**ASSESSMENT ANALYSIS**

**Property Address:** **47 St. Mary’s Avenue TW19 7JA**

|  |  |
| --- | --- |
| **Current EPC (Rating)** | NO EPC |
| **PRE-EPR Rating** | E-45 (000500) |
| **POST-EPR Rating** | C-74 (000501) |
| **Area** | 66m² |

**MEASURES TO INSTALL**

1. **CWI**
2. **BOILER**
3. **HC: TTZC ALL ROOMS**

**NOTES FOR LOFT TEAM**

|  |  |
| --- | --- |
| **Pre-Condition** | 00mm |
| **Post-Condition** | 00mm |
| **Extractor Fan Required** | No, “see notes below” |
| **Trickle Vents Required** | No, “see notes below” |

* **kitchen:** 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. please check is in working condition if not then installit
* **Elevation Photos:** Please take proper elevation photos in day light. (Dark photos are not accepted)
* **Door Undercut: (**Please take a photo of the door undercut of the all bedrooms, living room, bath and kitchen**).** Bring two photos of each door undercut, one with closed door full view other with measuring tape under close door.
* **Must Do take a photo of cylinder without insulation**
* **Gas meter:** Install earth bonding on gas meter

**NOTES FOR GAS TEAM**

|  |  |
| --- | --- |
| **Existing Boiler & Location** | (back boiler) living room |
| **Drainage Point** | Unsure |
| **Gas Meter Location** | Main entrance door |
| **Exiting Gas Pipe** | Unsure |
| **Boiler to Install** |  |

* Kindly take landscape photo of all radiators without TRV’S with visible both ends.
* Kindly take pre installation photos of old boiler and its heating controls, including PRV and flue outside.
* Pre Boiler Location with wide angle photos
* Small VIDEO of Pre Boiler to identify the Boiler Location with three different angles (maximum 5-7 seconds)
* Pre Boiler Pipe work photos
* **Heating Controls: Install TTZC of all the Bedrooms on Radiators**

**NOTES FOR THE OFFICE**

* **please get land registry**
* **proof of address is not provided. Please get proof of address before booking**
* **This property is ground floor flat**