

Balcony Inspection Checklist

Before the inspector arrives please make sure to clean up your balcony. Remove any carpet and planter. You need to inform your tenant to be ready and prepare themselves. *DrBalcony would notify you for free through the platform to coordinate with them.*

Preliminary Information

- Type of building
- Approximate age of building
- Number of levels
- Number of units with elevated elements
- Direction building faces

Exterior Elevated Elements (EEEs)

- Number of walkways
- Number of elevated decks (more than 6 feet above ground)
- Number of stairways
- Number of stairway landings
- Number of balconies

Structural Defects they may found:

Structural Integrity and Condition

- Structural weaknesses such as visible cracks
- Missing screws or other necessary hardware
- Connections that are either loose or improperly secured
- Excessive wobbling, sagging, or instability
- Corrosion-affected metal components, such as fasteners
- Decaying or damaged wood elements, including dry rot
- Presence of wood dust

- Assessment of the condition of framing, ledger board, support posts, beams, and joists

Decking and Walking Surfaces

- Examining the presence of cracking or loose tiles on the deck surface
- Assessing the walkways and entry points
- Checking the signs of damage on treads and risers on stairways
- Identifying tripping hazards or uneven surfaces in the area
- Evaluating the floor structure and ensuring its stability

Flashing and Waterproofing Systems

- Evaluation of waterproofing materials
- Verification of correct placement of flashing and caulking
- Assessment of the effectiveness and condition of drainage systems
- Inspection of the deck's waterproof coating
- Identification of gaps and cracks between the wall and balcony deck
- Signs of rust and corrosion
- Recognition of deteriorating wood elements
- Detection of any other signs indicating leakage

Guardrails, handrails, and other elements

- Ensure balusters (the vertical parts of a guardrail) are closely spaced, preventing a 4-inch sphere from passing through.
- Triangle-shaped spaces between stairs and railings must block a 6-inch sphere from passing through.
- Guardrails and handrails should be free from any looseness, unfastening, or wobbling.
- According to the International Residential Code (IRC), guardrails for residential homes should be at least 36 inches tall.
- For commercial properties, the International Building Code (IBC) requires guardrails to be at least 42 inches tall.

- Confirm that all railings remain stable and do not yield under significant weight or pressure.
- Safety glass panels should be undamaged and free of cracks.
- Examine the condition of outdoor electrical components, such as power outlets and lighting fixtures.

