

Date Inspected:	Frequency: Semi-Annual	Inspected by:
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TS-0071

Bulkhead

These instructions are to be used as a guide to help you maintain your facility in a safe and efficient manner. They do not replace the requirements of the manufacturer. You should ALWAYS review your owner's manual for additional preventive maintenance requirements.

This inspection is designed to extend the life of your bulkhead. It is provided to help you identify problems that lead to failed bulkheads. Under water inspections are recommended but are often best suited for professionals. Under water inspections follow much of the same guidelines as listed here but are conducted from under the water.

1. Corrosion/Rust - Check for corrosion or rust (depending on your material). Bulkheads are usually constructed from lumber or cement and often have a metal protective face.
2. Cracks - Inspect the length of the bulkhead for cracks or areas of separation that would allow water to penetrate. Hairline cracks from aged concrete may not pose a threat. If you think it is very minor, take a picture of the crack and then monitor it over time. If it expands, call a professional to conduct an engineer's inspection.
3. Loss of fill - If you are losing fill from behind your wall, this indicates that there could be a serious problem with the bulkhead. When bulkheads fail under the water line and out of immediate sight, water often erodes the fill dirt from under the bulkhead and repairs are needed right away. The sooner this problem is corrected, the less expensive the repairs become.
4. Low spots or depressions in the yard/deck - This is an extension from the inspection above. Bulkhead erosion does not always occur directly behind the wall. Failures can cause erosion that results in low spots or even sink holes in your yard. Call a professional for further inspection.
5. Undermining - This inspection is conducted from under the water at the base of the bulkhead. Properly installed bulkheads are built to extend from the water's surface to below the water's floor. Erosion below the sea floor is often detected by a professional depending on the depth and clarity of the water.
6. Leaning or sagging bulkheads - Most bulkheads are installed perpendicular to the water. Inspect the length of the bulkhead to detect leaning or sagging areas. These areas should be corrected before they become a failed area creating more costly repairs.

There is very little preventive maintenance a home owner can do to a bulkhead. This inspection checklist is designed to identify potential problems so professionals can be called to inspect and repair conditions as soon as they appear and prior to total failure.

The Maintenance Guru says take your time and do a thorough inspection. Ask if you have questions!