

**SITE CONDITION ASSESSMENT**

DATE: 13/05/2013

SURVEY CARRIED OUT BY

**ASPECT DEVELOPMENT & SURVEY PTY LTD**

ABN: 60 078 649 000

**CLIENT:****CONTRACT:** 499A-13**MAP REF:** SYD 163 approx**LOT:** 1210**HOUSE No:****STREET:** Sydney Smith Drive & Cannonball Lane**LOCATION:** Penrith**Council:** Penrith**SITE ACCESS:**

To Site: Sealed Road

Comments:

Onto Site: Satisfactory

On site storage: Satisfactory

**ROAD DETAIL:**

Kerb/Gutter: Square

\* If damaged see kerb report  
Condition: Undamaged

Vehicle Crossing: No

Condition: NA

Footpath: Yes

Condition: Undamaged

**IMPROVEMENTS**

Existing Residence: NA

Adjoining houses: LH Side: Vacant

RH Side: Vacant

**SITE CONDITIONS:****Firststyle Homes representative MUST visit site prior to the issue of contract No**

Existing Impediments: Nil

Comment:

Existing fencing: Left Boundary: None

Condition:

Right Boundary: None

Condition:

Rear Boundary: None

Condition:

Front Boundary: None

Condition:

Existing retaining wall: Left Boundary: Nil

Condition:

Right Boundary: Nil

Condition:

Rear Boundary: Nil

Condition:

Front Boundary: Nil

Condition:

Natural Watercourse evident within 50m of site: Unsure Details:

**SERVICES:**

Gas: Mains in area

Electricity: Underground

Water: Mains in Area

Recycled: Not Apparent

Far Side

Available Connection

Drainage: Street - Kerb Outlet

Sewer: Mains in Area

Rear -

**RESTRICTIONS AS TO USER AND COVENANTS:**

UNREGISTERED