

## 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 68	<b>Potential SAP rating:</b>	C 80	<b>Emissions (t/year):</b> 4.009 tonnes
<b>Current EI rating:</b>	D 63	<b>Potential EI rating:</b>	C 71	<b>Fuel Bill:</b> £1598

### 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			
	E End-Terrace			
<b>2.0 Number of Storeys:</b>	3			
<b>Habitable Rooms:</b>	6			
<b>Heated Habitable Rooms:</b>	6			
<b>3.0 Date Built:</b>	<b>Main Property</b>	A before 1900	<b>Main Prop. Room(s) in Roof</b>	A before 1900
	<b>1st Extension</b>	A before 1900		

#### 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>Room(s) in Roof:</b>	29.75				
<b>1st Floor:</b>	41.73	2.78	15.99	7.92	
<b>Lowest Floor:</b>	41.73	2.78	15.99	15.84	No
<b>1st Extension</b>					
<b>2nd Floor:</b>	0.00	0.00	0.00	0.00	
<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	SO Solid Brick
Insulation	I Internal
Insulation Thickness	100 mm
Conductivity Known	No
Thermal Conductivity	Lambda = 0.04 W/m*K
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
Dry-lining	No
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	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:

#### 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	4.65	2.45			Exposed	0.29	No	0.00
Gable Wall 2	4.65	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	T Suspended timber
Insulation	A As built
Default U-value	0.63
U-value Known	No

## Summary Information

### 1st Extension

As Main	Yes
Location	G Ground floor
Type	T Suspended timber
Insulation	A As built
Default U-value	1.03
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	0
Main Heating EES Code	BGW
Main Heating SAP Code	104
Heat Emitter	Radiators
Heat pump age	2013 or later
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 %

## 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	Dual
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	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 (Recommended)
- ✔ Floor insulation (suspended floor) (Recommended)
- Hot water cylinder insulation (Not applicable)
- Draught proofing (Already installed)
- 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 (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 (Not applicable)

#### Alternative Recommendations

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

### Related Party Disclosure

No related party

### Addenda

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