

Property Address 13 Kenton Gardens Surveyor Name Your Name  
 Surveyor ID N/A  
 Postcode HA3 8TU Inspection Date Date of survey EPC RRN N/A

1

**Property Tenure:** Owner-occupied ☐ Rented(social) ☐ Rented(private) ☒  
**Transaction Type (please circle):** Marketed Sale / Non-Marketed Sale / Rental / Assessment for Green Deal /  
 Following Green Deal / FiT application / RHI application / ECO assessment / None of the above  
**Property Type (please circle):** House / Flat / Maisonette / Bungalow / Park Home  
 Detached / Semi-Detached / Mid-Terrace / End-Terrace / Enclosed Mid-Terrace / Enclosed End-Terrace  
**Number of Storeys:** 3 **Number of Habitable Rooms:** 6 **Number of Heated Habitable Rooms:** 6  
**Main Property Date Band (please circle):** (A) before 1900 (B) 1900-1929 (C) 1930-1949 (D) 1950-1966 (E) 1967-1975  
(F) 1976-1982 (G) 1983-1990 (H) 1991-1995 (I) 1996-2002 (J) 2003-2006 (K) 2007-2011 (L) 2012 onwards  
**Main Property Room/s in Roof Date Band:** ☒ note: documentary evidence required to enter as newer than building part  
**Elevation Photos (recommended):** Front ☒ Rear ☒ Side (if applicable) ☐ note: several elements may be shown in one photo

2

**Main Property Dimensions** Internal ☒ External ☐  

	Floor Area(m <sup>2</sup> )	Room Height (m)	Heat Loss Perimeter (m)	Party Wall Length (m)
Room/s in Roof		N/A	N/A	N/A
5th Floor*				
4th Floor				
3rd Floor				
2nd Floor	40.58	2.4	18.06	8.42
1st Floor	40.58	2.43	18.06	8.42
Lowest Floor	40.58	2.42	18.06	8.42

\*note: if property has more than 5 floors please detail the sum of these in site inspection notes section

3

**Is there a Conservatory?** ☐ Is it thermally separated? ☐ **Photo of thermal separation (recommended)** ☐  
 If thermally separated does it have fixed heaters? ☐  
 Floor Area (m<sup>2</sup>): ☐ Double Glazed: ☐ Glazed Perimeter (m): ☐  
 Room Height: 1 Storey ☐ 1.5 Storey ☐ 2 Storey ☐ 2.5 Storey ☐ 3 Storey ☐

4

**Flats/Maisonettes** **Corridor:** None ☐ Heated ☐ Unheated ☐ **Photo of corridor/ sheltered wall (recommended)** ☐  
**Length of Sheltered Wall (m) if unheated:** ☐ note: remember to include this measurement in the overall heat loss wall perimeter  
**Position of flat/maisonette in block:** Basement ☐ Ground Floor ☐ Mid Floor ☐ Top Floor ☐ **Which Floor?** ☐

5

**Main Property Walls** **Construction photo (recommended)** ☐ note: can be included in elevation photos  
**Type:** Stone: granite or whinstone ☐ Stone: sandstone or limestone ☐ Solid Brick ☐ Cob ☐ Cavity ☒ Timber Frame ☐  
 System Build ☐ Park Home Wall (if applicable) ☐  
**Insulation:** External ☐ Filled Cavity ☐ Filled Cavity + Internal ☐ Filled Cavity + External ☐ Unfilled Cavity + Internal ☐  
 Unfilled Cavity + External ☐ Internal ☐ As Built ☒ Unknown ☐ **Dry-lining:** ☐ applicable to Stone/ Solid Brick/ Cavity walls only  
**Insulation Thickness:** 50mm ☐ 100mm ☐ 150mm ☐ 200mm ☐ Unknown ☐ **Wall insulation photos** ☐  
**External Wall Thickness (mm):** 270 **Wall Thickness Unknown** ☐ **Wall thickness photos (recommended)** ☒  
**U-value known (Wm<sup>2</sup>K):** ☐ note: documentary evidence required to overwrite U-value  
**Party Wall Type (if applicable):** Solid Masonry/ Timber/ System Build ☒ Cavity Masonry unfilled ☐ Cavity Masonry filled ☐  
 Unable to determine ☐



6

**Alternative Walls (recommended)** ☐**Wall Area (m<sup>2</sup>):**  *note: ensure area of any openings has been subtracted***Sheltered Wall (flats only)** ☐**Type:** Stone: granite or whinstone ☐ Stone: sandstone or limestone ☐ Solid Brick ☐ Cob ☐ Cavity ☐ Timber Frame ☐ System Build ☐**Insulation:** External ☐ Filled Cavity ☐ Filled Cavity + Internal ☐ Filled Cavity + External ☐ Unfilled Cavity + Internal ☐ Unfilled Cavity + External ☐ Internal ☐ As Built ☐ Unknown ☐ **Dry-lining:** ☐ *applicable to Stone/ Solid Brick/ Cavity walls only***Insulation Thickness:** 50mm ☐ 100mm ☐ 150mm ☐ 200mm ☐ Unknown ☐**Wall insulation photos** ☐**Alternative Wall Thickness (mm):** **Wall Thickness Unknown** ☐**Wall thickness photos (recommended)** ☐

7

**Main Roof****Construction photo (recommended)** ☐ *note: can be included in elevation photos***Type:** Pitched (slates/tiles), access to loft ☒ Pitched (slates/tiles), no access ☐ Pitched, sloping ceiling ☐ Pitched (thatch) ☐ Flat ☐ Same dwelling above ☐ Another dwelling above ☐**Insulation:** Joists ☒ Rafters ☐ As built ☐ Unknown ☐ None ☐**Insulation Depth (Pitched/ Thatch):** 12mm ☐ 25mm ☐ 50mm ☐ 75mm ☐ 100mm ☐ 150mm ☐ 200mm ☐ 250mm ☒ 270mm ☐ 300mm ☐ 350mm ☐ 400+mm ☐**Insulation Depth (Flat/ Sloping Ceiling):** None ☐ As Built ☐ 50mm ☐ 100mm ☐ 150mm or more ☐ Unknown ☐**Loft insulation depth photos (recommended)** ☒ *note: please include tape measure or similar measuring device in photo/s*

8


**Main Room in Roof** **(recommended)** ☐**Insulation:** Flat ceiling only ☐ All elements ☐ As Built ☐ Unknown ☐**Insulation Thickness at Ceiling:** 12mm ☐ 25mm ☐ 50mm ☐ 75mm ☐ 100mm ☐ 150mm ☐ 200mm ☐ 250mm ☐ 270mm ☐ 300mm ☐ 350mm ☐ 400+mm ☐ Not Applicable ☐**Insulation of other parts:** None ☐ As Built ☐ 50mm ☐ 100mm ☐ 150mm or more ☐ Unknown ☐**Connected to another building part?** ☐ *note: only applicable when roof room is connected to an extension/ roof room on the same storey*

9

**Main Floor****Location:** Ground floor ☒ Above partially heated space ☐ Above unheated space ☐ To external air ☐ Same dwelling below ☐ Another dwelling below ☐**Type:** Solid ☒ Suspended timber ☐ Suspended, not timber ☐ Unknown ☐**Insulation:** As Built ☒ Retro-fitted ☐ Unknown ☐**Insulation Thickness (if retro-fitted):** 50mm ☐ 100mm ☐ 150mm ☐ Unknown ☐**Additional notes:**



10

Doors  (recommended) ☐Total Number of Doors:  Number of Insulated Doors: Average U-value of Insulated Door(s) (Wm<sup>2</sup>K):  *note: documentary evidence required to overwrite default U-values*Windows  (recommended) ☐Glazed Area: Typical ☒ More than typical ☐ Less than typical ☐ \*Much More than typical ☐ \*Much Less than typical ☐*\*if Much More/Much Less than typical, please see page 6 for details of extended window data*Proportion Double/Triple-glazed:  %Glazing: Double pre 2002 ☐ Double post or during 2002 ☐ Double with unknown install date ☐ Secondary glazing ☐Triple glazing ☐ Double glazing, known U-value/g-value ☐ Triple glazing, known U-value/g-value ☐Frame Type (Double pre 2002 or unknown install date only): PVC frame ☐ Non-PVC frame ☐Glazing Gap (PVC frame only): 6mm ☐ 12mm ☐ 16mm or more ☐ Openings photos (recommended) ☐ *note: several elements may be shown in one photograph*Draught Proofing:  % *note: remember to include both doors and windows in this figure*

11

Ventilation & Cooling  (recommended) ☐No. of open Fireplaces: Mechanical Ventilation ☒ Supply Extract System ☒ Fixed Space Cooling ☒

Lighting

Total number of light fittings:  Total number of L.E.L. Fittings: 

12

Main Heating 1  (recommended) ☐Type: Make & model: PCDF boiler reference:  Heating Code: Heating Pump Age: 2012 or earlier ☐ 2013 or later ☐ Unknown ☒Heat Emitter: Underfloor Heating ☐ Radiators ☒Design flow temperature: Unknown ☒ Normal (>45°C) ☐  
35°C-45°C ☐ ≤35°C ☐ *Documentary evidence required*Flue Type: Balanced ☒ Open ☐Fan assisted Flue: No ☐ Yes ☒PCDF Heating Controls: Compensator from PCDF: Percentage of Heat:  %

Main Heating 1 controls:

Secondary Heating :

Description:


 Main Heating controls photo (recommended) ☐Main Heating 2  (recommended) ☐Type: Make & model: PCDF boiler reference:  Heating Code: Heating Pump Age: 2012 or earlier ☐ 2013 or later ☐ Unknown ☐Heat Emitter: Underfloor Heating ☐ Radiators ☐Design flow temperature: Unknown ☐ Normal (>45°C) ☐  
35°C-45°C ☐ ≤35°C ☐ *Documentary evidence required*Flue Type: Balanced ☐ Open ☐Fan assisted Flue: No ☐ Yes ☐PCDF Heating Controls: Compensator from PCDF: Percentage of Heat:  %

Main Heating 2 Controls:

 Secondary Heating photo (recommended) ☐



13

Water Heating  (recommended) ☐

Water Heating Description: FROM Space Heating (Main Heating)

Hot Water Cylinder Present ☒

Cylinder Size: No Access ☐ Normal ☐ Medium ☐ Large ☒

Insulated: No insulation ☐ Jacket ☐ Foam ☒

Insulation Thickness: None ☐ 12mm ☐ 25mm ☐ 38mm ☐ 50mm ☒ 80mm ☐ 120mm ☐ 160mm ☐

Cylinder Thermostat: ☒ Immersion Heater: ~~Single~~ ☐ ~~Dual~~ ☐

14

Solar Water Heating: ☐ Are details known? ☐

Collector elevation: Horizontal ☐ 30° ☐ 45° ☐ 60° ☐ Vertical ☐

Overshading: Heavy ☐ Significant ☐ Modest ☐ None or Little ☐

Solar pump: Unknown ☐ Electrically powered ☒ PV powered ☐

Type of showers in the property: Non-electric only ☐ Electric only ☐ Both electric and non-electric ☐ No shower ☐

\*Solar collector details known: ☐ \*if known, please see page 7 for further details

15

WWHRS note: documentary evidence required

Total Number of rooms with bath and/or shower: 2


Number of rooms with mixer shower and no bath: 0

Number of rooms with bath and mixer shower: 2

\*Is WWHRS present in the property: No/Unknown ☒ Yes - Instantaneous Type ☐ Yes - Storage ☐ Type Yes - Both ☐

\*If yes, please see page 7 for further details of WWHRS

16

FGHRS  (recommended) ☐ note: must be selected from PCDF database


Present ☐ Index Number  Brand/Model

Photovoltaic Panel for FGHRS: PV Cells kWp

Orientation: S ☐ SE ☐ SW ☐ E ☐ W ☐ NE ☐ NW ☐ N ☐ Horizontal ☐

Elevation  Overshading: Heavy ☐ Significant ☐ Modest ☐ None or Little ☐

17

New Technologies  (recommended) ☐

Photovoltaic Panel

None ☐ Panel Details ☐ % of roof area ☐

Panel details note: documentary evidence required

PV Cells kW Peak	Orientation	Elevation	Overshading	Connected

Proportion of roof area  % Connected to dwelling's electricity meter ☐


18

Wind Turbine

Terrain Type: Urban (closely spaced buildings of 4 storeys or more) ☐ Suburban ☒ Rural ☐

Wind turbine present? ☐ Wind turbine details known? ☐ note: documentary evidence required to overwrite default values

Number of turbines  Rotor Diameter (m)  Height above Ridge (m)

Other details  (recommended) ☐

19

Electricity meter type: Single ☒ Dual ☐ 18 Hour ☐ 24 Hour ☐ Unknown ☐

Mains gas: Mains gas supply available ☒ note: in the absence of gas heating appliance/s in the property, a gas meter must be present



Confirm you have checked for the existence of an EPC before carrying out another energy assessment ☒

Does an EPC exist at the point of carrying out this energy assessment? YES/NO (Expired)

If an EPC does exist, please select why another energy assessment needs to be undertaken (please see pre defined answers shown on the RdSAP online software).:

**Related Party Disclosure**

- ☒ No related party
- ☐ Relative of homeowner or occupier of the property
- ☐ Residing at the property
- ☐ Financial interest in the property
- ☐ Owner or director of the organisation dealing with the property transaction
- ☐ Employed by the professional dealing with the property transaction

**Addenda**

- ☐ 1. Wall type does not correspond to options available in RdSAP
- ☐ 4. Dwelling has a swimming pool
- ☐ 5. Dwelling has micro-CHP not found in database
- ☐ 6. Storage heater or dual immersion, and single electric meter
- ☐ 8. PVs or wind turbine present on the property (England, Wales or Scotland)
- ☐ 9. Two main heating systems and heating system upgrade is recommended
- ☐ 10. Dual electricity meter selected but there is also an electricity meter for an off-peak tariff
- ☐ 11. Single electricity meter but there is also an electricity meter for an off-peak tariff
- ☐ 12. Dwelling is using a biomass fuel that is not in the RdSAP fuel options
- ☐ 13. Dwelling has a special energy saving feature
- ☒ **Double glazing appropriate** *note: should be ticked unless documentary evidence confirms otherwise*

**Any wall insulation issues** *note: cavity / stone / system built construction only*

- ☐ Has the property any 'Access Issues' for potential wall insulation?
- ☐ Has the property any 'narrow cavity(s)' (<50mm)?

**Photo checklist**

- ☒ External elevations - showing openings, extensions, conservatories, roof rooms, wall construction etc.
- ☒ Insulation levels - level and coverage of loft insulation, wall insulation etc.
- ☒ Heating systems - radiators, boiler showing key features, heating controls, water heating etc.
- ☐ Other features - PV, solar water heating, wind turbine, LPG cylinder etc.

**Site Inspection Notes** *use additional pages if necessary*