

EPC Site Notes



Address	1 London Road Cheetham Manchester M60 8AS
Date Inspected	2007-11-16
Property ID	UPRN NUM 1
RRN	0000-0000-0000-0000-0000
Regulated Area	England and Wales
Comments	Not much room for improvement with this property.



Inspectors Details

Surveyor	Mr Max Payne OBE
Accreditation Number	AAAAAnnnnnn
Company Name	My Company
Website	www.mysite.co.uk
Address	Smith House, Smith Road, NANTWICH, CW2 5TH
Phone	0870 999 000
Fax	0870 999 000
Email	myemail@mysite.co.uk
Software Used	www.rd-sap.net

Energy Results



	Rating	Band
SAP	48	E
Enviromental Impact	43	E

Inspection Details

Building Details

Type of Property	House
Year of Construction	1900 Justification of selection <ul style="list-style-type: none">Property Date MarkOwner InformationBuilding Characteristics
Dimensions Measured	External Justification of selection <ul style="list-style-type: none">House
Number of habitable rooms	5
Number of heated habitable rooms	4


Main Building Construction

Construction Type	Stone (granite or whin) Justification of selection	
Construction Insulation	Internal Justification of selection <ul style="list-style-type: none">Owner InformationInsulation Visible At Services	
Roof Construction	Pitched Justification of selection	

Roof Insulation Location	Joists
Roof Insulation	100mm Justification of selection <ul style="list-style-type: none"> Measuring Tool Used

Windows

Glazing Area	Typical
Proportion Double Glazed	100% Justification of selection



Primary Heating


Primary Heating Fuel Category	Electric
Primary Heating Fuel	Electricity 7-hour tariff (off-peak)
Primary Heating Control	Manual charge control

Secondary Heating

Secondary Heating Fuel Category	Solid Fuel
Secondary Heating Fuel	House Coal
Secondary Heating Control	No thermostatic control of room temperature

Water Heating

Water Heating Source	Secondary Heating System
Hot Water Cylinder	Normal (90-130)

Hot Water Cylinder Insulation	Jacket Justification of selection	
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Miscellaneous

Ventilation Type	Natural
Solar Water Heating	No
Photovoltaic Array	No
Electricity Meter Type	Dual
Low Energy Lighting Percentage	0%
Mains Gas Available	No

Property Dimensions

Floor	Area (m2)	Height (m)	Heat Loss Perimeter (m)
Ground	35	2.4	14
First	35	2.35	17
Extension Ground	9	2.2	9

Miscellaneous Notes

Tenant asked a lot of questions.

Miscellaneous Photos



Improvements

Improvement	Status	Notes
Increase loft insulation to 250 mm	Recommended	
Low energy lighting for all fixed outlets	Recommended	
Replace single glazed windows with low-E double glazing	Recommended	
Solar photovoltaics panels, 25% of roof area	Cancelled	
Solar water heating	Recommended	

Floor Plans

[PS RDSAP Engine.UPRN NUM 1-000.PWI](#)