



DBI Sample Report



Sample report

Report Type : Building Consultants-Inspection Report
Report Provider : Other

Owners Details	
Name	Mr Inspector
Property Address	xx Sample Address
Post Code	8679

State	nsw
Municipality	xxxx
Residential Type	permanent
Weather Conditions	good
Building Permit No	xxxxxx
Building Surveyor (Name)	Sample
Final Inspection Date	xxxxx
Engineer(s) Footings	xxxxx
Council/Certifier Inspections	sample
Phone	xxxxx
Age Of Construction	xxxxxx

General Description of Building Work

Footing Types	The foundation system of the soils beneath the building prevent the complex from moving vertically. When a load is placed on soil, most soils settle. This creates a problem when the building settles but the utilities do not. Even more critical than settlement is differential settlement. This occurs when parts of your building settle at different rates, resulting in cracks, in some rare instances soils may swell, pushing your building upwards and resulting in similar problems
Materials:	Ground footings, wall footings and thickened slabs are used to support linear loads such as bearing walls.
Roof Coverings	In selecting material for roof covering one should take into account its weigh (heavier material requires larger support members), its durability (e.g. how well can it tolerate high and low temperatures and for how long), its effect on water falling on the roof if the water is being captured (for example, will gravel from shingles build up sediment in a cistern or do roof materials leach into the water?),the heat-holding qualities of the roof material (does it heat up and stay hot into the night?), as well as cost, fire rating, maintainability, and installation characteristics.
Wall Construction	Walls are constructed in different forms and of various materials to serve several functions. Exterior walls protect the building interior from external environmental effects such as heat and cold, sunlight, ultraviolet radiation, rain and snow, and sound, while containing desirable interior envrnmntal conditions. Walls are also designed to provide resistance to passage of fire for some defined period of time, such as one-hour wall. Walls often contain doors and windows, which provide for controlled passage of envrnmntal dactors and people through the wall line.
Roof	Metal Roof Materials, steel and aluminum contain high percentages of recycled content, up to 100% in many aluminium products. An additional advantage is that these materials are easily recycled in their post-use as well as lightweight and durable.
Floor Construction	Flooring generally consists of a finish floor installed on a subfloor of tongue-and-groove planking or plywood, spanning between wooden beams that are commonly called joists. slabs fabricated of reinforced concrete are a common type of floor for heavier loading. The concrete is cast on forms, and reinforced with properly place and shaped steel bars, so as to span between steel or reinforced concrete beams or between bearing walls.
Guttering	The trough is fixed under or along the eaves for draining rainwater from a roof.

Please select appropriate box corresponding to condition of property

	Adequate	Not Adequate	Non Completion	Maintenance Item	Non Applicable	
Roof Exterior	A	NA	N	M	O	The roof exterior has a clean finish with no sign of defects



Roof Space (No access)	A	NA	N	M	O	The roof interior is showing no signs of defects
Concrete Floor/Suspended	A	NA	N	M	O	The installation of bays are to the correct specifications
Front Balcony	A	NA	N	M	O	There is no front balcony
Windows/ Sliding Doors	A	NA	N	M	O	The rear verandah has not been completely tiled
Masonry	A	NA	N	M	O	There are cracks on the concrete wall showing leaks
Interior of Building Entry	A	NA	N	M	O	Very well maintained
Living Room	A	NA	N	M	O	the dining room has a element of dampness that needs maintenance
Dining Room	A	NA	N	M	O	the living room is adequate
Rumpus Room	A	NA	N	M	O	the dining room has an element of
Hallway	A	NA	N	M	O	this all seems adequate and to the required standard
Bedroom1	A	NA	N	M	O	the bedroom has some structural defects
Bedroom2	A	NA	N	M	O	Non Applicable
Bedroom3	A	NA	N	M	O	the walls and ceilings have structural damage
Bedroom4	A	NA	N	M	O	this bedroom is adequate and well maintained
Stairs	A	NA	N	M	O	this house does not have stairs
Kitchen	A	NA	N	M	O	the kitchen has a well maintained flooring system



Bathroom	A	NA	N	M	O	there is no downstairs bathroom
Bathroom downstairs	A	NA	N	M	O	the does not need to be any maintenance repairs done on this property section
Bathroom-1st floor	A	NA	N	M	O	the downstairs bathroom is to the correct standard and bathroom mould seems to be at bay
Bathroom-2 first floor	A	NA	N	M	O	there is no downstairs bathroom
Laundry	A	NA	N	M	O	the laundry room is experiencing some dampness
Services	A	NA	N	M	O	the services require some level of attention
Garage	A	NA	N	M	O	the garage is at an optimum standard
The Site	A	NA	N	M	O	the site does not need much maintenance
Ensuite	A	NA	N	M	O	this is in good standard and order



Disclaimer

While all reasonable care has been taken to compile this report we cannot be liable for any defects that either where not readily visible or where in areas not able to be assessed at the time of the inspection. This is a visual inspection only and is not to be used as a defect list in accordance with requirements of AS4349.1.1995 or AS

4349.3.1995

An inspection relating to white ants termite or similar was not performed. We recommend that an accredited pest inspection company perform the inspection. The building inspection does not include inspections of house hold appliances such as air conditionings, stove, refrigeration, swimming pools, spas, electrical wiring, fireplaces, alarms, which need to be carried out by a professional in the respective fields. This report does not address any compliance with regard to building regulations or unapproved works. We accept no responsibility or liability for any other party whom may use or rely on the contents of this report.

This is not an engineer's structural report. Scale used when assessing the condition of the property was adequate, inadequate, and not applicable. Only structures and fences within 30 meters of the main building and within the boundaries of the site were inspected. No inspection was made of concealed frame timbers or any areas concealed by wall linings/sidings, soil, landscaping, rubbish, floor covering, furniture, pictures, appliance, stored items, insulation, hollow blocks-posts or any other obstructions to visual inspection.

No liability shall be accepted on any account of failure of the report to notify any problems in the area(s) of the subject property physically inaccessible for inspection. No report on the presence or absence is provided has no inspections for asbestos was carried out at the property.

Summary of Findings

List of incomplete works	The bathroom needs to be completed
List of Defects	Cracked walls in the dining room
List of Second Hand Materials Used	No second hand materials were used
List of inaccessible areas	The areas have been renewed and there are no areas out of our access
General Comments	There are areas that have been released for more repairs

This report has been prepared by:-

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