**ASSESSMENT ANALYSIS**

**Property Address:** **16 Honister Road Manchester M9 4LN**

|  |  |
| --- | --- |
| **Current EPC (Rating)** | D-67 (Exp July 2025) |
| **PRE-EPR Rating** | D-62 (000519) with SH |
| **POST-EPR Rating** | D-67 (000520) with SH |
| **Area** | 79m² |

**MEASURES TO INSTALL**

1. **CWI**

**NOTES FOR LOFT TEAM**

|  |  |
| --- | --- |
| **Pre-Condition** | 200mm |
| **Post-Condition** | 200mm |
| **Extractor Fan Required** | Yes, bath and toilet “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:** installextractor fan in the bath (BATH HAS TILED WALL)
* **Toilet:** installextractor fan in the toilet
* **Trickle vents:** All on the windows are trickle vents. if this is the case take evidence (inside, outside, opened). If this is not the case please install trickle vents and take evidence.
* **Elevation Photos:** Please take proper elevation photos after extractor fan in day light. (Dark photos are not accepted)
* **Wall (insulation):** when you drill a hole in toilet for extractor fan please take evidence of wall insulation.
* **Heating Controls:** Kindly take landscape photo of all radiators with TRV’S with visible both ends.
* **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 proof of address and benefit letter.**
* **Surveyor said cavity wall is unfilled**
* **Ensure their documents are available**