

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:**  **Number of Habitable Rooms:**  **Number of Heated Habitable Rooms:**   
**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):**  **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:**

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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

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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:

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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)

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**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

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**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

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**WWHRS** *note: documentary evidence required*

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

**Number of rooms with mixer shower and no bath:**

**Number of rooms with bath and mixer shower:**

**\*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

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**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

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**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**

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**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)

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**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