



<b><i>Item</i></b>	<b><i>Data</i></b>	<b><i>Comment</i></b>
Dimension type	Measured internally or externally	Applies to areas and perimeters. Room heights always measured internally within the room.
Dimensions	Area, average room height and exposed perimeter for each floor	Measured separately for property and any extension main  For rooms-in-roof, measure floor area only, inside the dwelling
Non-separated conservatory.	Floor area Glazed perimeter Double glazed (yes/no) Height (number of half storeys of main dwelling)	A separated (good quality external doors or detached from main building) conservatory is to be disregarded.
Flats and maisonettes	Heat loss corridor, one of: - no corridor - heated corridor - unheated corridor	
	If unheated corridor, length of sheltered wall	The length of wall between flat and corridor
	Floor level (0 for ground floor) and number of floors in block	The lowest floor level of a maisonette. If there is a basement, the basement is level 0 and the other floors from 1 upwards.
	For flats other than ground floor flats, floor is one of: - above heated space - above partially heated space - above unheated space - fully exposed	A heated space below applies when it is above another flat.  A partially heated space below applies when it is above non-domestic premises.  An unheated space below applies when it is above a space not used for habitation.  Where the flat is above more than one type, it is classified according to the largest floor area concerned.

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Wall construction	One of: - stone (granite or whin) - stone (sandstone) - solid brick - cavity - timber frame - system build (i.e. any other)	Recorded separately for dwelling and any extension.
Wall insulation	One of- - external - filled cavity - internal - as built - unknown	Recorded separately for main dwelling and any extension.  External, cavity or internal insulation to be indicated only if added subsequent to original construction.  If it has only the insulation that was part of the original construction it is "as built".
Alternative wall construction (if present)	- Location - construction (as preceding item) - insulation (as preceding item) - net area of alternative wall	Location identifies whether part of main wall or an extension wall
Roof construction	One of: - pitched - flat - another dwelling above	Recorded separately for dwelling and any extension
Roof insulation (if not another dwelling above)	One of: - rafters - joists - no access	Recorded separately for dwelling and any extension
Roof insulation thickness	One of: - none, 12, 25, 50, 75, 100, 150, 200, 250, =300 mm, don't know	For roof insulation at joist level and where can be accessed. Recorded separately for main dwelling and any extension

Windows (of the dwelling only, not including any conservatory)	Area: one of - typical - less than typical - much less than typical - more than typical - much more than typical	"Typical" refers to normal construction for the property type and age band concerned. If assessed as much more or much less than typical the area of each window should be measured.
If window area is typical, less than typical or more than typical	Proportion double glazed  Double glazing type, one of: - d/g pre year 2002 - d/g during or post year 2002 - d/g unknown date - secondary glazing	In England & Wales  As percentage  If more than one type, assessor selects the most prevalent

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Mechanical ventilation	yes/no, and if yes whether extract only or balanced	Applies to whole house ventilation system only. Otherwise natural ventilation is assumed. Intermittent extract fans (kitchen and bathrooms) are not a mechanical ventilation system for SAP calculations, but continuously running extract fans in wet rooms are treated as mechanical extract ventilation.
Electricity meter	Dual/single/unknown	<p>The electricity meter is recorded as single, dual (two separate readings) or unknown (if inaccessible). If single, it is standard electric tariff.</p> <p>If dual, it is off-peak 7-hour tariff, except when the main heating is an electric CPSU, for which the offpeak 10-hour tariff applies.</p> <p>Off-peak tariff is needed for:</p> <ul style="list-style-type: none"> <li>- electric storage heaters</li> <li>- underfloor heating, main dwelling age bands A to E (concrete assumed)</li> <li>- electric dry core or water storage boiler</li> <li>- electric CPSU</li> <li>- dual electric immersion</li> </ul> <p>and the data is inconsistent if a single meter is indicated when any of these are present. However a dual meter is possible even if off-peak is not used for heating or DHW.</p> <p>If dual, assume on-peak 7-hour tariff for electric secondary heating, pumps and fans, and lighting.</p> <p>If unknown, use standard tariff except where main heating or water heating require an off-peak tariff (per systems listed above).</p>
Mains gas available	yes/no	Yes means that there is a gas meter or a gas-using appliance (e.g. cooker) in the dwelling. Can be relevant to improvement recommendations
Solar water heating	Solar panel (yes/no)	Water heating only
Photovoltaic array	yes/no, and if yes the % of external roof area with PVs	Generates electricity
Low energy lighting	Percentage of fixed outlets	Not plugged in