

Property Address 36 Mora Road Surveyor Name ABDUL  
 Surveyor ID N/A  
 Postcode NW2 6TG Inspection Date EPC Date 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:** 2 **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:** N/A 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

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**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				
1st Floor	<u>57.2</u>	<u>2.5</u>	<u>17.4</u>	<u>21.2</u>
Lowest Floor	<u>57.2</u>	<u>2.5</u>	<u>14.4</u>	<u>21.2</u>

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

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**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 ☐

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**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?**

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**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):** 238 **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 ☐



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**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)** ☐

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**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*

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**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*

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**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: 

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) ☐



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Water Heating

(recommended)

Water Heating Description:

FROM SPACE Heating (Primary 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

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WWHRS

note: documentary evidence required

Total Number of rooms with bath and/or shower:

1

Number of rooms with mixer shower and no bath:

0

Number of rooms with bath and mixer shower:

1

\*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

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

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*



Property Address 36 Nova Road, JW26TG Extension: 1 ☒ 2 ☐ 3 ☐ 4 ☐

1 **Extension Date Band** (please fill in): 1995

2 **Extension Room/s in Roof Date Band:** N/A

2 **Extension 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				
1st Floor				
Lowest Floor	<u>9</u>	<u>2.5</u>	<u>6</u>	<u>3</u>

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

3 **Extension Walls** As Main Wall ☐  Construction photo (recommended) ☐

**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 (recommended) ☐

**External Wall Thickness (mm):** 295 Wall Thickness Unknown ☐

**U-value known (Wm<sup>2</sup>K):** N/A 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 ☒

4 **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 (recommended) ☐

**Alternative Wall Thickness (mm):**  Wall Thickness Unknown ☐

**U-value known (Wm<sup>2</sup>K):**  note: documentary evidence required to overwrite U-value

**Additional notes:**



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## Extension Roof As 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 photo (recommended)** ☐ *note: please include tape measure or similar measuring device in photo/s*

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## Extension 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*

**\*Edit Room in the Roof** ☐ *\*if ticked, please see page 7 for details*

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## Extension Floor As Main Floor ☐

**Location:** As Main Floor ☐ 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:**