B&B DECKS AND POOLS VIRGINIA BEACH, VA

BEFORE YOU PUT A ROOF OVER YOUR DECK

A homeowner's site-visit checklist

Address: _____

Date: _____ Contractor: _____

- [ ] **Start with two photographs**
  Take one from the yard looking at the house and one from the back door looking toward the steps. Photograph underneath from an accessible spot. Bring any existing deck drawings.

- [ ] **Mark where you want shade**
  Set out the table and chairs. Pull a chair back, then walk from the door to the stairs. Mark the area you want to keep dry.

- [ ] **Trace each proposed roof post**
  Ask the builder to show where each post would land and what carries its weight down to the ground. List what needs opening or measuring.

- [ ] **Check the house connection**
  Mark windows, doors, eaves and the chimney on the photo. Ask how the roof would meet the wall and how water would be kept out.

- [ ] **Follow the rain to its destination**
  Ask where the gutter ends and where the downspout empties. Look at the stair landing, foundation, HVAC access and neighboring yard.

- [ ] **Get the scope in writing**
  Ask which framing stays, what new supports are included, and who handles drawings, permits and HOA paperwork. List options such as lights, a fan or screens separately before comparing proposals.

Questions to bring to the site visit:

_____

_____

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Use this sheet to plan a conversation with your builder. Roof supports and connections require a site-specific assessment.