

## Summary Information

<b>Surveyor:</b>	P960-0001		<b>Title:</b> Mr.	<b>Tel Number:</b> 07760 443 469
<b>Name:</b>	Richard Matthew Ratcliff		<b>My Reference:</b>	Khalim-test
<b>Survey Reference:</b>	001431			
<b>Current SAP rating:</b>	D 61	<b>Potential SAP rating:</b>	B 86	<b>Emissions (t/year):</b> 6.920 tonnes
<b>Current EI rating:</b>	E 53	<b>Potential EI rating:</b>	C 80	<b>Fuel Bill:</b> £1713

### Property Details:

<b>RdSAP version:</b>	RdSAP10
<b>Reference Number:</b>	P960-0001-001431
<b>My Reference:</b>	Khalim-test
<b>Lodgement Required:</b>	No
<b>Regs Region:</b>	England
<b>EPC Language:</b>	English
<b>UPRN:</b>	
<b>Postcode:</b>	W6 9BF
<b>Region:</b>	Thames Valley
<b>House Name:</b>	28 Distillery Wharf
<b>House No:</b>	28
<b>Street:</b>	Distillery Wharf
<b>Locality:</b>	
<b>Town:</b>	London
<b>County:</b>	
<b>Property Tenure:</b>	Owner-occupied
<b>Transaction Type:</b>	Marketed sale
<b>Inspection Date:</b>	25/06/2025
<b>Process date:</b>	03/06/2026
<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			
	D Detached			
<b>2.0 Number of Storeys:</b>	2			
<b>Habitable Rooms:</b>	6			
<b>Heated Habitable Rooms:</b>	6			
<b>3.0 Date Built:</b>	<b>Main Property</b>	J 2003-2006	<b>Main Prop. Room(s) in Roof</b>	J 2003-2006
	<b>1st Extension</b>	J 2003-2006		

#### 4.0 Dimensions:

Dimension type:	Internal				
	Floor Area [m <sup>2</sup> ]	Room Height [m]	Heat Loss Wall Perimeter [m]	Party Wall Length [m]	
<b>Main Property</b>					
<b>Room(s) in Roof:</b>	83.20				
<b>Lowest Floor:</b>	97.72	2.28	36.45	0.00	No
<b>1st Extension</b>					
<b>1st Floor:</b>	7.21	2.82	8.31	0.00	
<b>Lowest Floor:</b>	7.21	2.82	8.31	0.00	No

## Summary Information

### 5.0 Conservatory:

Is there a conservatory? No

### 7.0 Walls:

#### Main Property

Type SS Stone: sandstone or limestone  
 Insulation A As Built  
 Wall Thickness Unknown No  
 Wall Thickness 340 mm  
 U-value Known No  
 Party Wall Type CU Cavity masonry unfilled

#### 1st Extension

As Main Wall No  
 Type SO Solid Brick  
 Insulation A As Built  
 Wall Thickness Unknown No  
 Wall Thickness 240 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 400+ mm  
 U-value Known No

#### 1st Extension

As Main Yes  
 Type PA Pitched (slates/tiles), access to loft  
 Insulation J Joists  
 Insulation Thickness 400+ mm  
 U-value Known No

### 8.1 Rooms in Roof:

#### Main Property

Type Room in roof type 1  
 Assessment Simplified

	Length	Height	Insulation	Insulation Type	Gable Type	Default U-value	U-value known	U-value
Flat Ceiling 1	4.00	40.00				0.00	No	0.00
Flat Ceiling 2	0.00	0.00				0.00	No	0.00
Stud Wall 1	0.00	0.00				0.00	No	0.00
Stud Wall 2	0.00	0.00				0.00	No	0.00
Slope 1	32.00	32.00				0.00	No	0.00
Slope 2	0.00	0.00				0.00	No	0.00
Gable Wall 1	6.40	2.45			Exposed	0.35	No	0.00
Gable Wall 2	6.40	2.45			Party	0.25	No	0.00
Common Wall 1	0.00	0.00				0.00	No	0.00
Common Wall 2	0.00	0.00				0.00	No	0.00

### 9.0 Floors:

#### Main Property

Location G Ground floor  
 Type S Solid  
 Insulation A As built  
 Default U-value 0.24  
 U-value Known No

## Summary Information

### 1st Extension

As Main	Yes
Location	G Ground floor
Type	S Solid
Insulation	A As built
Default U-value	0.33
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
1.60	1.20	1.92	Double pre 2002	PVC	0.70	16 mm or more	Main	External wall	North	Manufacturer	2.70	0.76	Yes	None
1.60	1.40	2.24	Double pre 2002	PVC	0.70	16 mm or more	Main	External wall	North	Manufacturer	2.70	0.76	Yes	None
0.80	0.60	0.48	Double pre 2002	PVC	0.70	16 mm or more	Main	External wall	North	Manufacturer	2.70	0.76	Yes	None
1.20	0.80	0.96	Double pre 2002	PVC	0.70	16 mm or more	Main	External wall	North	Manufacturer	2.70	0.76	Yes	None
1.20	0.80	0.96	Double pre 2002	PVC	0.70	16 mm or more	Main	External wall	South	Manufacturer	2.70	0.76	Yes	None
2.12	1.80	3.82	Double pre 2002	PVC	0.70	16 mm or more	Main	External wall	North	Manufacturer	2.70	0.76	Yes	None
1.30	1.80	2.34	Double pre 2002	PVC	0.70	16 mm or more	1st Extension	External wall	South	Manufacturer	2.70	0.76	Yes	None
1.20	1.19	1.43	Double pre 2002	PVC	0.70	16 mm or more	1st Extension	External wall	South	Manufacturer	2.70	0.76	Yes	None

Draught Proofing	100 %
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### 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	0
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	20
Number of LED and CFL Known	Yes
Number of LED lights	20
Number of CFL lights	0
Total number of Low Energy	20
Total number of incandescents	0

### 14.0 Main Heating1

PCDF boiler Reference	1044 Husqvarna, Husqvarna, 65.00%
Heat Emitter	Radiators
Heat pump age	2013 or later
Fuel Type	Heating oil
Flue Type	Open
Fan Assisted Flue	No
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 %

## Summary Information

### 14.1 Main Heating2

PCDF boiler Reference	0
Main Heating EES Code	COM
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	Heating oil

### 15.1 Hot Water Cylinder

Hot Water Cylinder Present	Yes
Cylinder Size	Normal
Insulated	Foam
Insulation Thickness	120 mm
Cylinder Thermostat	No

### 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	0
Number of Baths Connected	0

### 18.0 Flue Gas Heat Recovery System

Present	No
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### 19.0 Photovoltaic Panel

Photovoltaic Panel	None
Export capable meter	Yes

### 20.0 Wind Turbine

Terrain Type	Urban
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 (Already installed)
- Flat roof insulation (Not applicable)
- Room-in-roof insulation (Not applicable)
- Cavity wall insulation (Not applicable)
- Solid wall insulation (Already installed)
- Floor insulation (solid floor) (Already installed)
- Hot water cylinder insulation (Already installed)
- Draught proofing (Already installed)
- Low energy lighting (Already installed)
- ✔ Cylinder thermostat (Recommended)
  - Heating controls for wet central heating system (Already installed)
  - Biomass boiler (Not applicable)
- ✔ Change heating to condensing gas condensing boiler (fuel switch) (Recommended)
  - Flue gas heat recovery in conjunction with new boiler (SAP increase too small)
  - Solar water heating (SAP increase too small)
  - 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)
  - PV diverter (Not applicable)
  - PV battery (Not applicable)
  - Water heating controls (SAP increase too small)

#### Alternative Recommendations

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

### Related Party Disclosure

No related party

### Addenda

When considering the PV installation consider installing PV battery and a PV diverter for water heating