**ASSESSMENT ANALYSIS**

**Property Address:** **12 Corbett Street B66 3PU**

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| --- | --- |
| **Current EPC (Rating)** | E-50 (Exp Dec 2025) |
| **PRE-EPR Rating** | D-61 (000505) with SH |
| **POST-EPR Rating** | D-66 (000506) with SH |
| **Area** | 104m² |

**MEASURES TO INSTALL**

1. **IWI**

**NOTES FOR LOFT TEAM**

|  |  |
| --- | --- |
| **EXT 1 Pre-Condition** | 100mm |
| **EXT 1 Post-Condition** | 100mm |
| **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
* **Room In Roof: surveyor does not provided of room in roof evidence of drilling and measurement. he also not mentioned in assessment form that room in roof is insulated or not so please bring evidence of room in roof by drilling.**
* **Trickle vents:** there seem to be in built trickle vents in mostly windows, and in which trickle vents are not install, so install it. and take evidence all windows (inside, outside, opened).
* **Elevation Photos:** Please take proper elevation photos after installation of trickle vents in day light. (Dark photos are not accepted)
* **Door Undercut: (**Please take a photo of the door undercut of the all bedrooms, both living rooms, bath, kitchen and RIR room**).** Bring two photos of each door undercut, one with closed door full view other with measuring tape under close door.
* **Measurement:** retake measurement from front main entrance door
* **We need evidence of red oil-filled secondary heating. Please take one with you and place it in the property and take photos.**

**NOTES FOR THE OFFICE**

* **please get land registry**
* **According to surveyor: customer did not allow proof of RIR. Customer say: RIR is insulated and not mention in EPC so that’s why we kept as built of RIR in EPR and RIR Age 2012.**