

SITE CONDITION ASSESSMENT

DATE: 13/05/2013

SURVEY CARRIED OUT BY

ASPECT DEVELOPMENT & SURVEY PTY LTD

ABN: 60 078 649 000

CLIENT:**CONTRACT:** 497A-13**MAP REF:** SYD 163 approx**LOT:** 1208**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: Trees

Comment:

Existing fencing: Left Boundary: None

Condition:

Right Boundary: None

Condition:

Rear Boundary: None

Condition:

Front Boundary: None

Condition:

Existing retaining wall: Left Boundary:

Condition:

Right Boundary:

Condition:

Rear Boundary:

Condition:

Front Boundary:

Condition:

Natural Watercourse evident within 50m of site: No

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