

## Summary Information

<b>Surveyor:</b>	U985-0001	<b>Title:</b> Mrs.	<b>Tel Number:</b> 07901229278
<b>Name:</b>	Saskia Ratcliff	<b>My Reference:</b>	
<b>Survey Reference:</b>	000474		
<b>Current SAP rating:</b>	D 62	<b>Potential SAP rating:</b> C 76	<b>Emissions (t/year):</b> 3.104 tonnes
<b>Current EI rating:</b>	D 60	<b>Potential EI rating:</b> C 73	<b>Fuel Bill:</b> £1258

### Property Details:

<b>RdSAP version:</b>	RdSAP10
<b>Reference Number:</b>	U985-0001-000474
<b>My Reference:</b>	
<b>Lodgement Required:</b>	No
<b>Regs Region:</b>	England
<b>EPC Language:</b>	English
<b>UPRN:</b>	
<b>Postcode:</b>	bd3 8aq
<b>Region:</b>	East Pennines
<b>House Name:</b>	
<b>House No:</b>	
<b>Street:</b>	1 GREENWAY ULA - BASE
<b>Locality:</b>	
<b>Town:</b>	
<b>County:</b>	
<b>Property Tenure:</b>	Owner-occupied
<b>Transaction Type:</b>	Marketed sale
<b>Inspection Date:</b>	30/06/2025
<b>Process date:</b>	18/09/2025
<b>Check for the existence of an EPC:</b>	No
<b>Does an EPC exist at the point of carrying out this energy assessment:</b>	No
<b>Reason why another energy assessment needs to be undertaken:</b>	

### RdSAP Inputs

### Property Description:

<b>1.0 Property type:</b>	H House
	M Mid-Terrace
<b>2.0 Number of Storeys:</b>	2
<b>Habitable Rooms:</b>	3
<b>Heated Habitable Rooms:</b>	3
<b>3.0 Date Built: Main Property</b>	B 1900-1929
<b>1st Extension</b>	B 1900-1929
<b>2nd Extension</b>	B 1900-1929

### 4.0 Dimensions:

Dimension type:	Internal				
Main Property	Floor Area [m <sup>2</sup> ]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
<b>1st Floor:</b>	12.68	2.91	5.27	4.52	
<b>Lowest Floor:</b>	12.68	2.80	7.07	4.52	No
<b>1st Extension</b>					
<b>1st Floor:</b>	15.04	2.88	8.46	3.56	
<b>Lowest Floor:</b>	15.04	2.81	8.46	3.56	No
<b>2nd Extension</b>					
<b>1st Floor:</b>	0.00	0.00	0.00	0.00	
<b>Lowest Floor:</b>	1.35	2.59	3.30	0.00	No

## Summary Information

### 5.0 Conservatory:

Is there a conservatory? No

### 7.0 Walls:

#### Main Property

Type	CA Cavity
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	380 mm
U-value Known	No
Party Wall Type	U Unable to determine

#### 1st Extension

As Main Wall	Yes
Type	CA Cavity
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	380 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	U Unable to determine

#### 2nd Extension

As Main Wall	Yes
Type	CA Cavity
Insulation	A As Built
Dry-lining	No
Wall Thickness Unknown	No
Wall Thickness	380 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	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

#### 1st Extension

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

#### 2nd Extension

As Main	No
Type	PN Pitched (slates/tiles), no access
Insulation	J Joists
Insulation Thickness	Unknown
U-value Known	No

### 8.1 Rooms in Roof:

### 9.0 Floors:

#### Main Property

Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	0.75
U-value Known	No

## Summary Information

### 1st Extension

As Main	No
Location	U Above unheated space
Type	T Suspended timber
Insulation	A As built
Default U-value	1.20
U-value Known	No

### 2nd Extension

As Main	Yes
Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	1.25
U-value Known	No

### 10.0 Doors:

Total Number of Doors	2
Number of Insulated Doors	0

### 11.0 Windows:

W	H	Area	Glazing Type	Frame Type	Frame Factor	Glazing Gap	Building Part	Location	Orient.	Data-Source	U value	g value	Draught Proofed	Permanent Shutters
1.10	1.80	1.98	Double between 2002 and 2021	PVC	0.70		1st Extension	External wall	North West	Manufacturer	2.00	0.72	Yes	None
1.10	1.60	1.76	Double with unknown install date	PVC	0.70	12 mm	1st Extension	External wall	North West	Manufacturer	2.80	0.76	Yes	None
1.10	1.80	1.98	Double between 2002 and 2021	PVC	0.70		1st Extension	External wall	East	Manufacturer	2.00	0.72	Yes	None
0.50	1.00	0.50	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	East	Manufacturer	2.80	0.76	Yes	None
1.10	1.60	1.76	Double between 2002 and 2021	PVC	0.70		Main	External wall	East	Manufacturer	2.00	0.72	Yes	None
0.50	1.00	0.50	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
1.80	1.80	3.24	Double with unknown install date	PVC	0.70	12 mm	2nd Extension	External wall	East	Manufacturer	2.80	0.76	Yes	None

Draught Proofing 78 %

### 12.0 Ventilation & Cooling

No. of open chimneys	0
No. of open flues	0
No. of open chimneys/open flues attached to closed fire	0
No. of flues attached to solid fuel boiler	0
No. of open flues attached to other heater	0
No. of blocked chimneys	0
No. of intermittent extract fans	2
No. of passive vents	0
No. of flueless gas fires	0
Fixed Space Cooling	No
Draught Lobby	Unable to determine

### 12.1 Mechanical Ventilation

Mechanical Ventilation	No
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### 12.2 Air Pressure Test

Test Method	Not available
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### 13.0 Lighting

Total number of bulbs	8
Number of LED and CFL Known	No
Total number of Low Energy	8
Total number of incandescents	0

## Summary Information

### 14.0 Main Heating1

PCDF boiler Reference	16839 Vaillant, ecoTEC pro 28, 88.70%
Heat Emitter	Radiators
Heat pump age	Unknown
Fuel Type	Mains gas
Flue Type	Balanced
Fan Assisted Flue	Yes
Design flow temperature	Unknown
PCDF Heating Controls	0
Main Heating Controls EES	CBE
Main Heating Controls Sap	SAP code 2106, Programmer, room thermostat and TRVs
PCDF Compensator	0
Percentage of Heat	100 %

### 14.1 Main Heating2

PCDF boiler Reference	0
Main Heating EES Code	
Main Heating SAP Code	0
Percentage of Heat	0 %

### 14.1 Community Heating/Heat Network

Heating Type	None
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### 14.2 Meters

Electricity meter type	Single
Main gas	Yes
Electricity Smart Meter Present	No
Gas Smart Meter Present	No

### 15.0 Water Heating

Water Heating Code	HWP
Water Heating SapCode	901
Water Heating Fuel Type	Mains gas

### 15.1 Hot Water Cylinder

Hot Water Cylinder Present	No
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### 15.2 Community Hot Water

PCDF boiler Reference	0
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### 16.0 Solar water heating

Solar Water Heating	No
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### 17.0 Waste Water Heat Recovery System

Is WWHRS present in the property?	No / Unknown
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### 1x.0 Baths and Showers

Total Number of Baths	1
Number of Baths Connected	0

Description	Type	Connected
1	Non-electric shower	None

### 18.0 Flue Gas Heat Recovery System

Present	No
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### 19.0 Photovoltaic Panel

Photovoltaic Panel	None
Export capable meter	No

### 20.0 Wind Turbine

Terrain Type	Suburban
Wind turbine present?	No

### 22.0 Special Features

#### 21.0 Small-Scale Hydro

Electricity generated [kWh/year]	0.00
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## Summary Information

### Recommendations

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

#### Alternative Recommendations

- External wall insulation with cavity insulation (Alternative measure)
- Biomass boiler (alternative) (Not applicable)
- Micro CHP (alternative) (Not applicable)

### Related Party Disclosure

No related party

### Addenda

#### --- Any Wall Insulation Issues ---

Cavity wall insulation recommended ( , , MainExt1Ext2)

- |   |    |
|---|----|
| Has the property any 'Access Issues' for potential wall insulation? | No |
| Has the property any 'narrow cavity(s)' (<50mm)?                    | No |
| Is the property in a 'high exposure' location?                      | No |