**ASSESSMENT ANALYSIS**

**Property Address:** **3 Holmfield Avenue M9 4LG**

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| --- | --- |
| **Current EPC (Rating)** | NO EPC |
| **PRE-EPR Rating** | D-60 (000523) with SH |
| **POST-EPR Rating** | D-65 (000524) with SH |
| **Area** | 74m² |

**MEASURES TO INSTALL**

* **LOFT**
* HC – Install Standard TRVS on Radiators.

**NOTES FOR LOFT TEAM**

|  |  |
| --- | --- |
| **Pre-Condition** | 100mm |
| **Post-Condition** | 300mm |
| **Extractor Fan Required** | Yes, Bath and Kitchen “see notes below” |
| **Trickle Vents Required** | Yes, (All White colour)“see notes below” |

* **kitchen:** there is no kitchen extraction. installtheextractor fan in the kitchen
* **Bath:** installtheextractor fan in the bath (BATH HAS TILED WALL)
* **Elevation Photos:** Please take proper elevation photos after installation of trickle vents and extractor fan in day light. (Dark photos are not accepted)
* **LOFT: please remove existing insulation and take 100mm measurement evidence of insulation and photos of loft with 100mm insulation.**
* **Wall (thickness, type):** when you drill a hole in bath for extractor fan please take evidence of wall thickness and type
* **Door Undercut: (**Please take a photo of the door undercut of the all bedrooms, living rooms, bath and kitchen**).** Bring two photos of each door undercut, one with closed door full view other with measuring tape under close door.
* **Measurement:** retake measurement from first floor back window of main house
* **Heating Controls:** Kindly take landscape photo of all radiators without 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.
* **Gas meter:** Bring on gas evidence dated before April 2022

**GAS TEAM FOR NOTES**

* **Heating Controls:** Kindly take landscape photo of all radiators without TRV’S with visible both ends (IN PRE)
* HC – Install Standard TRVS on Radiators.

**NOTES FOR THE OFFICE**

* **please get land registry**