System	Subcategories & Sub [sub] categories			DEAKIN UNIVERSITY		An Examination of Building Defects in Residential Multi-owned Properties					
Access & Egress	Access Hatch	Doors	Security & Intercom	Garage Doors	Path of Travel	Ramps					
Building Fabric & Cladding	Joinery	Lightweight Construction: cladding ceilings walls soffit floors	Masonry: brickwork efflorescence horizontal control joints tilt panels vertical articulation	Plastering & Rendering	Sanitary Fixtures	Slab [non- structural]	Stairs	Tiling & Carpeting	Vermin Proofing	Windows & Doors	
Electrical, Lighting & Data	Lighting	Power	Wiring	Data	Switchboard						
Fire Protection	Fire Doors	Dampers	Escape: lighting obstructions plans	Fire Fighting Equipment	Fire Hazards	Passive Fire: Penetration Seals	Passive Fire: Separation	Warning & Detection Systems	Water Based Systems		
Hydraulics	Cold Water	Drains	Hot Water	Fixtures	Pumps	Sewer	Stormwater	Tanks	Gross Pollutant traps		
Motion Equipment	Lifts										
Mechanical & Ventilation	Plant & Equipment	Ducting	Pumps	Drains	Air- Conditioning	Grilles	Ventilation	Pipework			
Roof & Rainwater	Concrete Roof	Downpipes	Filtration	Gutter	Roof cladding	Roof Penetration Seal	Skylight	Sump	Spitter		
Safety	Disabled access	Fall Arrest System	Hazardous Materials	Impact Damage Protection	Risers & treads	Tactile Indicators	Trip & Fall Hazard	Visual Indicators	Pedestrian & Traffic Safety		
Structural	Curtain Wall: Engineered Walling System Tilt Panel	Foundation – Footing and Slab	Foundation – Retaining Wall	Foundation - Subsidence	Foundation – Lift Shaft	Framing	Roof Framing	Slab	Stairs	Crossover	Soundproofing
Utility Supply	Waste disposal	Gas									
Waterproofing	Membrane – balcony	Membrane – caulking seals	Membrane – internal wet areas	Membrane – lift shaft	Membrane – parapet & walls	Membrane – podium	Membrane – planter boxes	Membrane - water tank	Membrane – windows and door reveals	Paint	Damp proof course
Non-essential Services	Pool	Fencing	Ancillary structures								