**ASSESSMENT ANALYSIS**

**Property Address:** **35 Egmont street, Manchester, M8 9LY**

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| --- | --- |
| **Current EPC (Rating)** | D-55 (Expires in May 2023) |
| **PRE-EPR Rating** | D-60 (000496) |
| **POST-EPR Rating** | D-65 (000497) |
| **Area** | 83m² |

**MEASURES TO INSTALL**

* **CAVITY**: (Awaiting Evidence)

**NOTES FOR LOFT TEAM**

|  |  |
| --- | --- |
| **Pre-Condition** | 200 mm |
| **Post-Condition** | 300 mm |
| **Extractor Fan Required** | NO, “see notes below” |
| **Trickle Vents Required** | Yes, (All standard White Colour) |

* **Extraction hub kitchen:** If there is kitchen extraction hub please check is in working condition. If not then installextractor fan in the kitchen.
* **Bath:** There is an extractor fan in the bath. please check is in working condition if not then installit. And bath has tiled wall.
* **Door Undercut: (**Please take a photo of the door undercut of the all bedrooms, both living rooms, bath and kitchen and RIR room**).** Bring two photos of each door undercut, one with closed door full view other with measuring tape under close door.
* **Trickle Vents:** Take proper photos of front and back windows trickle vents from inside and outside after install.
* Please take proper elevation photos after installation of trickle vents in day light. (Dark photos are not accepted)
* **Gas meter:** retake clear photo of date on gas meter.
* Kindly take landscape photo of all radiators with TRV’s with visible both ends.
* **So kindly bring evidence borescope from front and back wall that filled or unfilled wall.**

**NOTES FOR THE OFFICE**

* **In EPC there is no Room in Roof so we kept latest year of Room in Roof in EPR.**
* **please get land registry.**
* **According to surveyor property looks like cavity and surveyor tried to take borescope evidence. and surveyor said its solid wall because there is no gap between the wall. so kindly bring evidence borescope from front and back wall that filled or unfilled wall.**