

VANGUARD

STRUCTURAL | CIVIL | STORMWATER | FLOODING | GEOTECH

Appendix 13:

6 Larkin Street, Roseville – Unit 4

PROJECT NUMBER. V260255

Project Address: 2-4 Larkin Street & 1,3,5 Pockley Avenue, Roseville

Revision: A

10 June 2026

Reference: Appendix_13 - 6 Larkin Street, Roseville - Unit 4

Date	Revision	Prepared By	Signed Off By	Signature
10.06.2026	A	B.F	M.Y	

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1 Photographs

Inspection date: 19th May 2026



Figure 1



Figure 2



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Figure 3



Figure 4





Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11

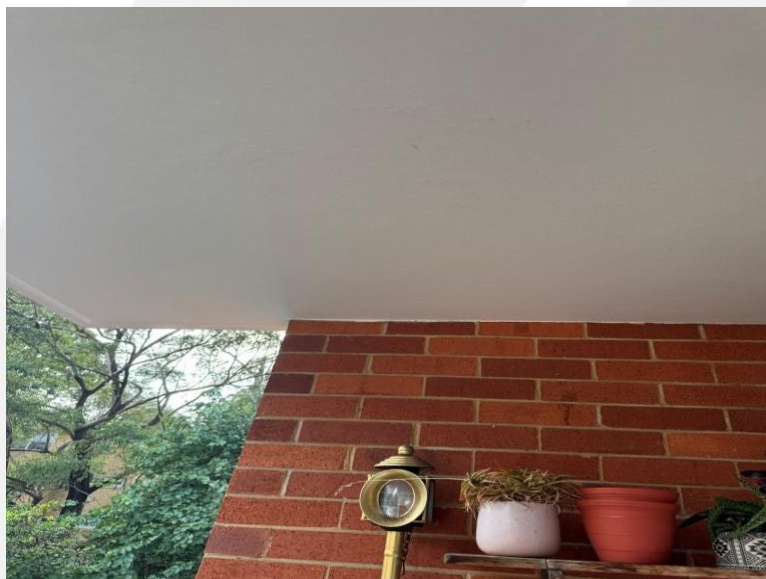


Figure 12



Figure 13



Figure 14





Figure 15



Figure 16





Figure 17



Figure 18



Figure 19



Figure 20



Figure 21



Figure 22





Figure 23



Figure 24





Figure 25



Figure 26

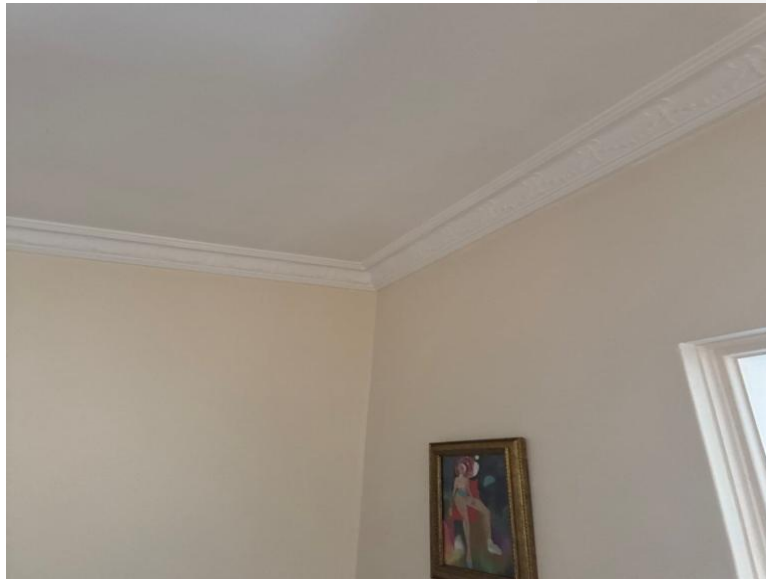


Figure 27

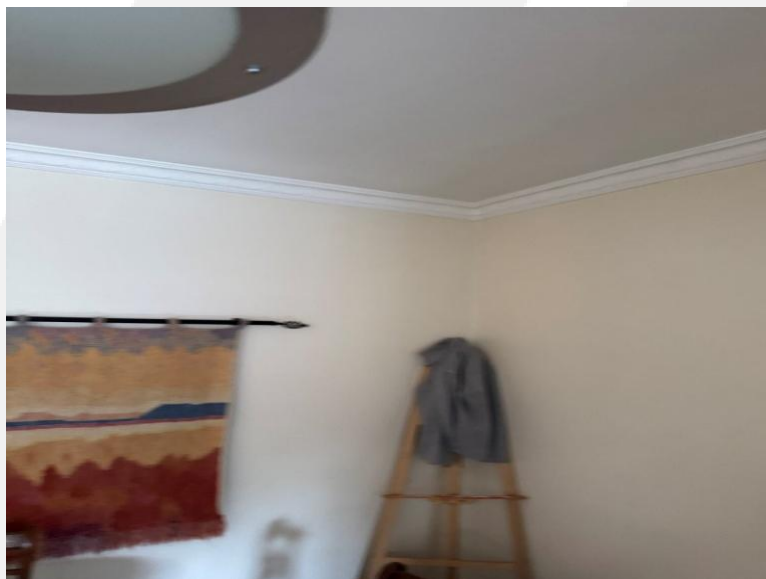


Figure 28



Figure 29



Figure 30





Figure 31



Figure 32



Figure 33



Figure 34



Figure 35



Figure 36



Figure 37



Figure 38





Figure 39



Figure 40



Figure 41



Figure 42





Figure 43



Figure 44



Figure 45



Figure 46





Figure 47

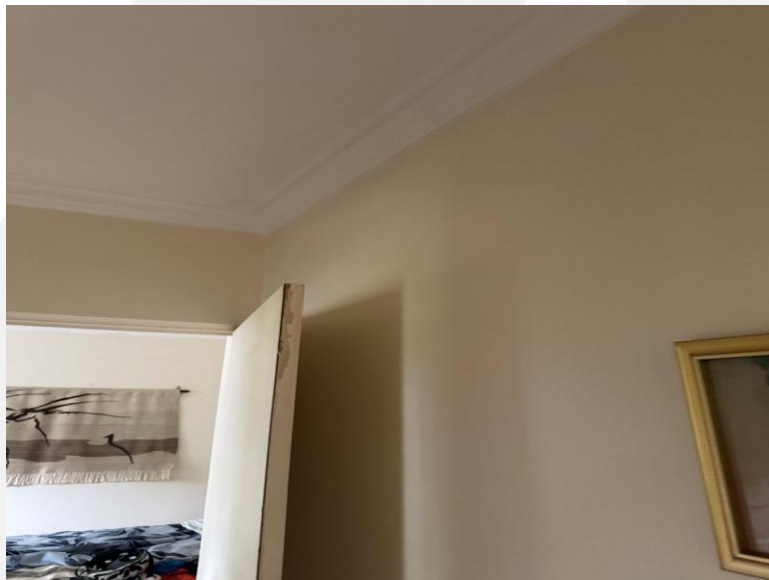


Figure 48



Figure 49



Figure 50





Figure 51



Figure 52



Figure 53



Figure 54





Figure 55



Figure 56



Figure 57



Figure 58



Figure 59



Figure 60





Figure 61



Figure 62





Figure 63

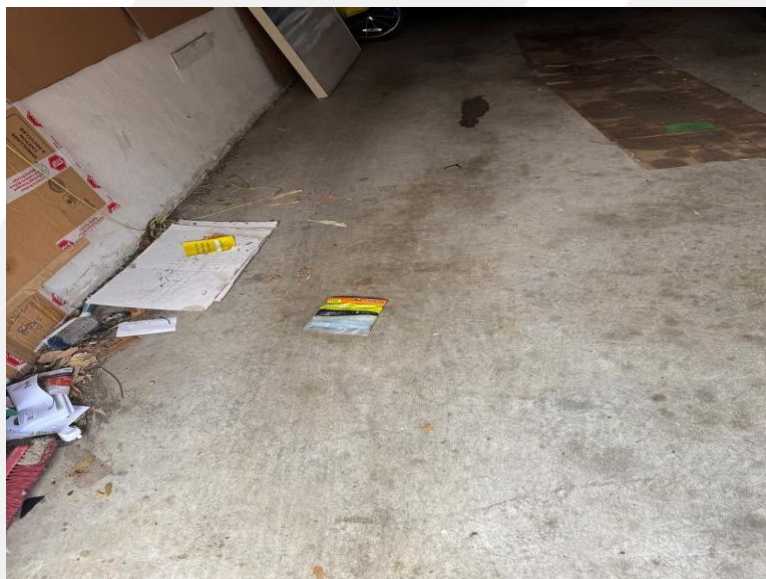


Figure 64



Figure 65



Figure 66





Figure 67

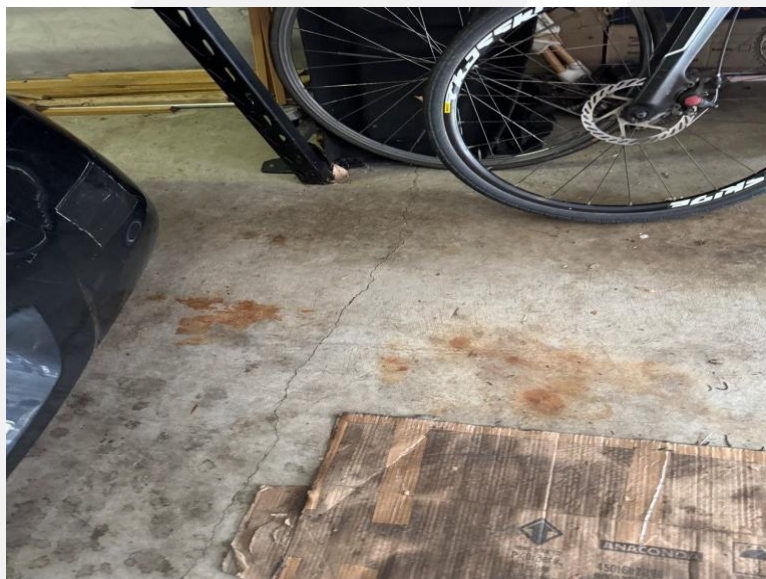


Figure 68





Figure 69



Figure 70



Figure 71



Figure 72





Figure 73

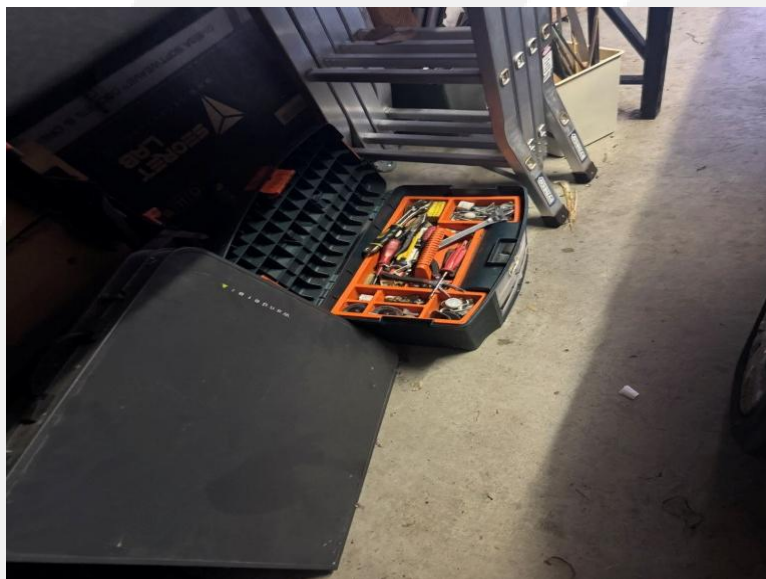


Figure 74





Figure 75



Figure 76





Figure 77



Figure 78



2 Exclusions and Limitations

- This report is not an all-encompassing assessment of the entire building. It represents a reasonable effort to identify visible defects observed at the time of the inspection. Whether a defect is deemed significant often depends on the age and type of the elements inspected.
- The inspection was visual only, restricted to areas that were fully accessible and visible to the naked eye at the time. The process did not involve dismantling, removing, or shifting any items or structures.
- This report does not address or guarantee detection of hidden or concealed defects, nor those that could be affected by varying weather conditions. Therefore, no assurance is given that defects or damage do not exist in inaccessible or partially inaccessible areas.
- The inspection does not cover timber pests, infestations, or damage caused by non-structural pests. These matters should be evaluated by a qualified pest inspector.
- No liability will be accepted for failing to identify issues in any section or area that was inaccessible or where access was restricted or denied to the inspector.

For any further queries regarding this report, please feel free to contact Moussa Youssef on (02) 9145 0253.

Yours faithfully,

Vanguard Consulting Engineers Pty Ltd



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