



BUILDING INSPECTION

Complies with Australian Standard AS 4349.1-2007
Inspection of Buildings Part 1: Pre-Purchase
Inspections of Residential Buildings - Appendix C

Jun 18, 2026

Report Prepared for: Matthew Blackburn

PROPERTY ADDRESS

80 Commodore Crescent
Port Macquarie, NSW
2444, Australia

Inspection Date: 18 Jun 2026
T: 0423 559 129

| Inspected by: Ben Harrigan
E: ben@insightinspections.com.au

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03 Description of Building

Type of Building:

✓ Residential House

Style of Building:

✓ Conventional single storey

Number of Stories:

✓ Single Storey

Age of Building:

✓ 20-30 years old

Roof Covering:

✓ Terracotta Roof Tiles

Roof Frame:

✓ Pine Roof Trusses

External Walls:

✓ Brick Veneer Walls

Floor Construction:

✓ Concrete Slab on Ground

Internal Walls:

✓ Timber Framed Walls

Building Tenancy:

✓ Occupied

Building Furnished:

✓ Yes

Building Frontage Faces:

✓ South

Hot Water Unit:

✓ Electric external HWU

Solar:

✓ No Solar

Airconditioning:

✓ Reverse Cycle Ducted AC System

Mains (Submains) Power Board:

✓ Yes

Smoke Alarms:

✓ Hard wired smoke alarms

04 General

Weather Conditions at the time of the inspection:

✓ Dry

Recent weather conditions:

✓ Wet

Date and time of inspection:

✓ 18 Jun 2026



05 Summary of Inspection

Results of Building Inspection - Summary

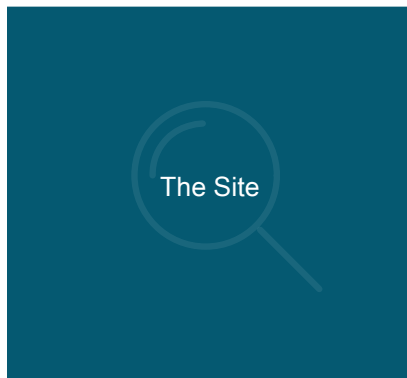
	Found	Not Found
Safety Hazard		✓
Major Defect		✓
Minor Defect	✓	

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Average.

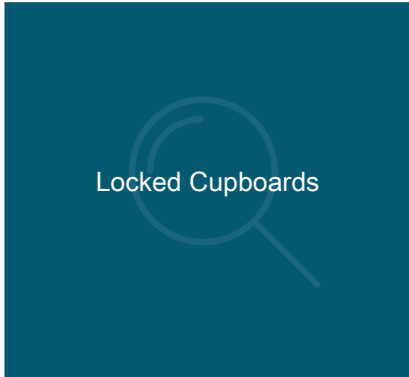
06 Areas Inspected

The areas inspected were

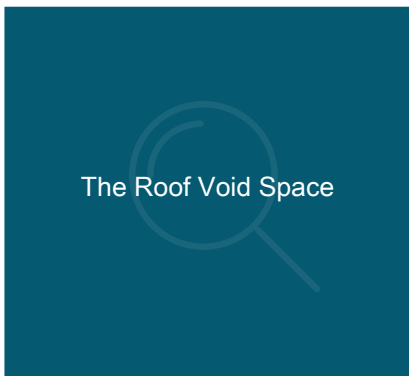


07 Areas Not Inspected

The areas NOT accessible for any inspection were



The areas in which visual inspection was obstructed



08 Inspection

Kitchen

Access Limitations

✗ Furniture

Photographs



Photo Ref #2: The kitchen is in good condition

Meals Area

Access Limitations

✗ Furniture

Photographs

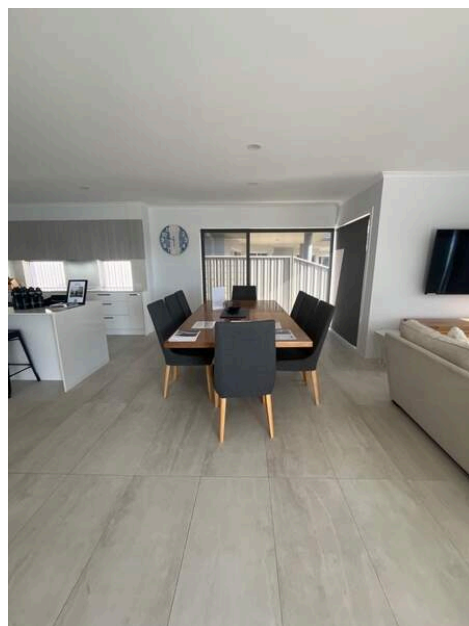
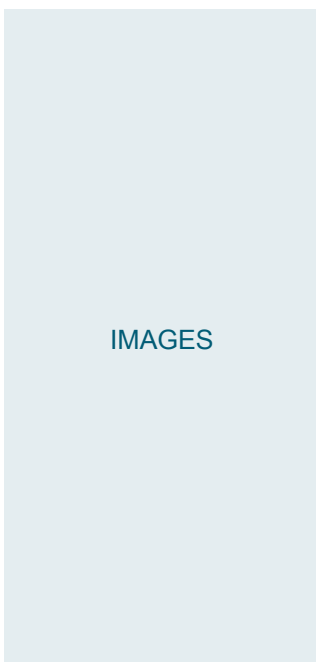


Photo Ref #3: The meals area is in

good condition

Lounge Room

Access Limitations

✗ Furniture

Photographs

IMAGES



Photo Ref #4: The lounge room is in good condition

Family Room

Access Limitations

✗ Furniture

Photographs

IMAGES



Photo Ref #5: The family room is in good condition

Front Entrance Area

Access Limitations

✓ No limitations

Photographs

IMAGES

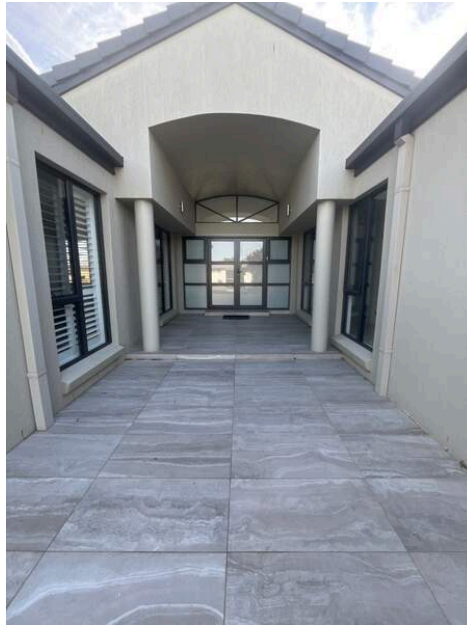


Photo Ref #6

Floor

✗ Other

EXPLANATIONS

Comments : Cracked tile
Defect Significance: minor
Defect Type: Damaged

IMAGES



Photo Ref #7: There is a cracked tile on the front entrance floor

Passageway to Bedrooms

Access Limitations

✓ No limitations

Photographs

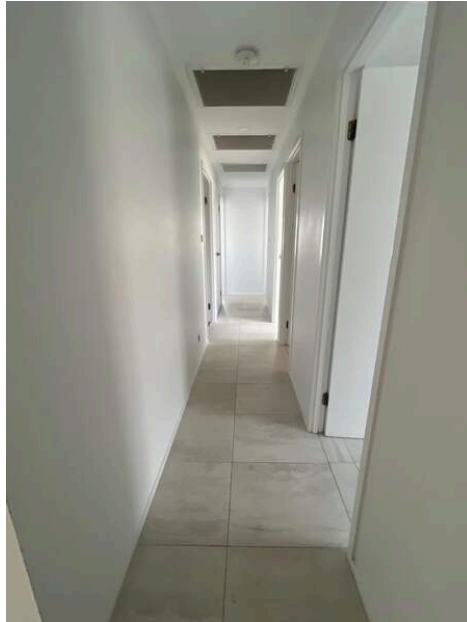
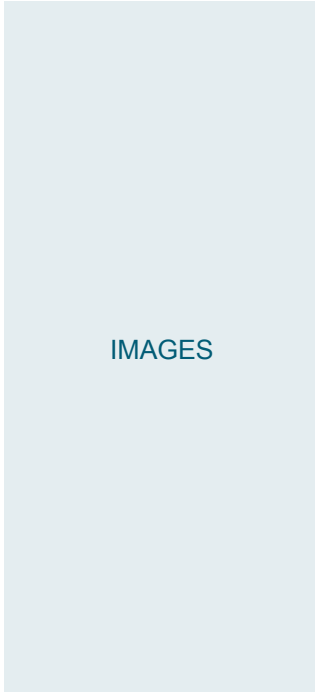


Photo Ref #8: The passageway is in good condition

Bedroom 1

Access Limitations

✗ Furniture

Photographs



Photo Ref #9: Bedroom one is in good condition

Ensuite

Access Limitations

✗ Furniture, No access to the back of the shower wall due to locked cupboard

Photographs

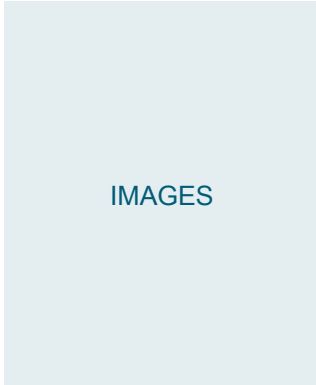


Photo Ref #10

Shower floor

✗ Insufficient fall to floor waste



Comments :	Ponding water on shower floor Cracked shower floor tile
Defect Significance:	Minor
Defect Type:	D (Material Deterioration: rusting, rotting, corrosion, decay)

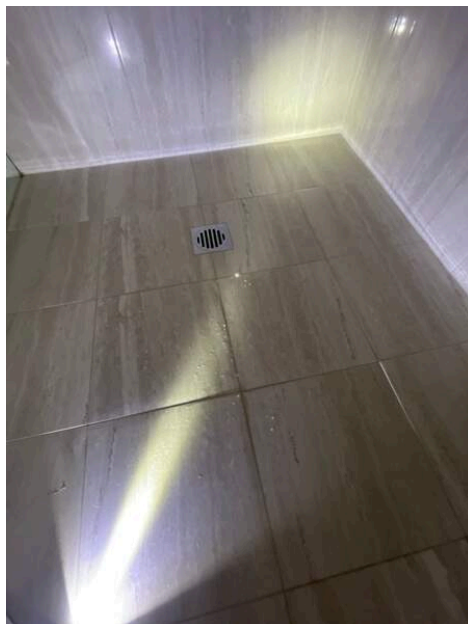
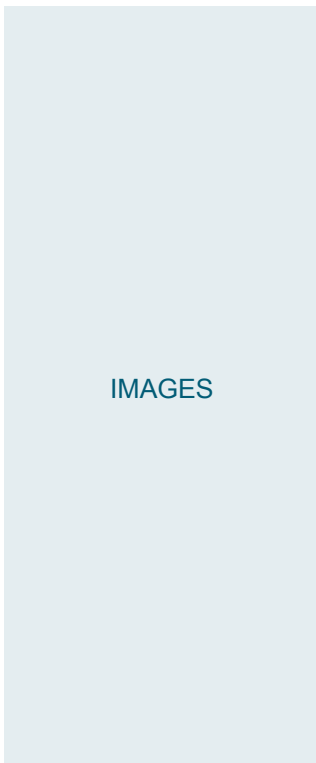


Photo Ref #11: There is minimal fall to the shower floor waste subsequently allowing ponding water



Photo Ref #12: There is a cracked tile on the shower floor. This should be repaired/renewed to prevent possible moisture ingress into the substrate.

Taps

✗ Water hammer evident when operated

EXPLANATIONS

Comments : Moderate water hammer to shower tap
Extensive water hammer to bath tap

Defect Significance: Minor

Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #13: There is moderate water hammering to the ensuite taps. This will require a licensed plumber to inspect and assess.



Photo Ref #14

Bedroom 2

Access Limitations

✗ Furniture

Photographs

IMAGES

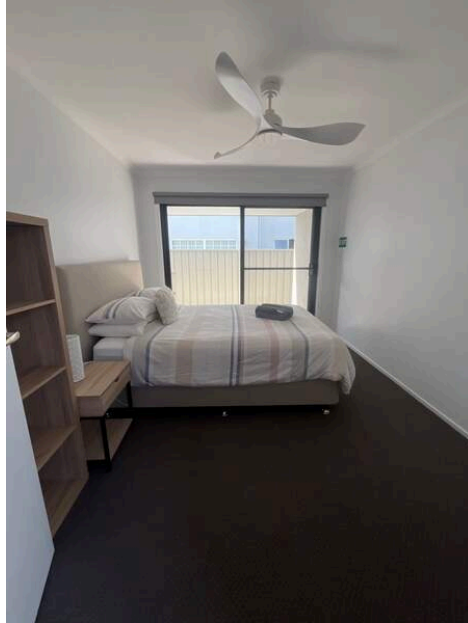


Photo Ref #15: Bedroom two is in good condition

Bedroom 3

Access Limitations

✗ Furniture

Photographs

IMAGES

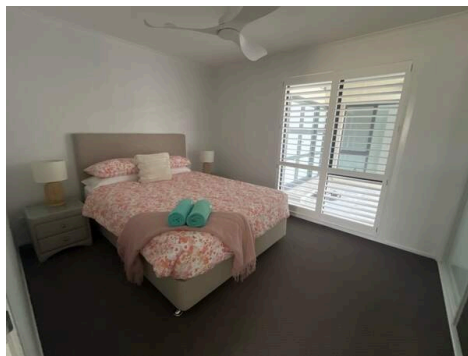


Photo Ref #16: Bedroom three is in good condition

Bedroom 4

Access Limitations

✗ Furniture

Photographs

IMAGES



Photo Ref #17

Walls

✗ Other

EXPLANATIONS

Comments : Moderate to high moisture reading recorded at the base of the front wall on the day of inspection. Noted the garden bed is breaching in this region.

Defect Significance: Minor

Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #18: There are higher than average moisture readings to the bedroom four front wall. This will require further investigation to ascertain the origin of the readings.



Photo Ref #19: The external garden bed level is higher than the bedroom four internal floor level suggesting possible lateral dampness

Bedroom 5

Access Limitations

✗ Furniture

Photographs

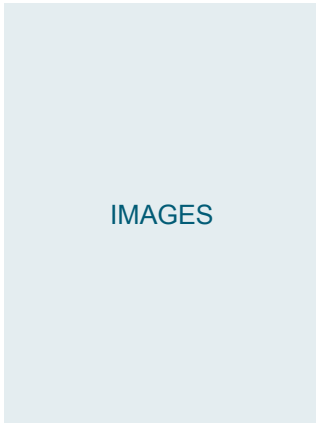


Photo Ref #20: Bedroom five is in good condition

Main Bathroom

Access Limitations

✗ Furniture

Photographs

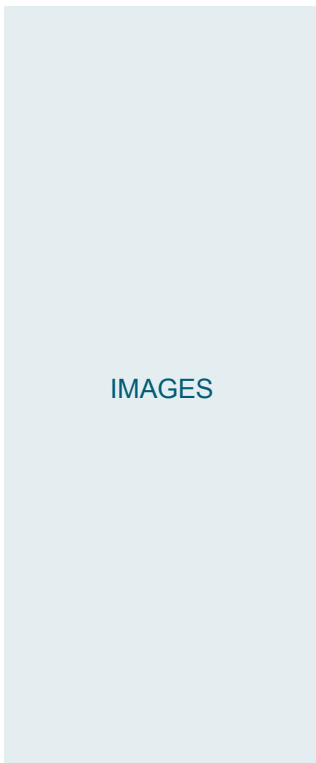


Photo Ref #21: The main bathroom is in good condition



Photo Ref #22: Moisture levels taken on the day of inspection to the wall common to the shower were normal to this region

Toilet

Access Limitations

✓ No limitations

Photographs

IMAGES



Photo Ref #23: The toilet is in good condition

Laundry

Access Limitations

✗ Furniture

Photographs

IMAGES



Photo Ref #24

Taps

✗ Water hammer evident when operated

EXPLANATIONS

Comments : Moderate water hammer
Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #25: There is moderate water hammering to the laundry tap. This will require a licensed plumber to inspect and assess

Services

Access Limitations

✓ No limitations

Plumbing and Gasfitting

✓ No defects evident

EXPLANATIONS

Comments : No defects evident

IMAGES



Photo Ref #26: The hot water system is an electric hot water unit. There were no visible defects to the hot water system on the day of inspection

Roof Void Space

Access Limitations

✗ Insulation, Access to the roof void was heavily restricted in areas due to the Ducted air conditioning

Photographs

IMAGES

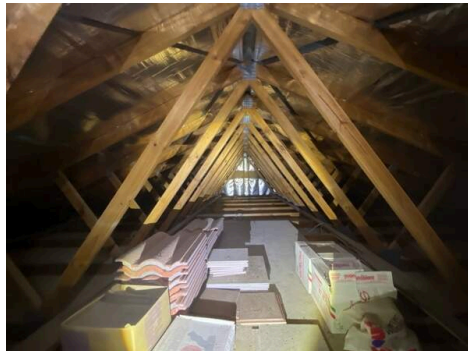


Photo Ref #27: The roof is trussed construction with sarking beneath the tiles and insulation to the ceiling sheeting.



Photo Ref #28

IMAGES



Photo Ref #29

Roof structure

✗ Other

EXPLANATIONS

Comments : Trusses loaded with clutter
Defect Significance: Minor
Defect Type: Deterioration

IMAGES



Photo Ref #30: The roof trusses have been incorrectly loaded for storage. Trusses should not be loaded on the webbing and bottom cords.

Reflective foil

✗ Other

EXPLANATIONS

Comments : Deterioration to areas of the roof sarking
Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #31: The sarking is torn in several areas. The affected areas should be repaired to prevent possible moisture ingress.



Photo Ref #32

IMAGES



Photo Ref #33

Garage

Access Limitations

✗ Clutter

Photographs

IMAGES



Photo Ref #34

Ceiling

✘ Other

EXPLANATIONS

Comments : Cracking and sagging to ceiling lining at sets
Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES

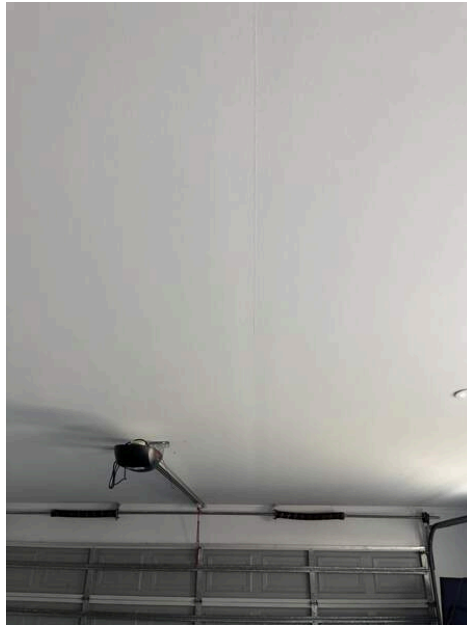


Photo Ref #35: There is moderate cracking and ceiling separation in the garage ceiling. This should be monitored for further deterioration and repaired as necessary

Deck &/or Pergola

Access Limitations

✔ No limitations

Photographs

IMAGES



Photo Ref #36: The patio is in fair

condition for age

Exterior

Access Limitations

✓ No limitations

Exterior cladding/finish

✗ Other

EXPLANATIONS

Comments : Cracking through sill at back of lounge room
Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #37: There is moderate cracking on the lounge room rear windowsill. This should be repaired to prevent moisture ingress into the surrounding areas



Photo Ref #38

Site

Access Limitations

✓ No limitations

Fences

✗ Other

EXPLANATIONS

Comments : Cracking to eastern block fence at the rear of the property
Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #39: There is moderate cracking to the rear rendered block fence. This should be monitored for further deterioration and repaired as necessary



Photo Ref #40

Driveway

✗ Other

EXPLANATIONS

Comments : Cracking to driveway
Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #41: There is moderate cracking to the concrete driveway. This should be monitored for further cracking

Paths

✗ Other

EXPLANATIONS

Comments : Cracking to concrete on the eastern side of the home
Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #42: There is moderate cracking to the eastern concrete path.

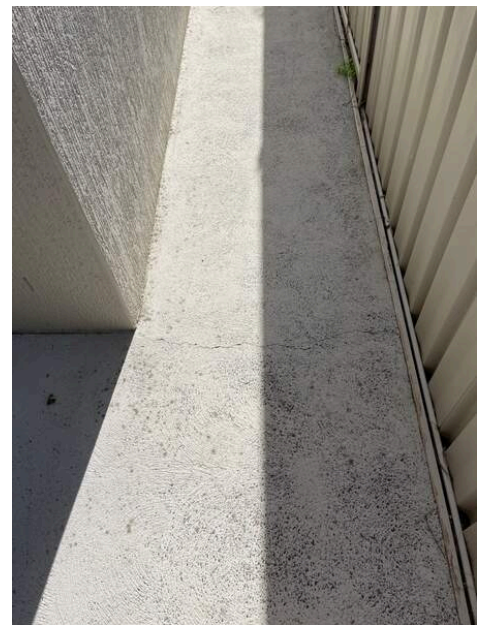


Photo Ref #43

Roof Exterior

Access Limitations

✓ No limitations

Photographs

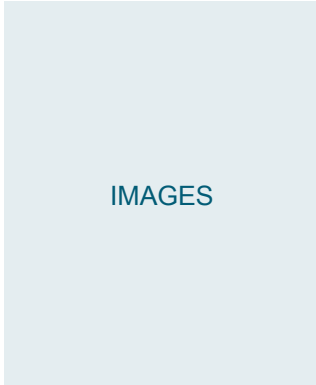


Photo Ref #44



Photo Ref #45

Roof Covering

✗ Other



Comments :

There are two cracked tiles at the rear valley
There are a few cracked tiles that have been sealed
and several tiles with cracked corners

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)



Photo Ref #46: There are two cracked tiles adjacent to the rear valley. These should be renewed to prevent possible moisture ingress.



Photo Ref #47: There are several repaired cracked tiles to the roof exterior. This should be monitored as silicon will deteriorate

IMAGES



Photo Ref #48



Photo Ref #49

IMAGES

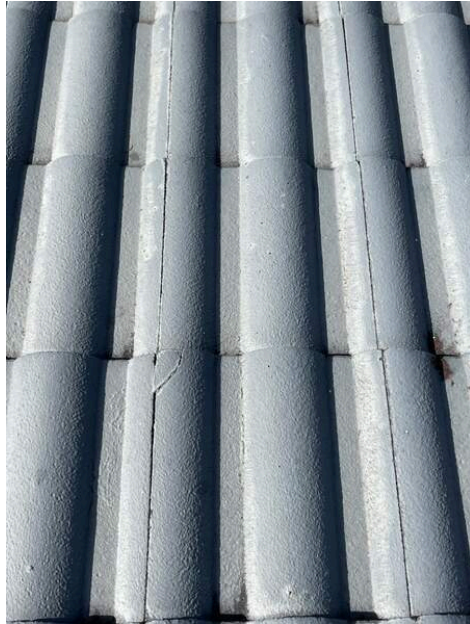


Photo Ref #50: There are several tiles with cracked corners. This should be monitored for possible moisture ingress and renewed as necessary.



Photo Ref #51

IMAGES



Photo Ref #52: There is moderate corrosion to the skylight structure

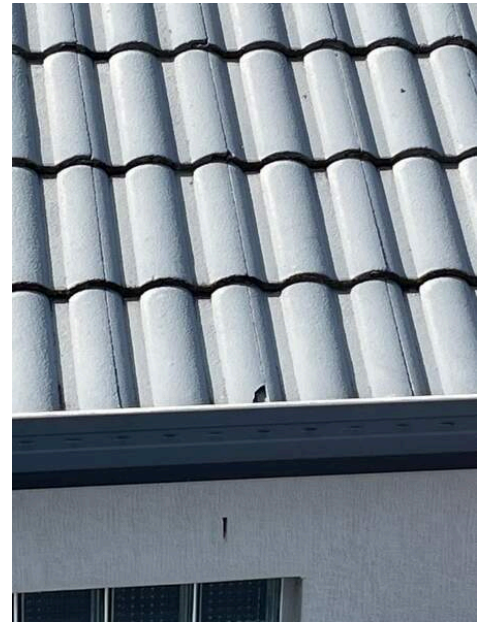


Photo Ref #53

Valleys

✗ Other

EXPLANATIONS

Comments : Valley tiles out of alignment
Defect Significance: Minor
Defect Type: D (Material Deterioration: rusting, rotting, corrosion, decay)

IMAGES



Photo Ref #54: There are several valley tiles that have moved out of alignment. This should be re-aligned to prevent possible blockage and/or

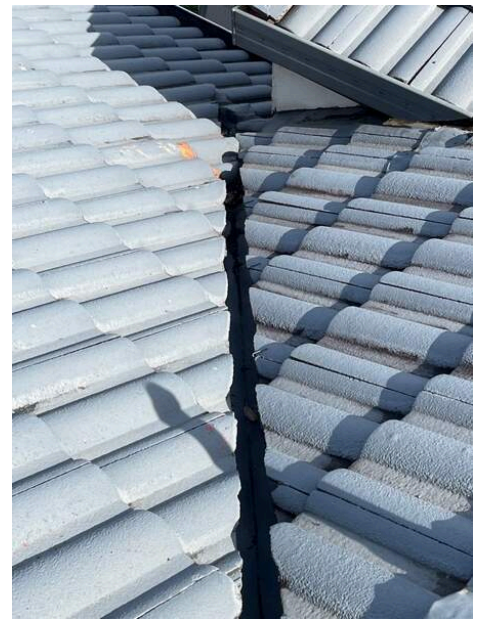


Photo Ref #55

moisture ingress.

IMAGES

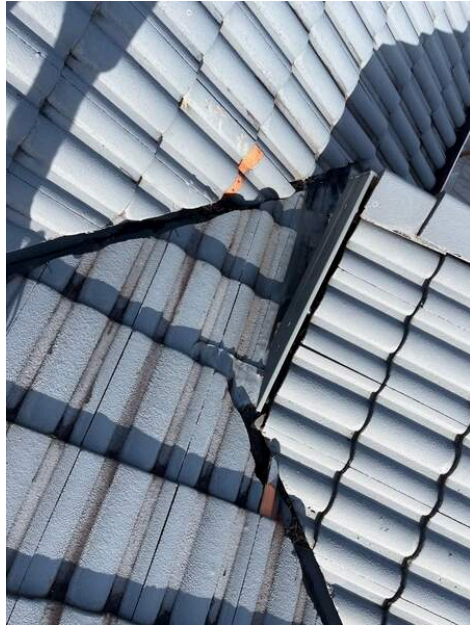


Photo Ref #56

09 General Photographs



Photograph 1



Photograph 2



Photograph 3

10 Defects and Safety Issues

Safety Hazards in this Building:

No Safety Hazards Identified

Major Defects in this Building:

No Major Defects Identified

Minor and Other Defects in this Building:

Floor

✗ Other

Explanation

Comments:

Cracked tile

Defect Significance:

minor

Defect Type:

Damaged

Shower floor

✗ Insufficient fall to floor waste

Explanation

Comments:

Ponding water on shower floor Cracked shower floor tile

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Taps

✗ Water hammer evident when operated

Explanation

Comments:

Moderate water hammer to shower tap Extensive water hammer to bath tap

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Walls

✗ Other

Explanation

Comments:

Moderate to high moisture reading recorded at the base of the front wall on the day of inspection. Noted the garden bed is breaching in this region.

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Taps

✗ Water hammer evident when operated

Explanation

Comments:

Moderate water hammer

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Roof structure

✗ Other

Explanation

Comments:

Trusses loaded with clutter

Defect Significance:

Minor

Defect Type:

Deterioration

Reflective foil

✗ Other

Explanation

Comments:

Deterioration to areas of the roof sarking

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Ceiling

✗ Other

Explanation

Comments:

Cracking and sagging to ceiling lining at sets

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Exterior cladding/finish

✗ Other

Explanation

Comments:

Cracking through sill at back of lounge room

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Fences

✗ Other

Explanation

Comments:

Cracking to eastern block fence at the rear of the property

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Driveway

✗ Other

Explanation

Comments:

Cracking to driveway

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Paths

✗ Other

Explanation

Comments:

Cracking to concrete on the eastern side of the home

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Roof Covering

✗ Other

Explanation

Comments:

There are two cracked tiles at the rear valley There are a few cracked tiles that have been sealed and several tiles with cracked corners

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

Valleys

✗ Other

Explanation

Comments:

Valley tiles out of alignment

Defect Significance:

Minor

Defect Type:

D (Material Deterioration: rusting, rotting, corrosion, decay)

11 Other Inspections and Reports Required

Further Inspections Recommended



12 Conclusion & Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with Appendix C AS4349.1-2007.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects in this Residential Building as compared with similar Buildings is considered:

None

The incidence of Minor Defects in this Residential Building as compared with similar Buildings is considered:

Typical

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

Average

Overall Condition Comments:

Please Note: This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in this Report and anything in this summary, the information in the report shall override that in this summary.

13 Contact

We take this opportunity to thank you for your instructions.

If you have any queries, please do not hesitate to contact our inspector.

Yours faithfully,



Ben Harrigan
Insight Inspections
E: ben@insightinspections.com.au
T: 0423 559 129

14 Terms & Conditions

Part 1: Purpose and Scope of Inspection

This report complies with Australian Standard AS4349.1 - 2007 Inspection of Buildings, Part 1: Pre Purchase Inspections - Residential Buildings.

Inspection Agreement - Individual title property

Requirement for Inspection agreement AS 4349.1 - 2007 requires that an inspection agreement be entered into between the inspector & the client prior to the conduct of the inspection. This agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out. Where specific State or Territory requirements apply in addition to the scope of work in this agreement, or where the inspector and client agree to additional matters being covered, that additional scope is listed at the end of this agreement. It is assumed that the existing use of the building will continue.

Purpose of Inspection

The purpose of the inspection is to provide advice to a prospective purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The advice is limited to the reporting of the condition of the Building Elements in accord with Appendix B or C AS4349.1-2007 (Appendix B for Strata or Company Title and Appendix C for other residential buildings).

Important Information and Disclaimer

Any person who relies upon the contents of this report does so acknowledging that the following clauses both below **and** at the end of this report. These define the Scope and Limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. It will help explain what is involved in a Residential Pre-Purchase Building Inspection Report, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects, latent or otherwise. This information forms an integral part of the report. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The extent and thoroughness of this inspection has been limited by our reading of what was reasonable by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Identification of hazardous materials or situations that may be in the building or on or near the property is outside the scope of this inspection. This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law, and is not a warranty against problems developing with the building in the future. This report does not include the identification of unauthorised building work or of work not compliant with building regulations. With respect to minor defects, the inspection is limited to reporting on their overall extent. It is not intended to detail each and every individual minor defect or imperfection. This service is provided on an independent professional basis. It seeks to present a factual, unbiased and balanced assessment. We have no financial interest in any work that may be recommended or in any share of commission if the property is sold.

Scope of Inspection

The inspection comprised a visual assessment of the property to identify major defects and safety hazards, and

to form an opinion regarding the general condition of the property at the time of inspection. An estimate of the cost of rectification of defects is outside the scope of the Standard and therefore does not form part of this report.

AS 4349.1 - 2007 requires that the basis for comparison is a building of similar age and similar type to the subject building and which is in reasonable condition, having been adequately maintained over the life of the building. This means that building being inspected may not comply with Australian Standards, building regulations or specific state or territory requirements applicable at the time of the inspection.

What is reported on:

- The inspection includes subjective appraisal by an inspector competent to assess the condition of residential buildings. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions
- The inspection comprises a visual assessment of the property to identify major defects and to form an opinion regarding the general condition of the property at the time of inspection.
- The following areas shall be inspected where applicable:
 - The interior of the building: ceilings; walls; floors; windows; doors & frames; kitchen; bathroom; WC; ensuite; laundry; stairs & damp problems
 - The exterior of the building: walls (including lintels, claddings, doors & windows); timber or steel frames & structures; chimneys; stairs; balconies, verandas, patios, decks, suspended concrete floors, balustrades
 - The roof exterior: roof (including tiles, shingles & slates, roof sheeting, gables, flashings); skylights, vents, flues; valleys; guttering; downpipes; eaves, fascias and barges
 - The roof space: roof covering; roof framing; sarking; party walls; insulation
 - The sub-floor space: timber floor (including supports, floor, ventilation, drainage, damp); suspended concrete floors
 - The property within 30m of the house and within the boundaries of the site: car accommodation, detached laundry, ablution facilities and garden sheds; retaining walls (where supporting other structures and landscaping retaining walls > 700mm high); paths & driveways; steps ; fencing (excluding swimming pool fences) ; surface water (drainage effectiveness)

What is not reported on:

- general exclusions detailed in the standard AS 4349.1 - 2007
- Parts of a building that are under construction
- The inspection is not intended to include rigorous assessment of all building elements in a property
- Defects that would only be apparent under particular weather conditions or when using particular fittings & fixtures
- Defects not apparent due to occupancy or occupancy behavior eg non use of a leaking shower
- The inspection report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and is not a warranty against problems developing with the building in the future
- Unauthorized building work or of work not compliant with building regulations
- Title and ownership matters, matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters
- Estimation of the cost of rectification of specific defects.
- Specifics excluded by the standard AS 4349.1 - 2007 Footings below ground, concealed damp-proof course, electrical installations, operation of smoke detectors, light switches and fittings, TV, sound and communication and security systems, concealed plumbing, adequacy of roof drainage as installed, gas fittings and fixtures, air conditioning, automatic garage door mechanisms, swimming pools and associated filtration and similar equipment, the operation of fireplaces and solid fuel heaters, including chimneys and flues, alarm systems, intercom systems, soft floor coverings, electrical appliances

including dishwashers, incinerators, ovens, ducted vacuum systems, paint coatings except external protective coatings, health hazards e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde), timber and metal framing sizes and adequacy, concealed tie downs and bracing, timber pest activity, other mechanical or electrical equipment (such as gates, inclinators), soil conditions, control joints, sustainable development provisions, concealed framing-timbers or any areas concealed by wall linings or sidings, landscaping, rubbish, floor cover, furniture and accessories, stored items, insulation, environmental matters e.g. BASIX, water tanks, BCA environmental provisions, energy efficiency, lighting efficiency.

Special Requirements

It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Limitations

This report is limited to a visual inspection of areas where safe and reasonable access is available and access permitted on the date and at the time of inspection. The Inspection will be carried out in accordance with AS4349.1-2007. The purpose of the inspection is to provide advice to a prospective purchaser regarding the condition of the property at the date and time of inspection. Areas for Inspection shall cover all safe and accessible areas. It does not purport to be geological as to foundation integrity or soil conditions, engineering as to structural, nor does it cover the condition of electrical, plumbing, gas or motorised appliances. It is strongly recommended that an appropriately qualified contractor check these services prior to purchase.

As a matter of course, and in the interests of safety, all prospective purchasers should have an electrical report carried out by a suitably qualified contractor.

This report is limited to (unless otherwise noted) the main structure on the site and any other building, structure or outbuilding within 30m of the main structure and within the site boundaries including fences.

Safe and Reasonable Access

Only areas to which safe and reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length. Reasonable access does not include removing screws and bolts to access covers." Reasonable access does not include the use of destructive or invasive inspection methods nor does it include cutting or making access traps or moving heavy furniture, floor coverings or stored goods.

Dimensions for Reasonable Access

Roof Interior - Access opening = 400 x 500 mm - Crawl Space = 600 x 600mm - Height accessible from a 3.6m ladder.

Roof Exterior - Must be accessible from a 3.6m ladder placed on the ground.

15 Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Major Defect: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Defect: Any Defect other than what is described as a major defect.

Structural Element: Physically distinguishable part of a structure. Note: for example, wall columns, beam, connection.

Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

The Definitions below apply to the TYPES OF DEFECTS associated with individual items/parts or inspection areas.

Damage: The building material or item has deteriorated or is not fit for its designed purpose.

Distortion, Warping, Twisting: The item has moved out of shape or moved from its position.

Water Penetration, Dampness: Moisture has gained access to unplanned and/or unacceptable areas.

Material Deterioration: The item is subject to one or more of the following defects, rusting, rotting, corrosion, decay.

Operational: The item or part does not function as expected.

Installation: The installation of an item is unacceptable, has failed or is absent.