**ASSESSMENT ANALYSIS**

**Property Address:** **38 Elmham Road, S9 4PR**

|  |  |
| --- | --- |
| **Current EPC (Rating)** | E-48 (Exp Aug 2025) |
| **PRE-EPR Rating** | D-58 (000419) With SH |
| **POST-EPR Rating** | D-60 (000420) With SH |
| **Area** | 118m² |

**MEASURES TO INSTALL**

1. **Loft**

**NOTES FOR LOFT TEAM**

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

* **kitchen:** There is an extractor fan in the kitchen. please check is in working condition if not then installit.
* **Toilet and 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)
* **Door Undercut: (**Please take a photo of the door undercut of the all bedrooms, both 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.
* **Heating Controls:** Kindly take landscape photo of all radiators with TRV’S with visible both ends.
* **Height evidence: Bring height evidence, placed all on the floor (each floor).**

**NOTES FOR THE OFFICE**

* We will use existing EPC as On Gas proof.
* **please get land registry**