**Observation**

Inspection was undertaken at the subject property to which the following fire damage was noted:

## External Damage

### Asbestos Eaves Lining

1. We noted soot staining to the eaves lining at the number of locations requiring removal and replacement which include the following areas:

* Western external; **Image 2**
* Eastern elevation; **Images 3**
* Southern elevation; **Image 4**
* Northern elevation. **Image 5**

1. Given smoke has entered the ceiling cavity, we have allowed for the complete removal and replacement of all eaves lining.
2. From its general appearance and based on the age of the building, the eaves lining has been identified as possible asbestos containing material (ACM) and as such will have to be removed and disposed of by a suitably licensed professional under the Fair-Trading Act and in line with the SafeWork NSW requirements for the handling and disposal of Asbestos related products.
3. All asbestos-related products and as such have to be removed and disposed of by a properly licensed person under the Fair-Trading Act and in line with the SafeWork NSW requirements for the handling and disposal of Asbestos related products.

### Weatherboard Cladding

1. Soot staining from the fire was noted on the external weatherboard cladding.
2. As such, the removal and replacement of the damaged weatherboard cladding at the following locations has been included in our Scope of Works:

* Western elevation; **Image 6**
* Northern elevation. **Image 7**
* Southern elevation. **Image 8**

1. We noted weatherboard cladding about the western elevation had become detached, which is consistent with long-term deterioration of fixings, unrelated to the subject Fire event. **Image 9**

### Rear Patio

1. Damage to the polycarbonate roof sheeting of the rear patio was noted consistent with heat exposure from the fire event. **Image 10**.
2. Comparatively to the above, the timber decking boards and awning framework have been affected by soot staining which is superficial in nature and has not affected the structural integrity. **Image 11**
3. As such, we have allowed for the sanding and recoating of the decking, and for the application of bleed seal and paint to the patio roof framework.

### Subfloor

1. From inspection of the sub-floor area we noted extensive soot staining to the timber framework. **Images 12 – 13**
2. However, we did not observe any charring to the framework from our localised inspection, to which the structural integrity of the floor framework has evidently not been compromised by the subject fire event.
3. As such, have allowed for application of Zinsser to the entire floor framework within our Scope of Works.

## Internal Fire Damage

### Flooring

1. The timber floating floorboards within the entire dwelling require removal and replacement due to significant soot and fire damage. **Images 14 – 19**
2. We have also allowed for the replacement of the particleboard floor sheeting which has also evidently been compromised by the subject fire event.
3. Furthermore, the floor tiles in the bathroom and laundry will also require removal and replacement. **Images 20 – 21**

### Plasterboard Walls and Ceiling Linings

1. We noted extensive fire and soot damage to all wall and ceiling linings throughout the entire property. **Images 22 – 29**
2. As such, we confirm that all wall and ceiling linings throughout the entire property will require removal and replacement which has been included within our Scope of Works.
3. Furthermore, as a result of the replacement of the ceiling and wall linings, we confirm that skirtings, architraves and cornices also require removal and replacement throughout the entire property.

### Windows and Doors

1. We confirm that all doors and windows throughout the entire property have been affected by heat and soot damage inclusive of associated flyscreens, requiring removal and replacement throughout. **Images 30 – 37**

### Kitchen

1. We noted fire damage to the kitchen cabinetry, fixtures, benchtop, rangehood, oven, stove and sink requiring removal and replacement. **Images 38 – 40**

### Bathroom

1. We confirm that the subject fire event has compromised the waterproofing within the bathroom and caused damage to the wall tiles and fixtures throughout. **Images 41 – 42**
2. As such, the entire bathroom will need to be stripped to allow for waterproofing replacement and all fixtures and fittings will also require replacement.

### Laundry

1. We confirm that the Laundry fixtures have been fire affected and require removal and replacement which has been included within our Scope of Works. **Image 43**

### Built-in Wardrobes

1. We confirm that the built-in wardrobes within the Bedrooms have been fire affected and require removal and replacement which has been included within our Scope of Works. **Images 44 – 46**

### Electrical

1. We confirm that all electrical wiring, fittings and fixtures have been heat affected and required removal and replacement throughout the entire property which has been included within our Scope of Works.

### Air-Conditioning

1. We note that the Air-Conditioning unit within the Lounge Room has been fire affected and required removal and replacement. **Image 47**

### Ceiling Cavity and Roof Framework

1. From inspection of the roof cavity, we noted minor soot staining to the timber roof framework, sarking and to the ceiling insulation. **Images 48 – 49**
2. From our inspection of the roof cavity we did not note any charring to indicate the roof framework had been compromised.
3. As such, all framework in the roof cavity is required to be cleaned and have an application of Zinsser.
4. Notwithstanding the above, all insulation will require removal and replacement.

### Wall Framework

1. Due to the wall linings covering the wall framework we were unable to observe if there is any damage to the framework.
2. Once wall linings have been removed assessment of the wall framework is able to be undertaken.
3. However, at this stage it is evident that damage to the wall framework is minimal given the plasterboard wall lining has not been completely destroyed.

**Discussion**

NA

**Conclusion**

Subsequent to our inspection of the subject fire damaged property, we confirm the following building fabrics and elements have sustained fire and smoke damage beyond repair, requiring removal and replacement.

* Sections of the Weatherboard Cladding;
* Eaves lining;
* All plasterboard wall and ceiling linings;
* All cornice, skirting and architraves;
* All internal doors and external entry door including flyscreen;
* All windows;
* All Timber floating floorboards;
* All electrical wiring, light fixtures and switches;
* All internal plumbing;
* A/C unit;
* Entire kitchen cabinetry;
* Entire bathroom tiles and fixtures; and
* Rear Patio sheet metal and polycarbonate roofing.