

## 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 57	<b>Potential SAP rating:</b>	B 89	<b>Emissions (t/year):</b> 3.486 tonnes
<b>Current EI rating:</b>	C 71	<b>Potential EI rating:</b>	A 95	<b>Fuel Bill:</b> £1506

### 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>	02/06/2026
<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
	S Semi-Detached
<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>	D 1950-1966
<b>1st Extension</b>	F 1976-1982

#### 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>					
1st Floor:	45.00	2.40	17.10	10.30	
Lowest Floor:	45.00	2.40	17.10	10.30	No
<b>1st Extension</b>					
1st Floor:	30.00	2.50	5.00	5.00	
Lowest Floor:	30.00	2.50	5.00	5.00	No

## Summary Information

### 5.0 Conservatory:

Is there a conservatory? No

### 7.0 Walls:

#### Main Property

Type	SY System Build
Insulation	E External
Insulation Thickness	100 mm
Wall Thickness Unknown	No
Wall Thickness	250 mm
U-value Known	No
Party Wall Type	CU Cavity masonry unfilled

#### 1st Extension

As Main Wall	Yes
Type	SY System Build
Insulation	E External
Insulation Thickness	100 mm
Wall Thickness Unknown	No
Wall Thickness	250 mm
U-value Known	No
As Main Alternative Wall 1	No
As Main Alternative Wall 2	No
Party Wall Type	U Unable to determine

### 8.0 Roofs:

#### Main Property

Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	300 mm
U-value Known	No

#### 1st Extension

As Main	Yes
Type	PA Pitched (slates/tiles), access to loft
Insulation	J Joists
Insulation Thickness	300 mm
U-value Known	No

### 8.1 Rooms in Roof:

### 9.0 Floors:

#### Main Property

Location	G Ground floor
Type	N Suspended, not timber
Insulation	R Retro-fitted
Insulation Thickness	100 mm
Default U-value	0.23
U-value Known	No

#### 1st Extension

As Main	Yes
Location	G Ground floor
Type	N Suspended, not timber
Insulation	R Retro-fitted
Insulation Thickness	100 mm
Default U-value	0.18
U-value Known	No

### 10.0 Doors:

Total Number of Doors	2
Number of Insulated Doors	0

## Summary Information

### 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
0.97	1.00	0.97	Single glazing	PVC	0.70		Main	External wall	North West	Manufacturer	4.80	0.85	No	None
2.66	1.00	2.66	Single glazing	PVC	0.70		1st Extension	External wall	South East	Manufacturer	4.80	0.85	No	None
2.66	1.00	2.66	Double between 2002 and 2021	PVC	0.70		Main	External wall	South East	Manufacturer	2.00	0.72	Yes	None
1.00	4.00	4.00	Double between 2002 and 2021	PVC	0.70		1st Extension	External wall	South	Manufacturer	2.00	0.72	Yes	None
2.00	2.00	4.00	Double post or during 2022		0.70		Main	External wall	South West	Manufacturer	1.40	0.72	Yes	None
1.50	1.50	2.25	Double post or during 2022		0.70		1st Extension	External wall	North West	Manufacturer	1.40	0.72	Yes	None
1.00	1.00	1.00	Double pre 2002	Wood	0.70	6 mm	Main	External wall	North East	Manufacturer	3.10	0.76	Yes	None
0.50	0.50	0.25	Double pre 2002	Metal	0.80	12 mm	1st Extension	External wall	South East	Manufacturer	3.40	0.76	Yes	None
0.30	0.30	0.09	Double with unknown install date	PVC	0.70	12 mm	Main	External wall	North East	Manufacturer	2.80	0.76	Yes	None
1.00	1.00	1.00	Secondary glazing		0.70		Main	External wall	North	Manufacturer	2.90	0.85	Yes	None
0.50	0.50	0.25	Triple pre 2002	Wood	0.70	12 mm	1st Extension	External wall	East	Manufacturer	2.10	0.68	Yes	None
0.10	0.10	0.01	Triple between 2002 and 2021	PVC	0.70		1st Extension	External wall	North East	Manufacturer	2.00	0.72	Yes	None
0.30	0.40	0.12	Triple post or during 2022		0.70		Main	External wall	East	Manufacturer	1.40	0.72	Yes	None
1.00	0.80	0.80	Triple with unknown install date	PVC	0.70	12 mm	1st Extension	External wall	North West	Manufacturer	2.10	0.68	Yes	None
1.00	1.00	1.00	Double glazing, known data				1st Extension	External wall	East	BFRC data	1.00	0.40	Yes	None
1.00	0.60	0.60	Single glazing, known data		1.00		Main	External wall	South	Manufacturer	2.50	0.50	No	None
2.20	3.00	6.60	Single glazing, known data		0.50		1st Extension	External wall	South West	Manufacturer	2.40	0.70	Yes	None

Draught Proofing 84 %

### 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

### 12.2 Air Pressure Test

Test Method Not available

### 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

## Summary Information

### 14.0 Main Heating1

PCDF boiler Reference	8262 Vokera, Linea, 83.10%
Heat Emitter	Radiators
Heat pump age	2013 or later
Fuel Type	Bulk LPG
Flue Type	Balanced
Fan Assisted Flue	Yes
PCDF Heating Controls	0
Main Heating Controls EES	CBV
Main Heating Controls Sap	SAP code 2105, Programmer and at least two room thermostats
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	18 Hour
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	Bulk LPG

### 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	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 (suspended floor) (Already installed)
- 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 (Recommended)
- ✔ Air or ground source heat pump (Recommended)
  - 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 (Not applicable)
  - Double glazed windows (SAP increase too small)
  - 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 (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