



Property Address: Surveyor Name:
 RRN:
 Postcode: Date of Survey: Surveyor ID : -

Transaction Type:
 Marketed Sale
 Non-Marketed Sale
 Rental
 Assessment For GD
 Following GD
 FiT application
 None of the above

Property Tenure: Owner-occupied Rented (social) Rented (private)

Property Type:
 House Detached Enclosed Mid terrace
 Flat Semi Detached Enclosed End-terrace
 Maisonette Mid-terrace
 Bungalow End-terrace

Number of:
 Storeys:
 Habitable Rooms:
 Heated Habitable Rooms:

Date Built: (A) Pre 1900 (B) 1900-1929 (C) 1930-1949 (D) 1950-1966 (E) 1967-1975 (F) 1976-1982
 (G) 1983-1990 (H) 1991-1995 (I) 1996-2002 (J) 2003-2006 (K) 2007 +

Main Prop. Date Band: **Verification:** **Main** **Photograph:**
RinR Front
 Enquiries of owner / Doc evidence Rear Several elements
 Date mark on property Side may be shown in
 Date mark on original services one photograph.
 Style / Local knowledge
 If no photograph, please explain:

Other, please describe:

Main Prop. Dimensions: Internal External

Room(s) in Roof	Floor Area (m ²)	Room Height (m)	Heat Loss Perimeter (m)
Remaining		N/A	N/A
5th Floor			
4th Floor			
3rd Floor			
2nd Floor			
1st Floor			
Lowest Floor			

Is there a conservatory? **No / Yes**

If Yes, is it thermally separate? **No / Yes**

NEW mandatory photo of thermal separation:

If thermally separate, does it have fixed heaters? **No / Yes**

If not thermally separate, is it double glazed? **No / Yes**

Floor area: m²
 Glazed perimeter: m
 Room Height: 1 Storey 1.5 Storey 2.0 Storey
 2.5 Storey 3 Storey

Flats and maisonettes only: Corridor: Length of sheltered wall: m
 No Corridor Heated Corridor Unheated Corridor **NOTE:** Ensure this measurement is also included in your overall HLP

Position of Flat in Block of Flats: Basement Ground Floor Mid Floor Top Floor Which Floor? **NOTE:** 0 = floor position with earth beneath it.

Main Property Walls

Construction type: **Insulation type:** **Evidence of insulation:**

Stone: Granite or Whinstone <input type="checkbox"/>	External <input type="checkbox"/>	Cavity Drill <input type="checkbox"/>
Stone: Sandstone <input type="checkbox"/>	Internal <input type="checkbox"/>	Insulation visible <input type="checkbox"/>
Solid Brick <input type="checkbox"/>	Filled Cavity <input type="checkbox"/>	Doc evidence <input type="checkbox"/>
Cob <input type="checkbox"/>	As built <input type="checkbox"/>	Other <input type="checkbox"/>
Cavity <input type="checkbox"/>	Unknown <input type="checkbox"/>	Photo of insulation: <input type="checkbox"/>
Timber Frame <input type="checkbox"/>	Filled Cavity <input type="checkbox"/>	If Unknown/ Other:
System Build <input type="checkbox"/>	+ Int/Ext <input type="checkbox"/>

Dry Lining Present: **No / Yes /**

Wall thickness: mm
 NEW mandatory photo of wall thickness:

U-value Known: W/m²K
NOTE: Mandatory documentary evidence is required to overwrite the u-value

Main Property Alternative Wall Present?

No / Yes

Is this wall a sheltered wall?

No / Yes

Construction type: **Insulation type:****Evidence of insulation:****Alt Wall Area:**m²Stone: Granite or Whinstone External Cavity Drill **Wall thickness:**

mm

Stone: Sandstone Internal Insulation visible Solid Brick Filled Cavity Doc evidence **U-value Known:**W/m²KCob As built Other Cavity Unknown Photo of insulation: **NOTE:** Mandatory documentary evidence is required to overwrite the u-valueTimber Frame Filled Cavity **Dry Lining Present:**

No / Yes /

Unknown

System Build

+ Int/Ext

Further notes why 'Unknown/Other'

Selected:.....

Main Property Roof:

NEW mandatory photo of insulation depth:

 Construction:

If no access, state why:

Insulation at:**Insulation Depth:**Pitched-Slate/Tile (Access to loft)

.....

None 12mm 100mm 300mm+ Pitched-Slate/Tile (No access to loft)

.....

Joists 25mm 150mm Pitched-Thatch

.....

Rafters 50mm 200mm Flat

.....

Unknown/As built 75mm 250mm Another Dwelling above

.....

Same Dwelling Above **U-value Known:** W/m²K**NOTE:** Mandatory documentary evidence is required to overwrite the u-value**Main Property Room in Roof Present:**

No / Yes

(Several elements may be shown in one photograph)

Insulation:**If 'All elements' or 'Flat Ceiling only',****If thickness specified for 'All Elements', Is there insulation in other parts (i.e. stud walls & sloping ceilings)?:**Unknown/As Built **Insulation Thickness at Flat Ceiling:**No Insulation 12mm 75mm 200mm Not Flat Ceiling Only 25mm 100mm 250mm ApplicableAll Elements 50mm 150mm 300mm+ Unknown 50mm None 100mm 150mm (or more) **Is this Room in Roof connected to another****Area****U-value****Building part?**

No / Yes

Flat Ceiling

 m² W/m²K

Slope 1

 m² W/m²K**Edit Room in Roof Details:**

Flat Ceiling

 m² W/m²K

Slope 2

 m² W/m²K

(Mandatory evidence required)

Stud Wall 1

 m² W/m²K

Gable 1

 m² W/m²K

Stud Wall 2

 m² W/m²K

Gable 2

 m² W/m²K**Main Property Floor:****Floor Location:****Floor Construction:****Floor Insulation:****Insulation Thickness:**Ground floor Solid As Built mmAbove Partially Heated Space Suspended Timber Unknown Above Unheated Space Suspended Not Timber Retro-Fitted **U-value Known:** W/m²KTo External Unknown Evidence seen Same Dwelling Below

Notes:.....

Another Dwelling Below

.....

NOTE: Mandatory documentary evidence is required to overwrite the u-value**Additional Notes:**

Openings:

Windows Percentage Double/Triple Glazed: %

Doors

Total Number of Doors:

Number of Insulated Doors:

Average U-value of Insulated Doors:

W/m²K

Draught Proofing: %

Glazing Area

Typical

More than typical

Less than typical

Much More than typical

Much Less than typical

Glazing Type

D/G Pre 2002

D/G Post or during 2002

Double Glazing U-values and G-values Known

Triple Glazing U-values and G-values Known

U-value Known:

W/m²K

G-value Known:

W/m²K

Data Source: Manufacturer / BRFC

If Much More/Less than typical, enter extended data:

Note: Ensure all windows in the property are measured and entered here.

Continue on another page, if necessary

Window	Area (m ²)	Glazing Type	Location	Orientation	G-value	U-value
Window 1						
Window 2						
Window 3						
Window 4						
Window 5						
Window 6						
Window 7						
Window 8						
Window 9						

Ventillation & Cooling:

No of Open Fireplaces:

Fixed Space Cooling:

Mechanical Ventilation: (whole house)

Supply & Extract System:

Lighting:

Total number of Light Fittings:

Total number of L.E.L.:

Space Heating:

Main Heating System 1 Heating Photo Evidence:

Boiler details:

Boiler ID: Emitters:

PCDF Ref: Radiators / Underfloor

% of Heat: % Flue Type:

Fuel Used: Balanced / Open

Heating Code: Fan Assisted Flue?

Controls Code: No / Yes

Secondary Heating Code:

Notes:.....

Main Heating System 2 Heating Photo Evidence:

Boiler details:

Boiler ID: Emitters:

PCDF Ref: Radiators / Underfloor

% of Heat: % Flue Type:

Fuel Used: Balanced / Open

Heating Code: Fan Assisted Flue?

Controls Code: No / Yes

Secondary Heating Photo Evidence:

Water Heating:

Water Heating Code: Hot Water Cylinder No Access (If no access, state reason/take photo)

If Immersion Heater: Single / Dual Normal (90-130L) Medium (131-170L) Large (>170L)

Cylinder Thermostat: No / Yes Hot Water Insulation: None Spray Foam Jacket

Jacket or Spray Foam Insulation Thickness:

12mm 25mm 38mm 50mm 80mm 120mm 160mm

Solar Water Heating:

Solar Water Heating Present:

Note: When details are known, sufficient documentary evidence is required.

Are Details Known?

Collector Evacuated Tube Flat Plate Unglazed
 Elevation: Horizontal 30° 45° 60° Vertical
 Orientation: South South/East East North/East
 North North/West West South/West Horizontal
 Overshading: None Modest Significant Heavy

Aperture Area of Panel

Are Solar Store Details known?

Zero Loss Collector

Is Solar Store Combined?

Heat Loss Coefficient

Total Hot Water Store Volume

Solar Pump:
 Unknown Electrically PV
 Power Source Powered

Dedicated Solar Store Volume

Waste Water Heat Recovery System: NOTE: Mandatory documentary evidence is required

Total Number of Rooms With Bath **And/Or** Shower:

Is WWHRS Present?

Number of Rooms With Mixer Shower **And No** Bath:

Unknown Yes - 1 Yes - 2
 System

Number of Rooms With Mixer Shower **And** Bath:

WWHR System 1

WWHR System 2

WWHR Index from PCDF:

WWHR Index from PCDF:

N° of Mixer Showers with WWHR **with** Bath:

N° of Mixer Showers with WWHR **with** Bath:

N° of Mixer Showers with WWHR **without** Bath:

N° of Mixer Showers with WWHR **without** Bath:

Flue Gas Heat Recovery System:

Is FGHR Present?

FGHR Brand / Model:

FGHR Index from

Does FGHR Have PV Power?

Elevation: Horizontal 30° 45° 60° Vertical
 Orientation: South South/East East North/East
 North North/West West South/West Horizontal
 Overshading: None Modest Significant Heavy

New Technologies:

Is PV Present?

If % Roof Area: %

PV Cells KW Orientation Elevation Overshading

Terrain Urban **PV 1**

Suburban **PV 2**

Rural **PV 3**

Wind Turbine Present?

Number of Turbines?

Rotor Diameter? m

Details Known?

Height Above Ridge? m

Electricity Meter Type:

Single

Dual

24 Hour

Unknown

Is Mains Gas Available:

No / Yes

If the property is not heated by mains gas, does the property have either a gas meter within the dwelling or an appliance using mains gas (e.g.cooker)? If so, the EPC will indicate a fuel switch possibility.

If 'Unknown' is selected, please state why:.....

Related Party Disclosure:

- No Related Party
- Relative of homeowner or occupier of the property
- Residing at the property
- Financial interest in the property
- Owner or director of the organisation dealing with the property transaction
- Employed by the professional dealing with the property transaction
- Relative of the professional dealing with the property transaction

Addenda:

- 1. Wall type does not correspond to options available in RdSAP
- 4. Dwelling has a swimming pool
- 5. Dwelling has micro-CHP
- 6. Off peak appliance (s) with single electric meter
- 8. PV or wind turbine present on the property (For England, Wales and Scotland only)
- 9. Two main heating systems and heating system upgrade is recommended
- 10. Dual electricity meter selected but there is also an electricity meter for standard tariff
- 11. Single electricity meter selected but there is also an electricity meter for off-peak tariff

Any Wall Insulation Issues:

- Has the property any 'Access Issues' for potential wall insulation?
- Has the property any narrow cavity(s) < 50mm?
- Is the property in a high exposure location?

Additional Site Inspection Notes:

(Use additional pages, if necessary)

Should you have any questions, please refer to the latest Elmhurst RdSAP Manual. This can be found in Documents Download within Access Elmhurst. Alternatively, you may call our Existing Dwellings team on **01455 883257** or forward your query via ESP (within Access Elmhurst) or e-mail us at: dea-support@elmhurstenergy.co.uk