**ASSESSMENT ANALYSIS**

**Property Address:** **2 mount batten street, Manchester, M18 7BR**

|  |  |
| --- | --- |
| **Current EPC (Rating)** | D-57 (Exp Nov 2027) |
| **PRE-EPR Rating** | D-58 (000517) with SH |
| **POST-EPR Rating** | D-59 (000518) with SH |
| **Area** | 60m² |

**MEASURES TO INSTALL**

1. **LOFT**

**NOTES FOR LOFT TEAM**

|  |  |
| --- | --- |
| **Pre-Condition** | 100mm |
| **Post-Condition** | 300mm |
| **Extractor Fan Required** | No, “see notes below” |
| **Trickle Vents Required** | Yes, (All white colour) “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
* **Trickle Vents:** Take proper photos of all trickle vents from inside and outside after install.
* **Elevation Photos:** Please take proper elevation photos after installation of trickle vents in day light. (Dark photos are not accepted)
* **Measurement:** take measurement from front elevation and window.
* Main property is cavity wall but surveyor not provide borescope evidence. bring evidence borescope from front and back wall that filled or unfilled wall.
* **LOFT: please remove existing insulation and take 100mm measurement evidence of insulation and photos of loft with 100mm insulation.**
* **Door Undercut: (**Please take a photo of the door undercut of the all bedrooms, bath and kitchen**).** Bring two photos of each door undercut, one with closed door full view other with measuring tape under close door.
* **Heating Controls:** Kindly take landscape photo of all radiators with TRV’S with visible both ends
* **Boiler Data Plate:** Data plate is not provided of the boiler so please bring a photo of data plate.
* **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**
* **EST and TENNANCY AGGREMENT is not provided**
* **please must get before booking**

**NOTEAS FOR SUBMISSION**

* **DO YOUR BEST**