

BUILDING INSPECTION REPORTS

THREE ELEMENTS OF CONSTRUCTION

1

PRIMARY



e.g. stumps, floor, load-bearing walls, decks and roof framing



COMMON DEFECT TYPES:

1. Major defects usually in the form of serious safety hazards; structural damage, conditions conducive to structural damage.
2. Minor defects (not commonly encountered)

2

SECONDARY



e.g. non-load-bearing walls, wall linings, windows and doors



COMMON DEFECT TYPES

- 1) Major defects
- 2) Minor defects

3

FINISHING



e.g. fixtures, fittings, finishes such as wall tiles and paintworks



COMMON DEFECT TYPES:

- 1) Major defects
- 2) Minor defects (commonly encountered)

Regardless of the construction element if the defect discovered poses a risk to safety it should be noted in Safety Hazards.

Major Defects

Major defects: are defects of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. Major defects need to be reported on using a defect statement. As a guide, when making a defect statement the inspector should always consider:

- **what is it;**
- **where is it;**
- **what is wrong with it;**
- **a recommendation for further investigation or advice, where applicable; and**
- **how quickly should any recommendation be implemented.**

Minor defects: Clause 4.2.4.2 of AS 4349.1-2007, indicates that the report shall describe the overall extent of minor defects. Most properties have minor defects, especially if preventive or routine maintenance has not been carried out. Minor defects are normally rectified as part of normal on-going property maintenance.

TIP # 1

www.wallacerisksolutions.com.au

Phone **1300 797 830**