**Observation**

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

## Extent of Fire Damage

### Internal – **Images 2 – 22 & 28 – 31**

1. All ceiling, wall and floor linings within Bedroom 1 and within the adjacent Ensuite have been destroyed by the fire.
2. Similarly, wall, ceiling and roof framework within the abovementioned has been charred and damaged by the fire, requiring localised removal and replacement.
3. The entire insulation batts within the ceiling and wall cavities require removal and replacement due to smoke damage and odour.
4. All ducting within the ceiling cavity has been affected and damaged by the fire and will require removal and replacement.
5. The remaining wall and ceiling linings have sustained significant fire and smoke damage beyond repairable.
6. Fire and smoke have entered the ceiling cavity causing smoke staining to roof, ceiling and wall framework outside of Bedroom 1, however, only require cleaning and sanitising followed by bleed seal.
7. Fire and smoke observed to carpet floor lining, whereas smoke damage and localised cracking noted to the floor tiles.
8. The abovementioned items shall require removal and replacement entirely to ensure a warrantable repair.
9. All doors, windows inclusive of architraves and other fit-outs have also sustained significant fire and smoke damage, requiring removal and replacement.
10. All services within the property have either been affected or destroyed by the fire and will require removal and replacement.
11. In essence, we advise that the interior of the property requires to be stripped out completely as a result of the fire event.

### External – **Images 23 – 27**

1. From our observations, only the roof tiles above Bedroom 1 will require removal and replacement due to fire entering the ceiling cavity causing significant fire and smoke damage.
2. Eaves lining all around Bedroom 1 as well as soffit linings about the front Porch require removal and replacement due to fire and smoke damage.
3. Downpipe and eaves gutter about the abovementioned location shall also require removal and replacement as a result of fire damage.
4. The brick veneer only sustained smoke staining on the internal face which can be removal through cleaning and sanitising followed by bleed seal.

We advise that external damage occurred in lesser degree of severity compared to the observed internal fire damage.

**Discussion**

NA

**Conclusion**

## Resultant Fire Damage

Subject to our inspection, as detailed in the body of this report, we confirm the observed fire and smoke damage sustained throughout the property is a result of the fire event, which initiated from within Bedroom 1.

We advise that the fire and smoke damaged elements are beyond repair, requiring removal and replacement.

As such, the interior of the property shall require complete strip-out whilst localised repair to be undertaken to the exterior.