

VANGUARD

STRUCTURAL | CIVIL | STORMWATER | FLOODING | GEOTECH

Appendix 12:

6 Larkin Street, Roseville – Unit 3

PROJECT NUMBER. V260255

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

Revision: A

10 June 2026

Reference: Appendix_12 - 6 Larkin Street, Roseville - Unit 3

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





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

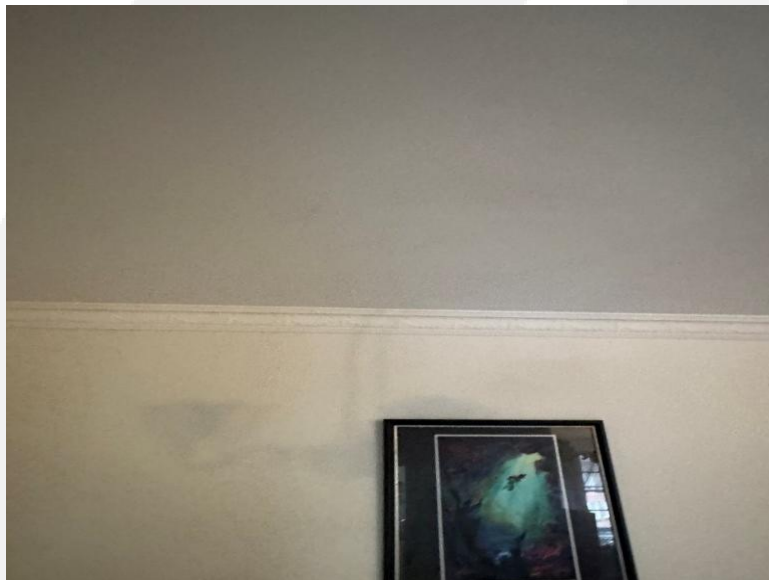


Figure 16





Figure 17



Figure 18





Figure 19

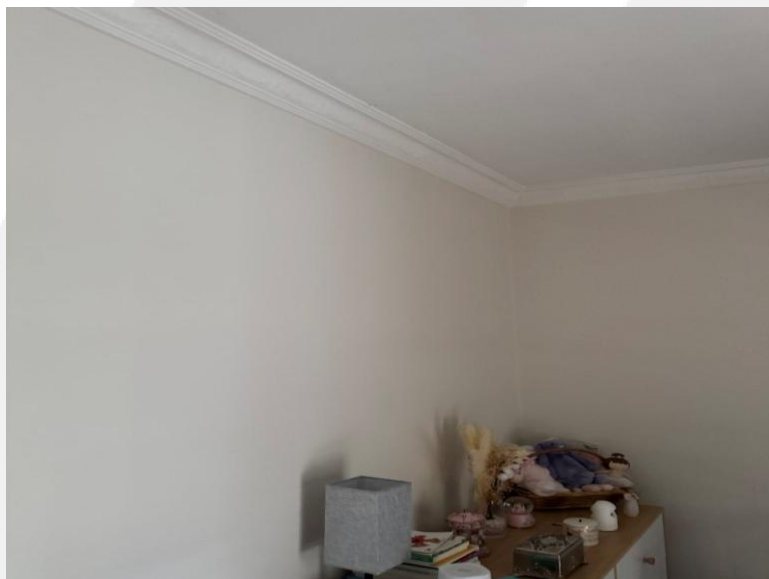


Figure 20





Figure 21



Figure 22





Figure 23



Figure 24





Figure 25



Figure 26





Figure 27



Figure 28





Figure 29

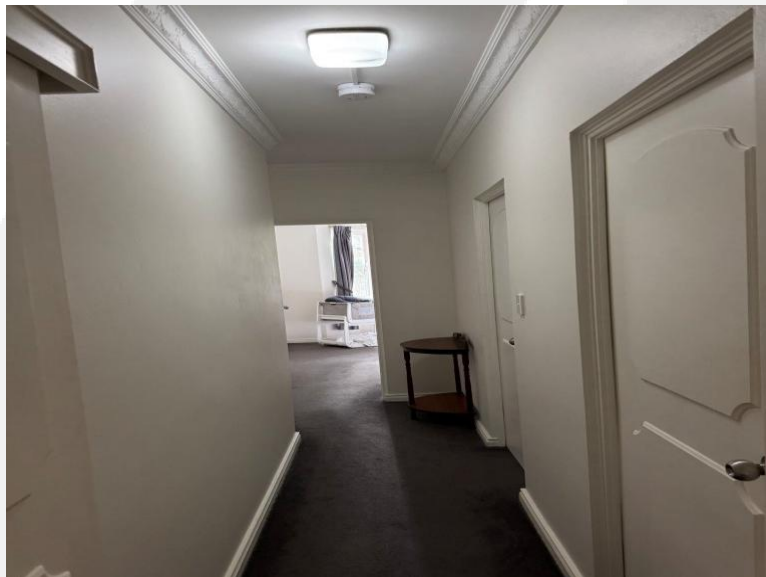


Figure 30





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

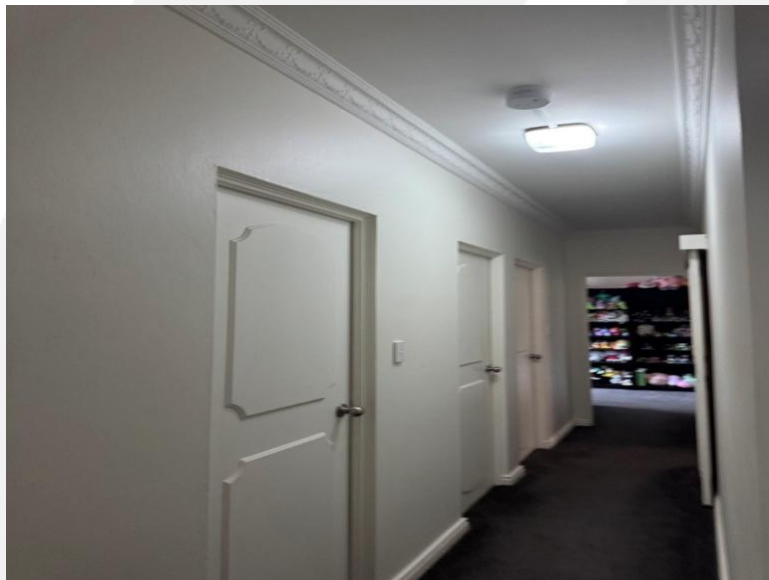


Figure 46





Figure 47



Figure 48





Figure 49



Figure 50





Figure 51

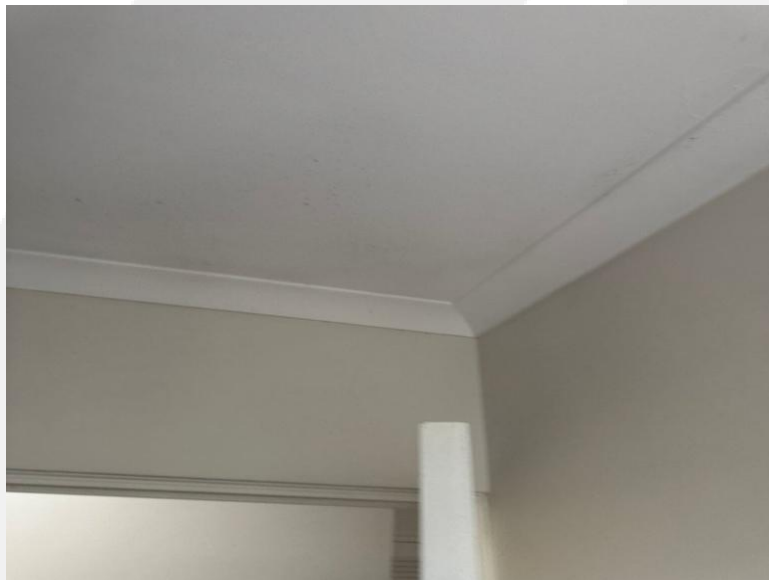


Figure 52





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

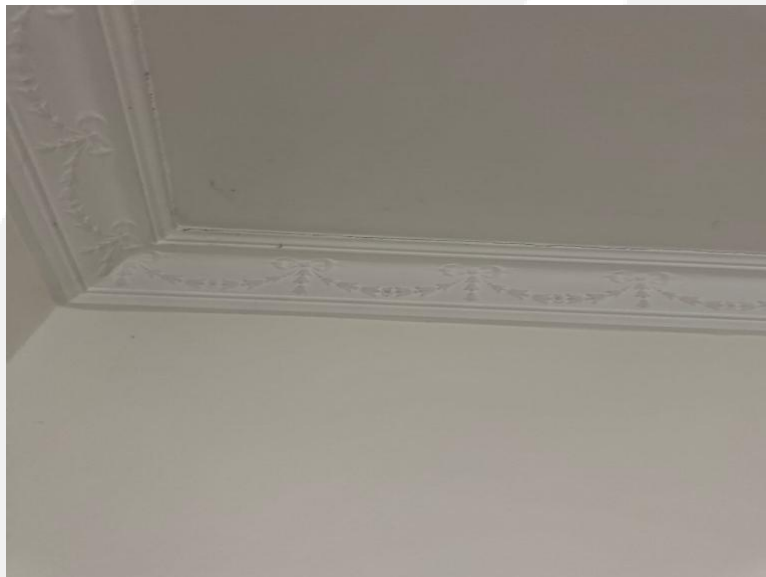


Figure 66





Figure 67



Figure 68





Figure 69



Figure 70





Figure 71

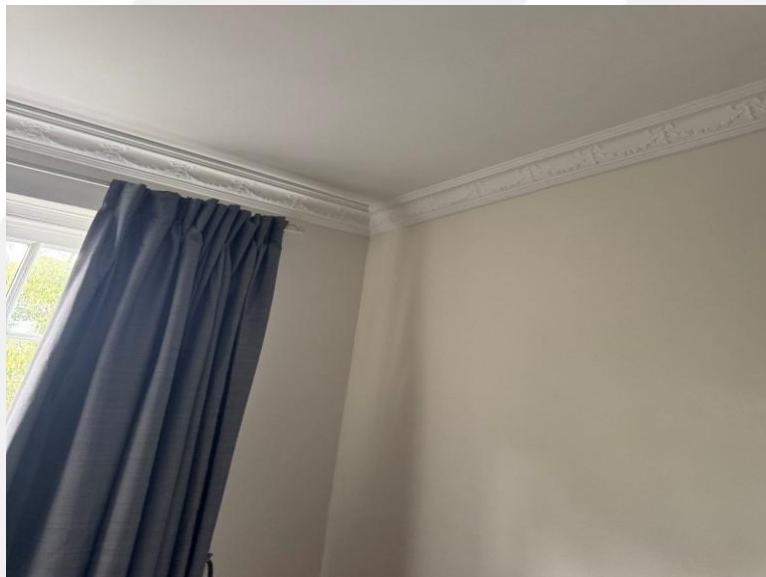


Figure 72





Figure 73



Figure 74





Figure 75



Figure 76



Figure 77



Figure 78





Figure 79



Figure 80





Figure 81



Figure 82



Figure 83



Figure 84





Figure 85



Figure 86



Figure 87



Figure 88



Figure 89



Figure 90





Figure 91



Figure 92





Figure 93



Figure 94





Figure 95

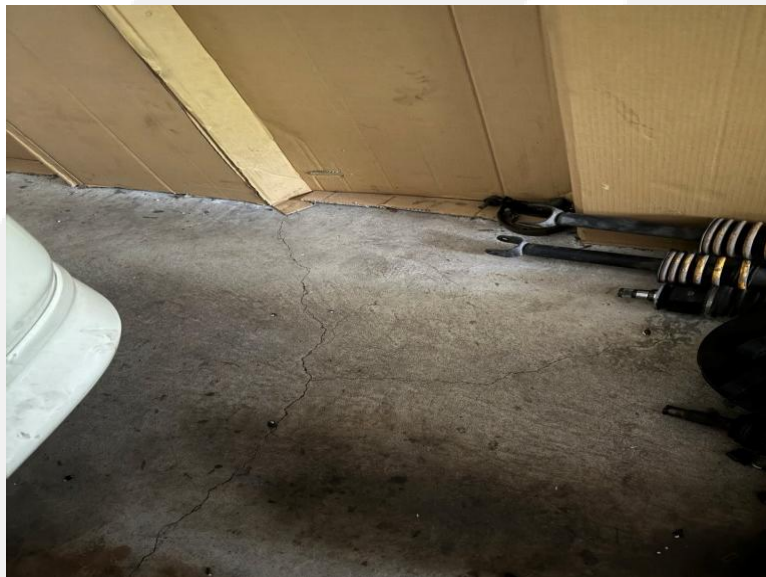


Figure 96





Figure 97



Figure 98





Figure 99



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,

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