

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:**  **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*

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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

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  N/A

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)

13

**Water Heating**  (recommended)

Water Heating Description:

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 kW

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**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> No related party                       | <input type="checkbox"/> Owner or director of the organisation dealing with the property transaction |
| <input type="checkbox"/> Relative of homeowner or occupier of the property | <input type="checkbox"/> Employed by the professional dealing with the property transaction          |
| <input type="checkbox"/> Residing at the property                          |  |
| <input type="checkbox"/> Financial interest in the property                |  |

#### **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, JW2 6TG Extension: 1  2  3  4

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

**Extension Room/s in Roof Date Band:**

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	9	2.5	6	3

*\*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):**  Wall Thickness Unknown

**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

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

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**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:**

5

**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*

6

**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*

7

**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:**