

energy
saving
trust



Go Renewable

Find trusted installers, compare quotes and upgrade your home.

Home survey example

This is an example of a professional home survey that is centred around installing renewables in the home.

energy
saving
trust



Energy Report

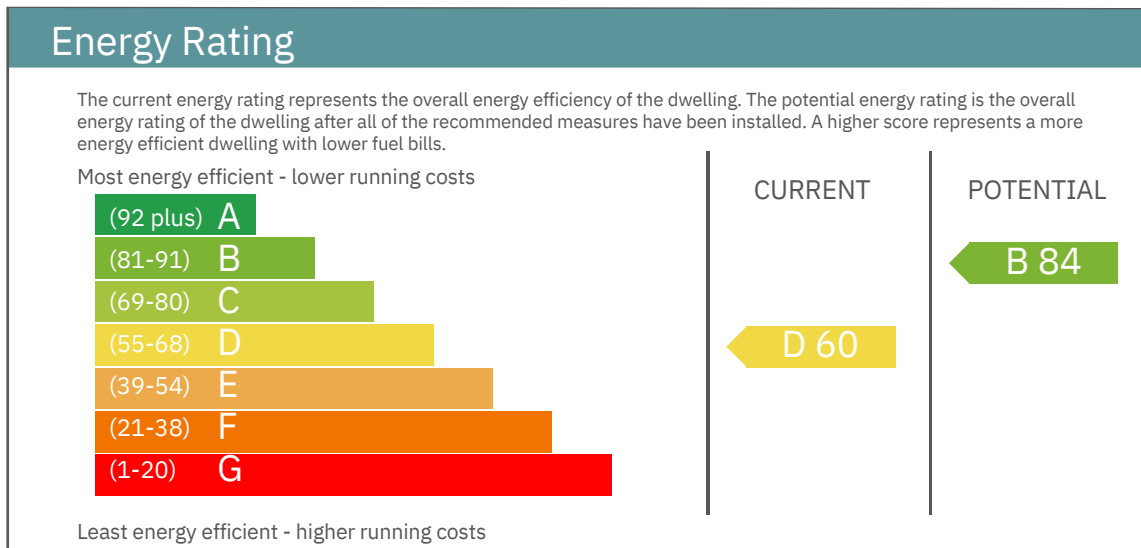
This is what to be expected from an updated Energy Performance Certificate.

ENERGY REPORT

Dwelling Address	123 Example
Reference	000005
Assessment Date	13/09/2023
Submission Date	14/09/2023
Property Type	Semi-Detached House
Total Floor Area	83 m2

This Energy Report has been generated using the UK's National Calculation Methodology for existing dwellings, Reduced data Standard Assessment Procedure (RdSAP). This methodology is used to assess the energy efficiency of existing dwellings which is calculated based on a dwelling's heating, hot water and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations.

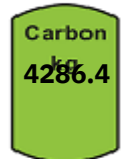


Additional ratings for your home

Energy - The estimated amount of fuel energy required for lighting, heating and hot water for your property. The estimate is based on typical usage which is likely to be different to your actual consumption.



Carbon - The current environmental impact based on your energy estimates.



Cost - The estimated cost of your energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those you actually pay.



Recommendations





The recommended measures provided below will help to improve the energy efficiency of the dwelling. To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed. Having these measures installed individually, or in a different order, may change the result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Incremental rating change
Internal or external wall insulation	£596	C 70	£4,000 - £14,000	£596	+ 10
Floor insulation (suspended floor)	£748	C 73	£800 - £1,200	£153	+ 3
Solar water heating	£833	C 74	£4,000 - £6,000	£85	+ 1
Solar photovoltaic panels, 2.5 kWp	£1,473	B 84	£3,500 - £5,500	£640	+ 10

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

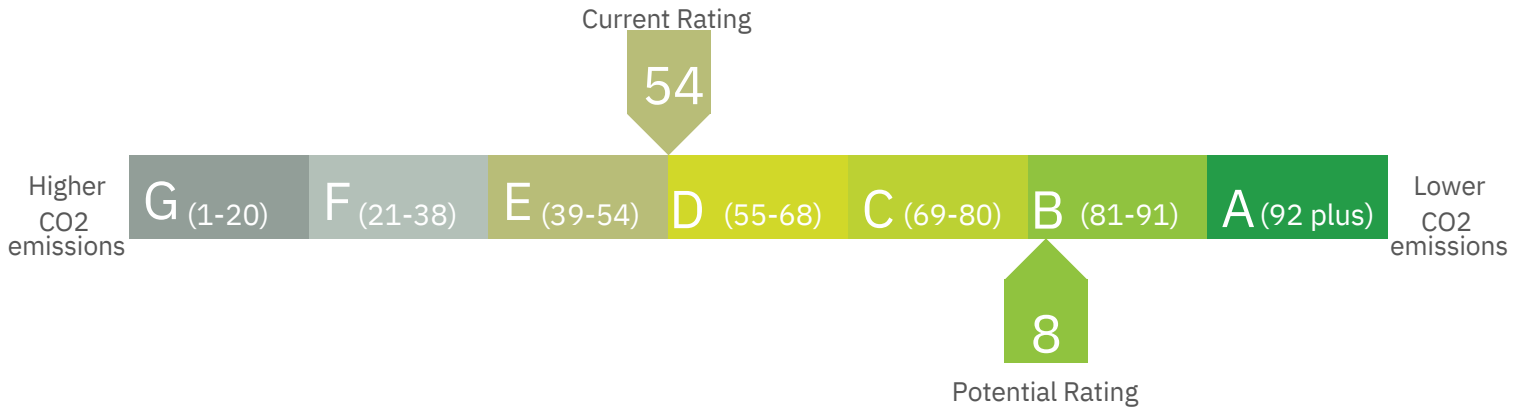
The table below shows the estimated running costs of the space and water heating and lighting within the dwelling. It does not include the energy used from household appliances. The estimated annual costs after potential improvements indicates the total energy cost if all recommended measures named above were installed.

	Estimated annual cost	Cost after potential future saving improvements	Potential future savings
Lighting 	£131	£131	
Heating 	£1768	£1018	
Hot water 	£257	£175	
New technologies e.g impact of PV	£0	-(£640)	
Total	£2157	£684	

Estimated CO2 emissions of the dwelling

2

The estimated CO rating provides an indication of the dwelling's impact on the environment in terms of carbon dioxide emissions; the higher the rating the less impact it has on the environment.




The estimated CO2 emissions for this dwellings is: **4.3 Tonnes per year**


With the recommended measures the potential CO2 emissions could be: **1.6 Tonnes per year**

Estimated energy use and potential savings

Heating use in this property

Heating a property usually makes up the majority of energy costs. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use.

 Space Heating
1210
kWh per year

 Water Heating
2156
kWh per year

The table below shows the amount of heat energy that could be saved in this property by installing insulation, based on typical energy use.

Potential space heating energy saving	
Type of insulation	Amount of energy saved (kWh per year)
Impact of loft insulation	(432) kWh per year
Impact of cavity wall insulation	N/A
Impact of solid wall insulation	(4,570) kWh per year

About this document

Created by:	Name
Company/Trading name:	Elmhurst Training Account
Phone number:	
Email address:	Example@elmhurstenergy.co.uk

Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.

This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required. This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.

The calculation used to generate this report reflects the RdSAP Methodology current at the time of report generation.

Data inputs

Below is a full list of RdSAP data inputs which have been used to generate this Energy Report. These inputs typically include information about the building envelope (dimensions, walls, floors etc) as well as the utilities which service the property (water, heating, lighting etc). The data inputs can either be 'Inputted' or 'Assumed'. Inputted values are those which have been entered specifically for the calculation, and Assumed values are those required to complete the calculation.

	Inputted values	Assumed values
Regs Region:	England	
Region:	Midlands	
Property Type:	H House, S Semi-Detached	
Number of Storeys:	2	
Number of Rooms:	3	
Number of Rooms Heated:	3	
Dimension Type:	Internal	
Construction details:	Building part: Main- built in C 1930-1949	
	Floor Area [m2]	Room Height [m]Perimeter [m]Party Wall Length [m]
Lowest floor	42.12	2.34 19.13 7.43
First floor	40.86	2.34 18.13 7.34
Floor Location:	G Ground floor	
Floor Type:	T Suspended timber	
Floor Insulation:	A As built	
Floor U-value Known:	No	
Wall Type:	SO Solid Brick	
Wall Insulation:	A As Built	
Wall Dry-lining:	No	
Wall Thickness Unknown:	No	
Wall Thickness:	260	
Wall U-value Known:	No	
Alternative Wall Area:	0.00	
Party Wall:	S Solid masonry / timber / system build	
Roof Type:	PA Pitched (slates/tiles), access to loft	
Roof Insulation:	J Joists	
Roof Insulation Thickness:	100 mm	
Roof U-value Known:	No	
Conservatory		
Conservatory Present:	No	
Doors		
Total Doors:	2	
Insulated Doors:	0	
Windows		
Glazed Area	T Typical	
Proportion Double\Triple-glazed	100	
Glazing	Double post or during 2002	
Draught Proofing	100 %	
Ventilation & Cooling		
No. of open Fireplaces	1	
Mechanical Ventilation	No	
Fixed Space Cooling	No	
Lighting		
Total number of light fittings	10	
Total number of L.E.L. fittings	10	
Main Heating 1		
PCDF boiler Reference	16632 i-mini, 24, 89.00%	
Main Heating Code	BGW Post 98 Combi condens. with auto ign.	
Heat Emitter	Radiators	
Heat pump age	Unknown	
Flue Type	Balanced	

Data inputs

Fuel Type Mains gas
Fan Assisted Flue Yes
Design flow temperature Unknown
PCDF Heating Controls 0
Main Heating Controls CBE Programmer, room thermostat and TRVs
PCDF Compensator 0
Percentage of Heat 100

Main Heating 2

PCDF boiler Reference 0
Main Heating Code
Percentage of Heat 0

Secondary Heating

Secondary Heating Reference RDJ Open fire in grate

Water Heating

Water Heating Code HWP From the primary heating system

Hot Water Cylinder

Hot Water Cylinder Present No

Solar Water Heating

Solar Water Heating No

Waste Water Heat Recovery System

Total Number of rooms with bath and/or shower 1
Number of rooms with mixer shower and no bath 0
Number of rooms with bath and mixer shower 1
Is WWHRS present in the property? No / Unknown

Flue Gas Heat Recovery System

Present No

Photovoltaic Panel

Photovoltaic Panel None

Wind Turbine

Terrain Type Suburban
Wind turbine present? No

Other Details

Electricity meter type Single
Main gas Yes

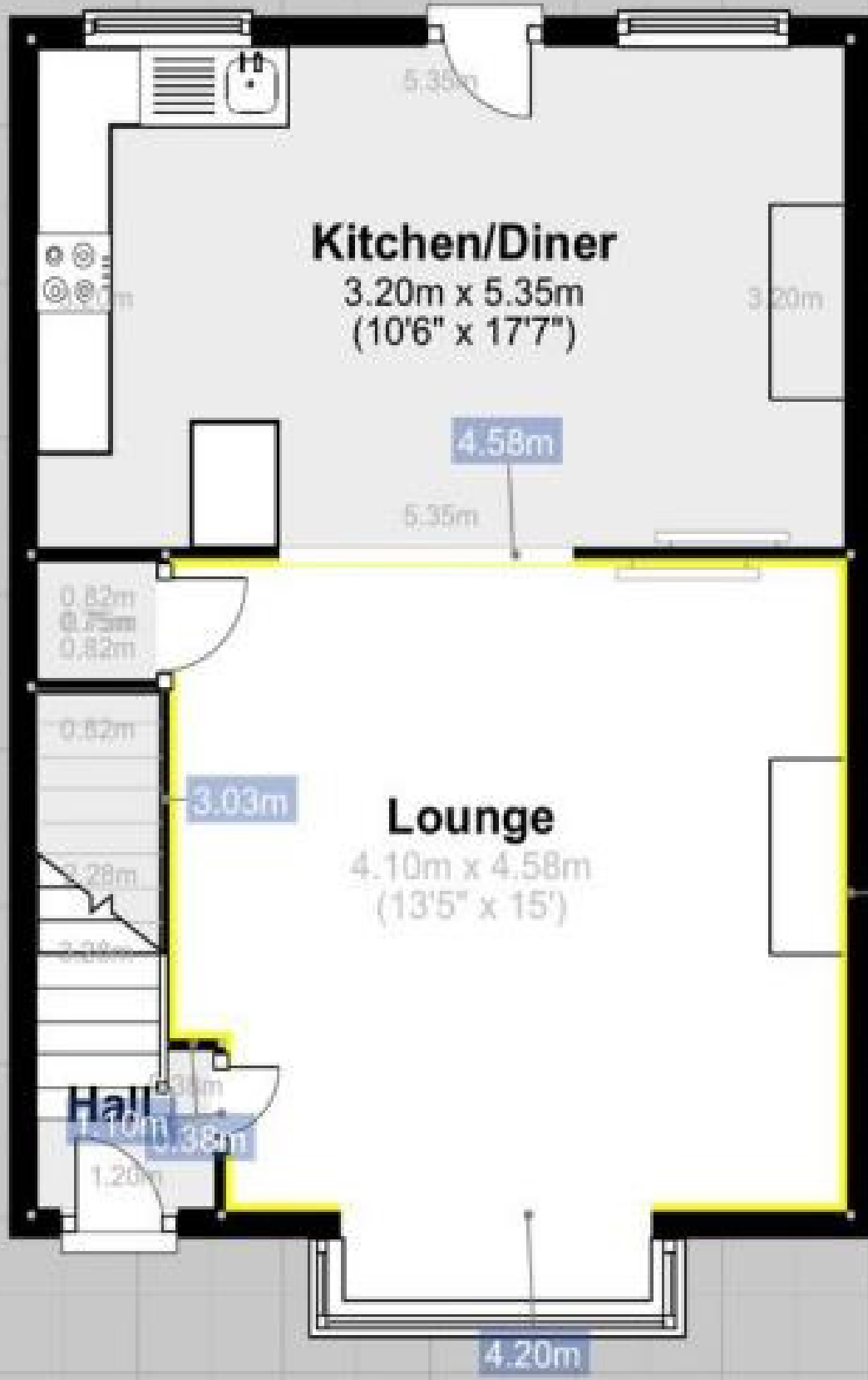
Special Features

Floorplans

Floorplans of the property will be provided within each home survey.

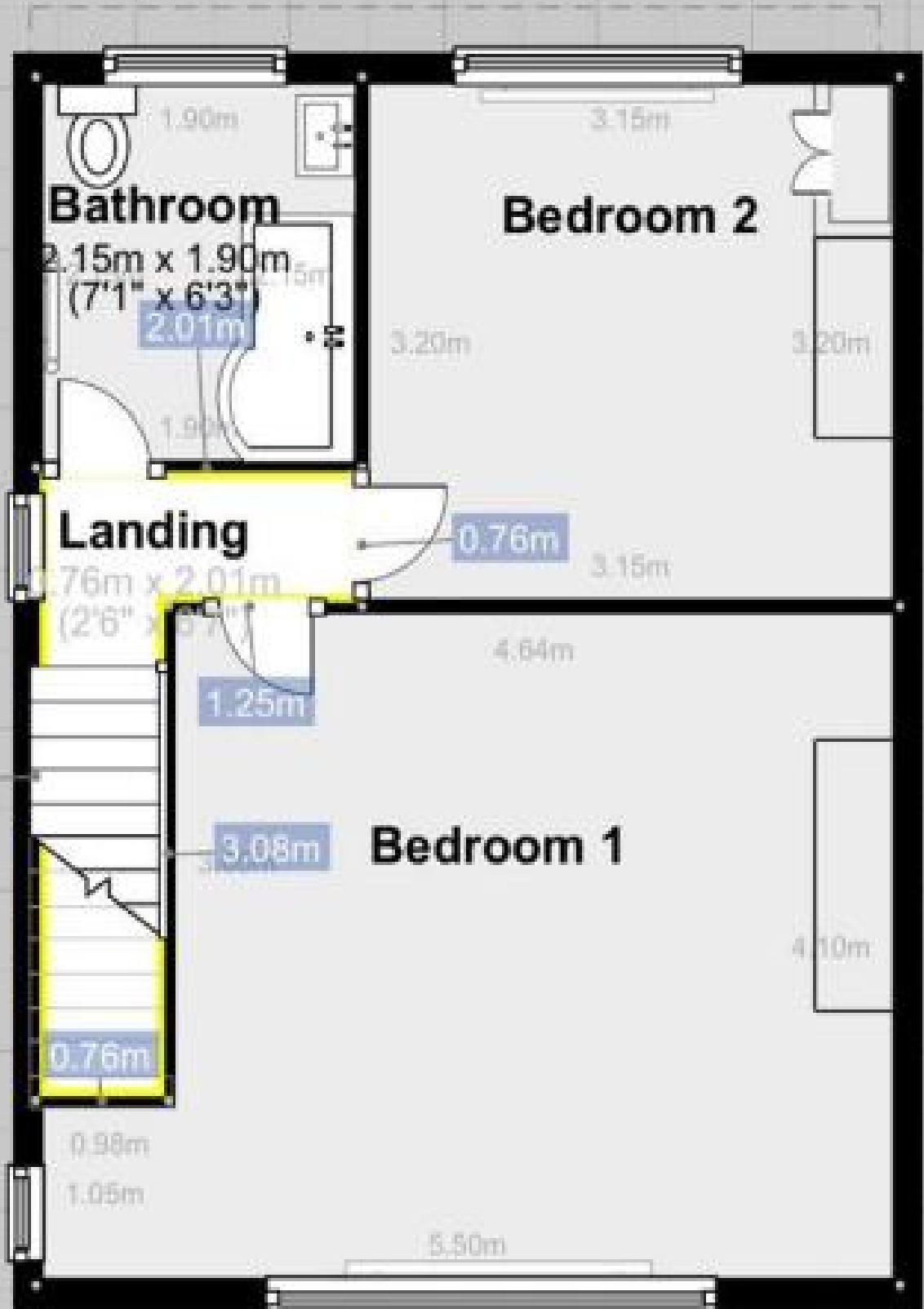
Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Heat Loss Calculations

Every home will receive heat loss calculations throughout the property, this is included within every home survey.



Heat Loss Calculation



123 Example Street (Completed Example)



EE1 123



Today 16:54

Space Heating Demand

6.3 kWp

Total Heat Loss

6,282 W

Heat Loss by Floor Area

81.6 W/m²

Fabric Heat Loss

5,109 W

Ventilation Heat Loss

1,173 W

Mean Internal Design Temperature

18.7 °C

External Design Temperature

-5.1 °C

By Room

Room Name	Total Heat Loss (W)	Heat Loss by Floor Area (W/m ²)	
Hall	736	215.2	10%
Kitchen/Diner and Lounge	3,541	97.8	48%
Landing	559	122.3	7%
Bedroom 1	1,162	62.5	16%
Bedroom 2	571	56.6	8%
Bathroom	885	216.5	12%

By Adjacent Space

Adjacent Space	Fabric Heat Loss $\square W \square$	
Exterior (air or suspended floor)	4,701	92%
Ground (direct contact)	0	0%
Heated Rooms (imbalance)	0	0%
Neighbouring Building	70	1%
Unheated Space / Loft	338	7%

By Zone

Zone Name	Internal Volume (m ³)	External Surface Area (m ²)	Ventilation Heat Loss $\square W \square$	
Zone 1	180.1	162.2	1,173	100%

Property Condition Report

This provides in-depth information on the property condition with assessments for renewable technologies showing home suitability.



Condition Report

elmhurst energy

Property Address

123 Example Street, Example, EE1
123



Inspection date	13/09/2023
Lodgement date	C
Risk Assessment Path	EES/025355
Assessor ID	
Assessor name	



Contents

Property Details	3
Lounge	4
Hall	7
Kitchen diner	9
Bedroom 1	12
Bedroom 2	15
Landing	19
Bathroom	21
External elevation	24
Radiators	28
ASHP Assessment	31
PV/Solar Assessment	34
Battery storage	37
EV Chargers	39
Significance Survey	41
Occupancy	43
Unallocated Photo's	44

DRAFT



Property Details

Property Details

Property ConstraintsNo

Property ConstructionTraditional

Property DetachmentSemi-detached

Building Orientation (degrees)275

Exposure ZoneModerate

DRAFT



Elements

Lounge

Is this element internal or external? Internal
Condition Summary Reasonable condition



Date image taken: 2023:09:13
10:52:01 Latitude: 52° 36' 43" N
Longitude: 1° 8' 8" W



Date image taken: 2023:09:13
10:52:05 Latitude: 52° 36' 43" N
Longitude: 1° 8' 8" W



Date image taken: 2023:09:13
10:52:12 Latitude: 52° 36' 43" N
Longitude: 1° 8' 8" W



Date image taken: 2023:09:13
10:52:21 Latitude: 52° 36' 43" N
Longitude: 1° 8' 8" W

DRAFT



Condition Report
elmhurst energy

Ventilation

Does the room have any windows? Yes Is

there an openable window? Yes

Do they have trickle vents? No



Date image taken:2023:09:13 10:53:10

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W

Is there an open-flued heating appliance within this room? No

Are the undercuts on all the internal doors (50mm gap on a one meter door)? No



Date image taken:2023:09:13 10:53:57

Latitude:52° 36' 43" N

Longitude:1° 8' 8" W

Are there any other existing ventilation systems present in this room? No

Is there any evidence of condensation, damp or mould growth in this room? No



Condition Report
elmhurst energy

Additional NotesN/A

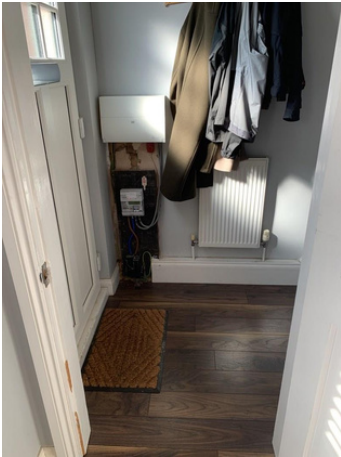
DRAFT



Hall

Is this element internal or external? Internal

Condition Summary Good condition



Date image taken: 2023:09:13
10:56:36 Latitude: 52° 36' 43" N
Longitude: 1° 8' 8" W



Date image taken: 2023:09:13
10:56:40 Latitude: 52° 36' 43" N
Longitude: 1° 8' 8" W



Date image taken: 2023:09:13
10:56:48 Latitude: 52° 36' 43" N
Longitude: 1° 8' 8" W

DRAFT



Ventilation

Does the room have any windows?No

Are the undercuts on all the internal doors (7.6mm gap on a one meter door)?No

Are there any other existing ventilation systems present in this room?No

Is there any evidence of condensation, damp or mould growth in this room?No

Additional NotesElectric meter & consumer unit in hall

DRAFT



Kitchen diner

Is this element internal or external? Internal

Condition Summary Good condition



Date image taken: 2023:09:13 10:58:40

Latitude: 52° 36' 44" N

Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 10:58:48

Latitude: 52° 36' 44" N

Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 10:59:08

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 10:58:59

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W

DRAFT



Condition Report

elmhurst energy



Date image taken:2023:09:13 10:58:54

Latitude:52° 36' 43" N

Longitude:1° 8' 8" W

Ventilation

Does the room have any windows?Yes

Is there an openable window?Yes

Do they have trickle vents?No



Date image taken:2023:09:13 10:59:23

Latitude:52° 36' 44" N

Longitude:1° 8' 8" W



Date image taken:2023:09:13 10:59:30

Latitude:52° 36' 44" N

Longitude:1° 8' 8" W



Condition Report
elmhurst energy



Date image taken:2023:09:13 10:59:36

Latitude:52° 36' 43" N

Longitude:1° 8' 8" W

Is there an open-flued heating appliance within this room?No

Are the undercuts on all the internal doors (7.6mm gap on a one meter door)?Yes

Does the room have intermittent extract fans fitted?No

Are there any other existing ventilation systems present in this room?Yes

Do any of the ventilation systems present appear to be working?Yes



Date image taken:2023:09:13 11:00:27**Date image taken:**2023:09:13 11:00:30

Latitude:52° 36' 44" N**Latitude:**52° 36' 44" N

Longitude:1° 8' 8" W**Longitude:**1° 8' 8" W

Is there any evidence of condensation, damp or mould growth in this room?No

Additional NotesCooker hood extraction only



Bedroom 1

Is this element internal or external? Internal

Condition Summary Reasonable condition. No concerns



Date image taken: 2023:09:13 11:02:05

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:02:15

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:02:23

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:02:32

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W

DRAFT



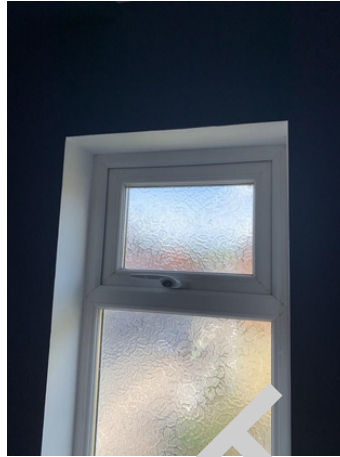
Condition Report
elmhurst energy

Ventilation

Does the room have any windows?Yes Is

there an openable window?Yes

Do they have trickle vents?No



Date image taken:2023:09:13 11:03:12Date image taken:2023:09:13 11:03:23

Latitude:52° 36' 43" NLatitude:52° 36' 43" N

Longitude:1° 8' 8" WLongitude:1° 8' 8" W

Is there an open-flued heating appliance within the room?No

Are the undercuts on all the internal doors (7.6mm gap or more meter door)?Yes



Date image taken:2023:09:13 11:04:52Date image taken:2023:09:13 11:04:55

Latitude:52° 36' 43" NLatitude:52° 36' 43" N

Longitude:1° 8' 7" WLongitude:1° 8' 8" W

Does the room have intermittent extract fans fitted?No

Are there any other existing ventilation systems present in this room?No

Is there any evidence of condensation, damp or mould growth in this room?No



Condition Report
elmhurst energy

Additional NotesN/A

DRAFT



Bedroom 2

Is this element internal or external? Internal

Condition Summary Reasonable condition. No concerns



Date image taken: 2023:09:13 11:06:59

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:07:05

Latitude: 52° 36' 44" N

Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 11:07:10

Latitude: 52° 36' 44" N

Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 11:07:14

Latitude: 52° 36' 44" N

Longitude: 1° 8' 7" W



Condition Report
elmhurst energy

Holes in ceiling

DescriptionTwo holes in ceiling

ConditionSee photos



Date image taken:2023:09:13 11:09:56

Latitude:52° 36' 44" N

Longitude:1° 8' 8" W



Date image taken:2023:09:13 11:10:10

Latitude:52° 36' 44" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:10:01

Latitude:52° 36' 44" N

Longitude:1° 8' 8" W

DRAFT



Condition Report elmhurst energy

Ventilation

Does the room have any windows? Yes Is

there an openable window? Yes

Do they have trickle vents? No



Date image taken:2023:09:13 11:07:33**Date image taken:**2023:09:13 11:07:40

Latitude:52° 36' 44" N**Latitude:**52° 36' 44" N

Longitude:1° 8' 8" W**Longitude:**1° 8' 8" W

Is there an open-flued heating appliance within the room?No

Are the undercuts on all the internal doors (7.6mm gap on one meter door)?No



Date image taken:2023:09:13 11:08:07**Date image taken:**2023:09:13 11:08:10

Latitude:52° 36' 43" N**Latitude:**52° 36' 43" N

Longitude:1° 8' 8" W**Longitude:**1° 8' 8" W

Does the room have intermittent extract fans fitted?No

Are there any other existing ventilation systems present in this room?No

Is there any evidence of condensation, damp or mould growth in this room?No



Condition Report
elmhurst energy

Additional Notes Combi boiler in cupboard

DRAFT



Landing

Is this element internal or external? Internal

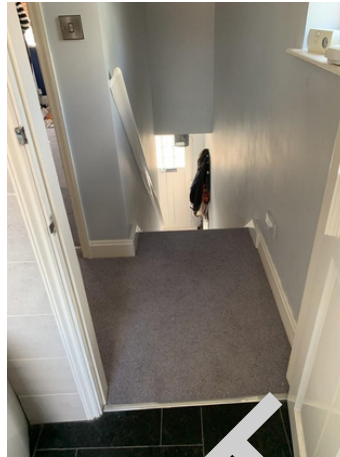
Condition Summary Good condition



Date image taken: 2023:09:13 11:10:46

Latitude: 52° 36' 43" N

Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 11:10:53

Latitude: 52° 36' 43" N

Longitude: 1° 8' 7" W

Ventilation

Does the room have any windows? Yes

Is there an openable window? Yes

Do they have trickle vents? No



Date image taken: 2023:09:13 11:11:33

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:11:37

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Condition Report
elmhurst energy

Is there an open-flued heating appliance within this room?No

Are the undercuts on all the internal doors (7.6mm gap on a one meter door)?No

Are there any other existing ventilation systems present in this room?No

Is there any evidence of condensation, damp or mould growth in this room?No

Additional NotesN/A

DRAFT



Bathroom

Is this element internal or external? Internal

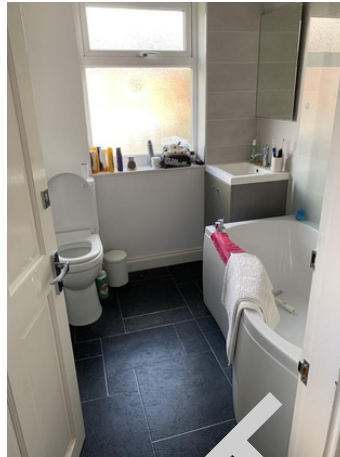
Condition Summary Good condition



Date image taken: 2023:09:13 11:12:47

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:13:11

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:13:02

Latitude: 52° 36' 44" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:12:51

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Condition Report
elmhurst energy

Ventilation

Does the room have any windows?Yes Is there an openable window?Yes Do they have trickle vents?No



Date image taken:2023:09:13 11:13:24
Latitude:52° 36' 43'' N
Longitude:1° 8' 8'' W

Is there an open-flued heating appliance within this room?No
Are the undercuts on all the internal doors (7.5mm gap on a one meter door)?No



Date image taken:2023:09:13 11:14:02
Latitude:52° 36' 43'' N
Longitude:1° 8' 8'' W

Does the room have intermittent extract fans fitted?Yes
Please give details of locations condition and photographsCeiling mounted



Condition Report
elmhurst energy



Date image taken:2023:09:13 11:14:25

Latitude:52° 36' 43" N

Longitude:1° 8' 8" W

Are there any other existing ventilation systems present in this room?No

Is there any evidence of condensation, damp or mould growth in this room?No

Additional NotesN/A

DRAFT



External elevation

Is this element internal or external? External

Condition Summary Reasonable condition



Date image taken: 2023:09:13 11:16:37

Latitude: 52° 36' 43" N

Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 11:23:35

Latitude: 52° 36' 43" N

Longitude: 1° 8' 8" W



Date image taken: 2023:09:13 11:23:47

Latitude: 52° 36' 44" N

Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 11:16:46

Latitude: 52° 36' 43" N

Longitude: 1° 8' 7" W



Condition Report elmhurst energy



Date image taken:2023:09:13
11:23:20 **Latitude:**52° 36' 43" N
Longitude:1° 8' 7" W

Damp proof course

DescriptionNo visible evidence of DPC

ConditionNeeds further investigation



Date image taken:2023:09:13
11:18:21 **Latitude:**52° 36' 43" N
Longitude:1° 8' 8" W



Date image taken:2023:09:13
11:18:30 **Latitude:**52° 36' 43" N
Longitude:1° 8' 8" W



Condition Report
elmhurst energy



Date image taken:2023:09:13 11:18:24
Latitude:52° 36' 43" N
Longitude:1° 8' 8" W

Damage to rendering

DescriptionCracks to render under first floor window front elevation
ConditionSee photo needs investigation



Date image taken:2023:09:13
11:17:04 **Latitude:**52° 36' 43" N
Longitude:1° 8' 8" W

DRAFT



Condition Report
elmhurst energy

Damp brickwork

DescriptionArea of wet/damp brickwork. Ground floor side elevation towards rear

ConditionCause needs to be established



Date image taken:2023:09:13 11:23:06

Latitude:52° 36' 43" N

Longitude:1° 8' 8" W



Date image taken:2023:09:13 11:23:09

Latitude:52° 36' 44" N

Longitude:1° 8' 6" W

DRAFT



Radiators

Condition Summary Mixed



Date image taken: 2023:09:13 11:06:48
Latitude: 52° 36' 43" N
Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 11:07:12
Latitude: 52° 36' 43" N
Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 11:07:46
Latitude: 52° 36' 44" N
Longitude: 1° 8' 7" W



Date image taken: 2023:09:13 11:07:06
Latitude: 52° 36' 43" N
Longitude: 1° 8' 7" W



Condition Report
elmhurst energy



Date image taken:2023:09:13 11:08:24
Latitude:52° 36' 43" N
Longitude:1° 8' 7" W

Date image taken:2023:09:13 11:08:00
Latitude:52° 36' 44" N
Longitude:1° 8' 7" W

R1 Hall

DescriptionDepth = 50
Width = 400
Height = 600
Type P+

R2 Living Room

DescriptionDepth = 100
Width = 800
Height = 600
Type K2

DRAFT



Condition Report
elmhurst energy

R3 Kitchen/diner

DescriptionDepth = 100

Width = 800

Height = 600

Type K2

R4 Bedroom 2

DescriptionDepth = 65

Width = 1000

Height = 600

Type P+

R5 Bathroom

DescriptionDepth = 10

Width = 500

Height = 1180

Type P1

R6 Bedroom 1

DescriptionDepth = 100

Width = 1000

Height = 500

Type K2

DRAFT



ASHP Assessment



Date image taken:2023:09:13 11:04:37

Latitude:52° 36' 44" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:29:34

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:29:29

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:04:48

Latitude:52° 36' 44" N

Longitude:1° 8' 7" W

DRAFT



Condition Report elmhurst energy



Date image taken:2023:09:13 11:09:43

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:04:05

Latitude:52° 36' 44" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:09:41

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W

DRAFT

Position details (1)

Description

Assessment position - Next to adjacent property

Ground type - Concrete paving/slab

Distance from boundary - Next to party wall

Distance to nearest door/window of a habitable room of a neighbouring property - Roughly 6m



Position details (2)

Description

Clearance - Sufficient with correct positioning

Directivity - Q = 8

Noise obscuration code - 1

Drain point - Short pipe run to existing drain. Drain capacity needs investigation

Any other restrictions - Air bricks for floor ventilation close by

Planning restrictions - None

Potential cylinder details (1)

Description

Potential location - Under stairs cupboard or loft

Pressure relief valve discharge route - Adjacent to external wall so could be piped externally

Cold feed size - Unknown (assumed 15mm)

Hot water connection - No existing hot water connection in either potential cylinder locations

Potential cylinder details (2)

Description

Nearest electrical supply - Consumer unit located close to under stairs cupboard location. No suitable wiring in loft.

Cylinder restrictions

Description

Size restriction in under-stairs cupboard. Small loft-hatch possibly preventing cylinder installation.



PV/Solar Assessment



Date image taken:2023:09:13 10:55:16

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:30:33

Latitude:52° 36' 44" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:30:37

Latitude:52° 36' 44" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:09:14

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W

DRAFT



Condition Report elmhurst energy



Date image taken:2023:09:13 11:09:22
Latitude:52° 36' 43" N
Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:29:34
Latitude:52° 36' 43" N
Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:04:05
Latitude:52° 36' 44" N
Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:29:29
Latitude:52° 36' 43" N
Longitude:1° 8' 7" W

PV Assessment (1)
<p>Description Suitable orientation - Front elevation facing South Roof pitch - 35° Shading - None Obstacles - Small chimney External access - No issues Roof structure - Hipped roof. General wear and tear but no immediate issues identified.</p>



Condition Report
elmhurst energy

PV Assessment (2)

Description

Rafter dimensions - 50x80mm, roughly 400 centres.

Loft hatch size - 765 x 515mm

Inverter location - Mounted on party wall or possibility for studwork to be constructed for mounting.

DRAFT



Battery storage



Date image taken:2023:09:13 11:29:29

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken: 2023:09:13 11:29:34

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:30:35

Latitude:52° 36' 44" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:30:37

Latitude:52° 36' 44" N

Longitude:1° 8' 7" W



Condition Report elmhurst energy



Date image taken:2023:09:13 11:35:16

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W

Battery assessment (1)

Description

PV suitable - Yes

Potential location - Loft

Structural considerations - Ceiling joists appear in good condition. Loft floor covering would need replacing/strengthening.

Distance to consumer unit - Must be wired from loft to entry hallway. Consumer unit needs upgrading for extra capacity.

Battery assessment (2)

Description

Distance to Wi-Fi router - Located in living room (booster may be necessary/wired connection)

Any other considerations - Loft hatch may limit battery size



EV Chargers



Date image taken:2023:09:13 10:55:26

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:45:40

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:09:22

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Date image taken:2023:09:13 11:09:11

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W



Condition Report elmhurst energy



Date image taken:2023:09:13 11:09:14

Latitude:52° 36' 43" N

Longitude:1° 8' 7" W

EV charger assessments

Description

MPAN - S 01 801 101 22 6130 5588 165

Electricity phases - Single

Cut out rating - 100A

Consumer unit capacity - None

Potential location - Side elevation, next to parking

Proximity to power supply - Consumer unit located on same external wall

Any other considerations - None

DRAFT



Significance Survey

Local Recognition

Is the building locally listed, mentioned in the local plan in the Historic Environment Record?

No

Build Form

Select build formSemi-detached

Setting

Similarity to adjacent buildings (e.g. Similar roof covering or wall materials)Yes

Importance in townscape/landscape or associations with people/eventsNo

Roof (Main section)

Is the roof covering significant? (e.g. natural slate, handmade clay tile, metal, thatch)No

Walls (Main section)

Is the exterior wall surface significant? (e.g. brick, stone, lime render)No

Are any features visible? (e.g. brickwork patterns, overhailing courses, mouldings)Yes

Has the appearance of the wall been modified by later additions? (e.g. cement render or cement repointing)No

Windows

Are any of the windows of the original pattern?No

Is there any historic glass present?No

Internal Features

Are there any internal features of significance on external walls?No

Are there any significant ground floor materials present? (e.g. stone, decorative tile or original floorboards) No



Condition Report
elmhurst energy

Alterations add notes and Dates

Have there been any substantial changes to the building which have diminished or enhanced significance? No

Enhancement

Is there potential to enhance significance? (e.g. restoring windows to their original pattern)
No

Notes

None

DRAFT



Occupancy

Occupancy

Total number of Occupants?2

How many are children under the age of 18?0

How many of a pensionable age?0

How many with disabilities?0

Special Considerations

Number of baths - 1

Number of showers -1 x mixer

Schedule - 1 shower per person per day

Living room temperature - 21°C

Heating and hot water schedule - 6:00 - 7:30AM; 4:45 - 6:00PM. Hot water from combi

General attire worn - Season specific attire

Appliances - 1 x electric oven, 1 x fridge freezer, 1 x washing machine

DRAFT



Unallocated Photo's

Unallocated Photo's

DRAFT

Disclaimer

The information contained in this report is solely for the use of a Retrofit Coordinator in their preparation of a Medium Term Improvement Plan. It is not a structural survey and has been compiled on the basis of a visual inspection only.