

Balcony Condition Inspection

A balcony condition record covering safe access, visible surfaces, balustrades, drainage, distress indicators, evidence and referral for specialist review.

1. Record details and scope

Project

Filled in from the project in SiteSurvey.

Site or premises address

Client or organisation

Record date *

Person completing the record *

This is a visible-condition inspection, not a structural capacity assessment, intrusive survey, EWS1 form or confirmation of fire compliance.

Building Safety Regulator guidance identifies balcony structure as an issue to consider in building safety evidence. Its balcony fire research is research rather than government policy. Visual observations should be referred for competent structural or fire review where needed.

2. Balcony identification

Building, elevation, floor and balcony ID *

Construction and available drawings

Safe access and areas not inspected *

Previous defects and repair references

3. Visible condition

Decking and visible surfaces checked for damage * (choose one)

☐ Acceptable ☐ Action needed ☐ Not checked ☐ Not applicable

Action, limitation or reason not applicable * (if applicable)

Balustrades and visible fixings checked without unsafe loading * (choose one)

☐ Acceptable ☐ Action needed ☐ Not checked ☐ Not applicable

Action, limitation or reason not applicable * (if applicable)

Visible supports checked for corrosion, cracking or distortion * (choose one)

☐ Acceptable ☐ Action needed ☐ Not checked ☐ Not applicable

Action, limitation or reason not applicable * (if applicable)

Drainage outlets and water accumulation observed * (choose one)

☐ Acceptable ☐ Action needed ☐ Not checked ☐ Not applicable

Action, limitation or reason not applicable * (if applicable)

Stored materials and apparent fire concerns recorded * (choose one)

☐ Acceptable ☐ Action needed ☐ Not checked ☐ Not applicable

Action, limitation or reason not applicable * (if applicable)

4. Findings and referral

Locate the observation, describe what is visible and identify the referral needed. Avoid diagnosing structural capacity from appearance alone.

Finding (copy this block for each one)

Precise location *

Observation and extent *

Finding photos (photos: attach, or note the file names)

Restriction and specialist referral *

Walk Cam: this balcony

Walk Cam video walk-through: available in the SiteSurvey app only.

5. Handover

Use decision * (choose one)

☐ Available within recorded limits ☐ Restricted use ☐ Out of service

Restrictions, isolation and person informed * (if applicable)

Repair or follow-up job reference

Condition and defect evidence (photos: attach, or note the file names)

6. Actions and review

Are further actions required? * (choose one)

☐ Yes ☐ No

Further action (copy this block for each one; if applicable)

Action and evidence reference *

Person responsible *

Target date

Action status * (choose one)

☐ Open ☐ In progress ☐ Completed

Completion evidence * (if applicable)

Outstanding limitations and information to pass on

Record status * (choose one)

☐ Ready for review ☐ Further work needed ☐ Work or use stopped

Reviewed by

Review date

Author signature *

Signing records the information entered. It does not itself certify legal compliance, remove a limitation or authorise unsafe work.