SPECIAL PURPOSE REPORT

REPORT:

DATE OF INSPECTION:
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CLIENT NAME & PROPERTY ADDRESS:

INSPECTOR:

This is a Special Purpose Report as requested by the client.

Only the deck/balcony was inspected on the day. No other areas of the property were inspected.

Balconies, timber decks and handrails are not inspected for load capacity under the limited scope of this inspection (AS4349). It is recommended that this structure be checked by a structural engineer to determine its load capacity (i.e. number of people that can be safely placed on the balcony / deck or against the handrail). Balconies, decks and handrails, particularly timber structures, should also be inspected on a regular basis for signs of timber decay.

The timber bearers are bolted to the steel posts with angle brackets welded to the post that also support the bearer. See photo.

The steel posts are surrounded by grass & soil at the base (see photo) & rust is starting to form on the post. Recommend clearing away the soil & treating the post with a rust inhibitor. This will extend the life of the post.

Where the balcony joists join to the house, recommend installing bolts / coach screws where the timber joists lap. This will tie the balcony to the dwelling. See photo.

Stair stringers are bolted to the balcony joists. See photo.

Recommend monitoring the timbers regularly for any deterioration or damage.

Consideration should be given to upgrading handrails to comply with current building code standard (as a safety issue). Recommend seeking further advice from a licensed and practicing carpenter.

Yours sincerely

ONSITE PHOTOGRAPHS

Photo 1
Grass needs to be cleared from the base of the posts & treated with a rust inhibitor.

Photo 2
Timber bearers are bolted to the post & a metal bracket welded below.

Photo 3
Where the balcony joists join the timber joists of the house, recommend installing coach screws or bolts to tie the balcony to the dwelling.

Photo 4
Stair stringers are bolted to the balcony joists.