



PROPERTY

18 Foreshore Drive, Marlow Bay WA 6199

Inspection date: 16 July 2026

Prepared for: A. Whitmore / insurer file

Inspector: M. Turner

EXECUTIVE SUMMARY

Localised kitchen fire caused heat and smoke damage to cabinetry, plasterboard ceiling, east wall linings and electrical fittings. No evidence of structural framing failure at time of inspection. Recommend full strip-out and reinstate of kitchen finishes as scoped.

FINDINGS BY AREA

Kitchen

- **Cabinetry — severe heat damage**

Upper cabinets above cooktop charred; doors warped. Not salvageable. Recommend full replacement.

- **Ceiling — smoke staining & heat blistering**

Plasterboard directly above cooktop heat-affected. Re-sheet kitchen ceiling footprint.

- **Electrical fittings — compromised**

Two downlights and one GPO show melt/smoke residue. Replace and retest circuits.



Photo 1 — Cooktop / cabinet heat damage



Photo 2 — Ceiling blistering above range

Hallway

- **Ceiling — light smoke tracking**

Visible staining on corridor ceiling for ~2.4m from kitchen doorway. Local plaster repair and seal/paint.

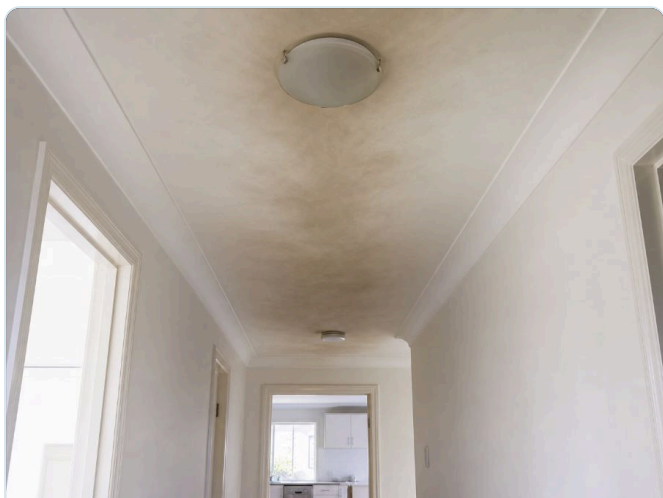


Photo 3 — Hallway smoke tracking



Photo 4 — Doorway transition to kitchen

RECOMMENDATIONS

- Proceed with strip-out and reinstate per Scope SOW-042
- Engage licensed electrician before any reconnection
- Retain this report with insurer claim documentation