lifespan. If you see this when repairing a deck, it is definitely worth giving serious thought to a complete rebuild using concrete footers.

While posts are fairly easy to swap out, beams are a different story. These support the joists, which support your deck boards. Having to remove a beam means having to remove a number of joists and deck boards. Out-side of some narrow circumstances, replacing a beam means replacing large sections of the deck. If you are taking care of things yourself, then carefully removing the joists for reuse may be practical. If you are using hired labor, then the cost per hour of doing this may make replacing the entire deck less expensive.



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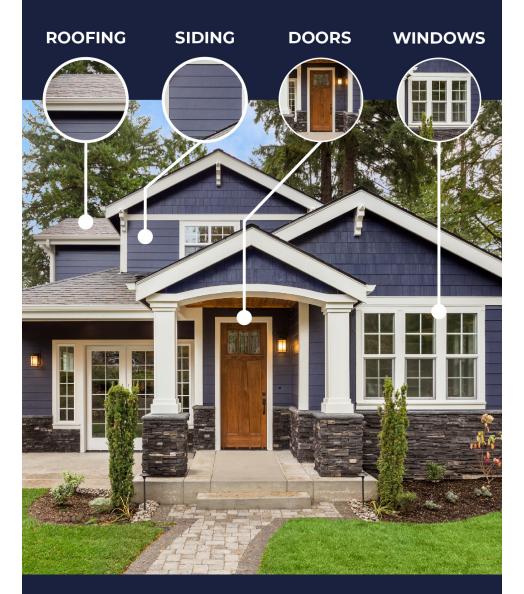












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