

Summary Information

Surveyor:	W219-0001	Title: Mr.	Tel Number:
Name:	Lewis Jamieson	My Reference:	
Survey Reference:	000814		
Current SAP rating:	D 60	Potential SAP rating: C 80	Emissions (t/year): 4.568 tonnes
Current EI rating:	E 53	Potential EI rating: C 76	Fuel Bill: £990

Property Details:

RdSAP version:	SAP 9.94
Reference Number:	W219-0001-000814
My Reference:	
Lodgement Required:	Yes
Regs Region:	England
EPC Language:	English
UPRN:	A000394056
Postcode:	PO7 6XS
Region:	Southern England
House Name:	55 OLD RIVER
House No:	
Street:	DENMEAD
Locality:	
Town:	DENMEAD
County:	
Property Tenure:	Owner-occupied
Transaction Type:	Marketed sale
Inspection Date:	21/02/2021
Process date:	21/02/2021
Check for the existence of an EPC:	Yes
Does an EPC exist at the point of carrying out this energy assessment:	No
Reason why another energy assessment needs to be undertaken:	

RdSAP Inputs

Property Description:

1.0 Property type:	H House	D Detached
2.0 Number of Storeys:	2	
Habitable Rooms:	6	
Heated Habitable Rooms:	6	
3.0 Date Built: Main Property	G 1983-1990	

4.0 Dimensions:

Dimension type:	Internal			
Main Property	Floor Area [m ²]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]
1st Floor:	50.00	2.35	30.00	0.00
Lowest Floor:	50.00	2.35	30.00	0.00

5.0 Conservatory:

Is there a conservatory?	Yes
Is it thermally separated?	Yes
Does it have fixed heaters?	No

Summary Information

7.0 Walls:

Main Property

Type	CA Cavity
Insulation	A As Built
Wall Thickness Unknown	No
Wall Thickness [mm]	280
U-value Known	No

8.0 Roofs:

Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	100 mm
U-value Known	No

9.0 Floors:

Main Property

Location	G Ground floor
Type	S Solid
Insulation	A As built
U-value Known	No

10.0 Doors:

Total Number of Doors	3
Number of Insulated Doors	0

11.0 Windows:

Glazed Area	T Typical
Proportion Double\Triple-glazed Glazing	100 % Double post or during 2002
Draught Proofing	100 %

12.0 Ventilation & Cooling

No. of open Fireplaces	1
Mechanical Ventilation	No
Fixed Space Cooling	No

13.0 Lighting

Total number of light fittings	16
Total number of L.E.L. fittings	14

14.0 Main Heating1

PCDF boiler Reference	1965 Potterton, Profile, 75.40%
Main Heating Code	BGA Post 98 Regular non-condens. with auto ign.
Heat Emitter	Radiators
Heat pump age	2012 or earlier
Fuel Type	Mains gas
Flue Type	Balanced
Fan Assisted Flue	Yes
PCDF Heating Controls	0
Main Heating Controls	CBC Programmer and room thermostat
PCDF Compensator	0
Percentage of Heat	100 %

14.1 Main Heating2

PCDF boiler Reference	0
Main Heating Code	
Percentage of Heat	0 %
Secondary Heating Code	RDJ Open fire in grate

15.0 Water Heating

Water Heating Code	HWP From the primary heating system
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Summary Information

15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Normal
Insulated	Foam
Insulation Thickness	25 mm
Cylinder Thermostat	Yes

16.0 Solar water heating

Solar Water Heating	No
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17.0 Waste Water Heat Recovery System

Total Number of rooms with bath and/or shower	2
Number of rooms with mixer shower and no bath	0
Number of rooms with bath and mixer shower	0
Is WWHRS present in the property?	No / Unknown

18.0 Flue Gas Heat Recovery System

Present	No
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19.0 Photovoltaic Panel

Photovoltaic Panel	None
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20.0 Wind Turbine

Terrain Type	Suburban
Wind turbine present?	No

21.0 Other Details

Electricity meter type	Single
Main gas	Yes

22.0 Special Features

Summary Information

Recommendations

- ✔ Loft insulation (Recommended)
 - Flat roof insulation (Not applicable)
 - Room-in-roof insulation (Not applicable)
 - Cavity wall insulation (Already installed)
 - Party wall insulation (Not applicable)
 - Solid wall insulation (Not applicable)
- ✔ Floor insulation (solid floor) (Recommended)
 - Hot water cylinder insulation (SAP increase too small)
 - Draught proofing (Already installed)
 - Low energy lighting (SAP increase too small)
 - Cylinder thermostat (Already installed)
- ✔ Heating controls for wet central heating system (Recommended)
- ✔ Upgrade boiler, same fuel (Recommended)
 - Change heating to condensing gas condensing boiler (fuel switch) (Not applicable)
 - Flue gas heat recovery in conjunction with new boiler (SAP increase too small)
- ✔ Solar water heating (Recommended)
 - Heat recovery system for mixer showers (Not applicable)
 - Double glazed windows (Already installed)
 - Insulated doors (SAP increase too small)
- ✔ Solar photovoltaic panels (Recommended)
 - Wind turbine (Not applicable)

Alternative Recommendations

- External wall insulation with cavity insulation (Not applicable)
- Biomass boiler (alternative) (Cost saving too small)
- Air or ground source heat pump (alternative) (Cost saving too small)
- Air or ground source heat pump with underfloor heating (alternative) (Not applicable)
- Micro CHP (alternative) (Alternative measure)

Related Party Disclosure

Addenda