**ASSESSMENT ANALYSIS**

**Property Address:** **15 chinley avenue M40 9HT**

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| --- | --- |
| **Current EPC (Rating)** | D-56 (Exp Feb 2026) |
| **PRE-EPR Rating** | D-64 (000521) with SH |
| **POST-EPR Rating** | D-66 (000522) with SH |
| **Area** | 89m² |

**MEASURES TO INSTALL**

1. **LOFT**

**NOTES FOR LOFT TEAM**

|  |  |
| --- | --- |
| **Pre-Condition** | 100mm |
| **Post-Condition** | 300mm |
| **Extractor Fan Required** | Yes, kitchen and bath “see notes below” |
| **Trickle Vents Required** | No, “see notes below” |

* **kitchen:** there is kitchen extraction hub. please installthe extractor fan in the kitchen
* **Bath:** please installthe extractor fan in the bath **(bath has tiled wall)**
* main property is cavity wall but surveyor not provide borescope evidence. bring evidence borescope from front and back wall that filled or unfilled wall.
* **Wall (thickness, type, insulation):** when you drill a hole in bath for extractor fan please take evidence of wall thickness, type and insulation.
* **Height evidence: Bring video height evidence, placed all on the floor (each floor).**
* **Elevation Photos:** Please take proper elevation photos after installation of trickle vents and extractor fan 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.
* **Gas meter:** Install earth bonding on gas meter
* **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**
* **Must please get proof of address and benefit letter before booking**
* **do clean the loft**