

# Balcony Inspector Checklist

## Verify Qualifications

- Licensing: Ensure the inspector holds the necessary licenses specific to California regulations for balcony inspections.
- Certifications: Check for any relevant certifications in structural engineering, architecture, or building inspections.

## Experience and Expertise

We recommend that you hire a company that exclusively does balcony inspections. Obviously each company is different and each business owner wants to generate revenue for their company but as an apartment owner you want your house to be inspected by an expert not a person who does everything.

- Track Record: Ask about the inspector's experience, particularly with balcony and deck inspections.
- Specialization: Verify if they specialize in residential, commercial, or multifamily structures, depending on your needs.

## Knowledge of Regulations

- Familiarity with Laws: Confirm that the inspector is knowledgeable about California laws, specifically SB 326 and SB 721.
- Code Compliance: Ensure they understand local building codes and regulations related to balconies.

## Inspection Process

- Assessment Procedures: Inquire about the methods and tools the inspector will use during the inspection.
- Thoroughness: Ask for a detailed explanation of what areas will be inspected (e.g., structural integrity, moisture issues, railings).

## Report and Recommendations

- Inspection Report: Request a sample of a previous inspection report to evaluate clarity and comprehensiveness.
- Recommendations for Repairs: Ensure the inspector provides clear recommendations for any necessary repairs or maintenance.

## Cost and Fees

- Transparent Pricing: Ask for a detailed breakdown of costs, including any additional fees for follow-up inspections or reports.
- Estimate: Obtain a written estimate before the inspection to avoid surprises.

## Availability and Timeliness

- Scheduling: Confirm the inspector's availability to complete the inspection within your desired timeframe.
- Response Time: Inquire about how quickly you can expect to receive the inspection report after completion.

## References and Reviews

- Client Testimonials: Request references from previous clients to assess the inspector's reputation and reliability.
- Online Reviews: Check online platforms (e.g., Google, Yelp) for additional feedback and reviews about the inspector.

## Insurance Coverage

- Liability Insurance: Verify that the inspector carries liability insurance to protect against potential damages or oversights during the inspection.

## Follow-up Services

- Post-Inspection Support: Ask if the inspector offers follow-up services or consultations regarding the inspection findings and recommended repairs.