

Dwelling Sign Off Report



Property Reference	Plot 2 7HR	Issued on Date	28/03/2025
Assessment Reference	Plot 2- Gas boiler	Prop Type Ref	Semi-Detached House
Property	Plot 2, 7 Hawthorne Road, READING, RG4 6LY		

SAP Rating	101 A	DER	6.29	TER	7.84
Environmental	93 A	% DER < TER			19.77
CO ₂ Emissions (t/year)	0.97	DFEE	33.56	TFEE	36.41
Compliance Check	See BREL	% DFEE < TFEE			7.81
% DPER < TPER	17.46	DPER	33.96	TPER	41.14

Assessor Details	Mr. Dhiraj Karsan	Assessor ID	M078-0001
Client			

This report should be used for a client to confirm key assessment details for production of Energy Performance Certificates and should be retained as documentary evidence. It cannot be used in lieu of a BREL/BRWL/Compliance report for demonstrating Building Regulation compliance.

Section 1: Dwelling Information

Dwelling Address (Please confirm final postal address and post code of the dwelling.)

House Name		
House Number	Plot 2	
Postcode	RG4 6LY	
Street	7 Hawthorne Road	
Town	READING	
County		

Dwelling Orientation (Please confirm orientation of main entrance door of the dwelling.)

Comments	
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Terrain Type

Property Type

Comments	
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Electricity Tariff

Smart electricity meter fitted

Smart gas meter fitted

Comments	
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Section 2: Dwelling Construction Details

External Walls

Description	Cavity Wall		
Type	Cavity Wall		
Construction	Cavity wall : plasterboard on dabs, AAC block, filled cavity, any outside structure		
U-value	0.18	W/m²K	U-value calculations should be provided to verify the u-value entered into the Assessment
Gross Area	144.30	m²	

Description	Stud Wall		
Type	Timber Frame		
Construction	Timber framed wall (one layer of plasterboard)		
U-value	0.12	W/m²K	U-value calculations should be provided to verify the u-value entered into the Assessment
Gross Area	28.10	m²	

Dwelling Sign Off Report

Comments

Party Walls

Description	Type	Construction	U-Value (W/m ² K)	Area (m ²)
Party Wall	Solid Wall	Other	0.00	72.70

Comments

External Roofs

Description	Flat Roof			
Type	External Flat Roof			
Construction	Plasterboard, insulated flat roof			
U-value	0.14	W/m ² K	U-value calculations should be provided to verify the u-value entered into the Assessment	
Gross Area	23.50	m ²		

Description	Plane Roof			
Type	External Plane Roof			
Construction	Plasterboard, insulated at ceiling level			
U-value	0.12	W/m ² K	U-value calculations should be provided to verify the u-value entered into the Assessment	
Gross Area	60.60	m ²		

Description	Slope Roof			
Type	External Slope Roof			
Construction	Plasterboard, insulated slope			
U-value	0.13	W/m ² K	U-value calculations should be provided to verify the u-value entered into the Assessment	
Gross Area	13.40	m ²		

Comments

Heat Loss Floors

Description	Heat Loss Floor			
Type	Ground Floor - Solid			
Construction	Slab on ground, screed over insulation			
U-value	0.11	W/m ² K	U-value calculations should be provided to verify the u-value entered into the Assessment	
Area	95.10	m ²		

Comments

Dwelling Sign Off Report



Opening Types

Description	Data Source	Type	Glazing	G- value	Frame Type	U-Value (W/m²K)
Windows	Manufacturer	Window	Double glazed	0.76		1.20
Roof Windows	Manufacturer	Roof Window	Double glazed	0.76		1.20
Door	Manufacturer	Solid Door		0.00		1.20

Comments

Openings

Name	Opening Type	Location	Orientation	Area (m²)
SW Door	Door	Cavity Wall	South West	1.89
SE Windows	Windows	Cavity Wall	South East	2.64
NE Windows	Windows	Cavity Wall	North East	10.68
NE Roof Windows	Roof Windows	Slope Roof	North East	2.16
SW Windows	Windows	Cavity Wall	South West	6.87
SW Roof Windows	Roof Windows	Slope Roof	South West	0.72
Flat Roof Window	Roof Windows	Flat Roof	Horizontal	6.00

Comments

Thermal Bridging

Calculate Bridges

List of Bridges

Bridge Type	Source Type	Length (m)	Psi (W/mK)	Reference
E2 Other lintels (including other steel lintels)	Independently assessed	16.20	0.04	
E3 Sill	Independently assessed	15.30	0.03	
E4 Jamb	Independently assessed	33.00	0.03	
E5 Ground floor (normal)	Independently assessed	28.10	0.06	
E6 Intermediate floor within a dwelling	Independently assessed	42.90	0.07	
E16 Corner (normal)	Independently assessed	15.40	0.09	
E18 Party wall between dwellings	Independently assessed	15.40	0.06	
R1 Head of roof window	Independently assessed	6.20	0.08	
R2 Sill of roof window	Independently assessed	6.20	0.06	
R3 Jamb of roof window	Independently assessed	11.20	0.08	

Y-value

0.030

Comments

Where specific construction details have been used documentary evidence should be provided to the SAP assessor, usually in the form of signed checklists.

Pressure Testing

Yes

Designed AP₅₀

5.00

m³/(h.m²) @ 50 Pa

Property Tested?

Yes

Test Method

Blower Door

Where an air pressure test has been carried out a copy of the test certificate should be forwarded to the SAP assessor.

Comments

Dwelling Sign Off Report

Section 3: Dwelling Systems

Fans, Open Fireplaces, Flues

Number of open chimneys	0
Number of open flues	0
Number of chimneys/flues attached to closed fire	0
Number of flues attached to solid fuel boiler	0
Number of flues attached to other heater	0
Number of blocked chimneys	0
Number of intermittent extract fans	4
Number of passive vents	0
Number of flueless gas fires	0

Comments

Fixed Cooling System

Comments

Lighting

No Fixed Lighting

Name	Efficacy (lm/W)	Power (W)	Capacity (lm)	Count
Low energy Lighting	80.50	5.00	402.50	30

Comments

Main Heating 1

	Database	
Fuel Type	Mains gas	
Winter Efficiency	88.80	%
Summer Efficiency	79.80	%
Model Name	Greenstar 8000 Style	
Manufacturer	Bosch Thermotechnology	
System Type	Regular boiler	
Flue Type	Balanced	
Fan Assisted Flue	Yes	
Heat Emitter	Radiators and Underfloor	
Flow Temperature	Enter value	

Dwelling Sign Off Report

Flow Temperature Value

Comments

Heating Controls

Description	Time and temperature zone control by arrangement
Boiler Interlock	Yes
Delayed Start Stat	Yes
PCDF Control Description	

Comments

Main Heating 2

Secondary Heating

Water Heating System

Water Heating	Main Heating 1
Supplementary Immersion	No
SAP Code	901
Water use <= 125 l/p/day	Yes
Cold Water Source	From mains
Number of baths	2

Comments

Hot Water Cylinder

Independent Time Control	Yes
Cylinder Stat	Yes
Insulation Type	Measured Loss
Cylinder Volume	300.00
Measured Loss	1.59
Pipes insulation	Fully insulated primary pipework

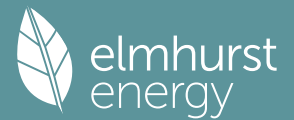
L
kWh/day

Comments

Waste Water Heat Recovery System

Comments

Dwelling Sign Off Report



Section 4: Dwelling Renewable Energy

Photovoltaic Unit

	One Dwelling
Export Capable Meter?	Yes
Connected To Dwelling	Yes
Diverter	No
Battery Capacity [kWh]	0.00

PV Cells kWp	Orientation	Elevation	Overshading	MCS Certificate	Overshading Factor	MCS Certificate Reference	Panel Manufacturer
7.90	South West	30°	None Or Little	No	1.00		

Comments

Section 5: Declaration

I confirm to the best of my knowledge the details provided in this report are an accurate representation of how the dwelling has been constructed.

Signed

Date