



Deck Leisure and Common Sense (Part Two)

Decks should enhance our outdoor living, not create a maintenance nightmare. When building decks with wood, composites, or concrete, there is one way to protect them from the damaging effects of water, ice, and sun—block their exposure. Hot dry climates bake the oils right out of the wood while water and freezing temperature break the wood open, inviting rot and marring the surface of the concrete. Cover them and you protect them. When your home's floor is kept dry by your roof cover, it can last hundreds of years. Good waterproofing is the difference.

How about a below the deck covering system? You could cover your outdoor living area by installing a water repellent below the deck soffit system. Like a waterproof deck, they can increase your outdoor living area and keep you and your stuff relatively dry, but unlike waterproof deck systems, they are not easily serviced and are only temporary. When the deck rots due to its construction style, the dry soffit system will come down. Below-the-deck systems can add quite a bit of cost to the deck, but do nothing for the life of the deck and waterproofing.

Good waterproofing protects the structure and its components. With waterproofing, suc-

cessful products are important and application is paramount. If you can buy a product over the counter, so can any untrained person. Do it yourself commonly means fix it yourself. For example, in waterproofing, many manufacturers require that their products be installed according to specific application instructions. In the instructions, there are no rot-causing leak designs or surface-peeling, weld-popping, seam-splitting, or layer separation details. Therefore if such does occur, it most likely would not be manufacturer warranted and the deck owner is obligated to fix it.

Deck to wall junctions commonly neglected by standard deck construction methods can cause catastrophic damage by holding or wicking water back to the adjacent structure. When this type of failure occurs the deck can separate from the home and fall to the ground. Common cantilever drip deck construction invites water several feet inside the building, causing the need for major reconstruction of the walls, floor, and ceiling, as well as the deck. Water-repellent rim systems, tapes, and flashings have been developed to reduce these costly shortcomings but are not yet commonplace. Duradek is a time-tested and proven self-flashing system bonded from the deck to the wall behind the siding, rendering deck to wall leak-

age improbable. Also when installed, its door pan stops leaky door flashing from rotting your home.

What does a good deck system cost and how long is your warranty? These are two of the most common questions. With all products and services, the true cost is found through life cycle cost evaluation. This evaluation involves original cost of the construction of the item, shipping, support structures, installation, day-to-day care and cleaning, common repair expenses, demolition, removal, and disposal or recycling. These costs summed up and then divided over full system expectancy equals the life cycle cost. Obviously there are upfront out-of-pocket monies for original construction but the true cost of anything is the lifecycle cost. Duradek's low life cycle cost is unsurpassed.

When figuring maintenance costs, your time is not free. Paying for a worker's time, your wage or minimum wage and proper cleaning and preserving materials can cost \$1 per square foot or more per year. Deck cleaning, application, and drying times have major variables because weather plays a large roll in successful application of care and maintenance products and an inconvenience is a rainsquall away. Get the job right and you won't have to repeat the process for up to two



years. If you do it yourself you will save cash but it will certainly take more time and may have to repeat it sooner. Why give up a well-earned vacation or weekend on a project that you have little experience with or hate?

When it comes to warranties, one or two components may be warranted for longer than the foreseeable life of the total system. If the deck surface product relies on the frame for structure but can't protect the frame, then the warranty is weak link limited. The surface product may last 10, 15, even 20 years, but if everything holding it up falls apart, then what

have you gained? A trip to the landfill. For years, Duradek's waterproof deck systems have protected plywood decks, wood porches, and floors from the sun's harmful rays, rain, and ice while extending the structure's life indefinitely and lowering your deck maintenance cost. Duradek provides a 10-year waterproof warranty, covering labor and materials, and adds a five-year aesthetics rider when install by a trained and authorized company.

Be good to our environment, be good to your pocketbook, and make a true life cycle cost comparison. Utilize historical perfor-

mance, not just testing, and build the deck only once to save our forests and landfills. Duradek stands alone as a code-approved traffic and roofing rated system offering 17 patterned colors for appearance and texture for traction. Duradek is not just a product, but a system. They also make their own handrails, Durarail. Don't let anyone drill through your waterproofing and void your warranty. Consider the single source warrantable choice—Duradek/Durarail. You can visit them online at www.duradeknorthwest.com or call them at 800-442-9215. □

OUR READERS HAVE THE HIGHEST INCOMES IN AMERICA

Affluent Living Publications reaches over 3,600,000 homeowners and our website, keyaccess.com, attracts more than 400,000 hits every month. Each issue offers informative articles and unlimited advertising opportunities. Affluent Living Publications strives to introduce products and services that are an indispensable part of the daily lives of homeowners in the 35 markets we serve.

Affluent Living Publications can help you tap into the strength of the homeowners we reach throughout the country. By choosing to advertise in Affluent Living Publications you can provide fuel for your business and target your ad dollars for better value and dramatic results.

See how to put us to work for your business.



CALL TODAY
888 612 7400 . WWW.KEYACCESS.COM