

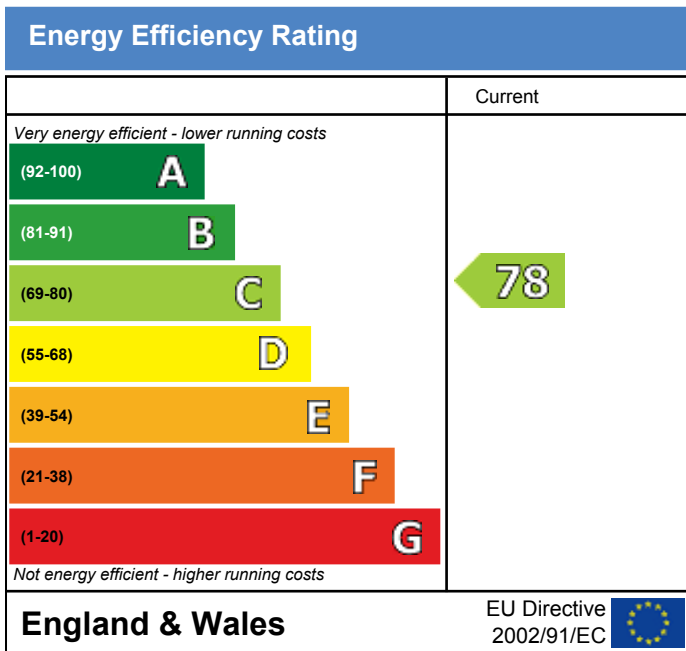
Predicted Energy Assessment

The Duo, The Garden Room Company,
 Outgang Lane, Osbaldwick, York,
 YO19 5UP, Tel: 01904 430640,
 www.thegardenroomcompany.co.uk

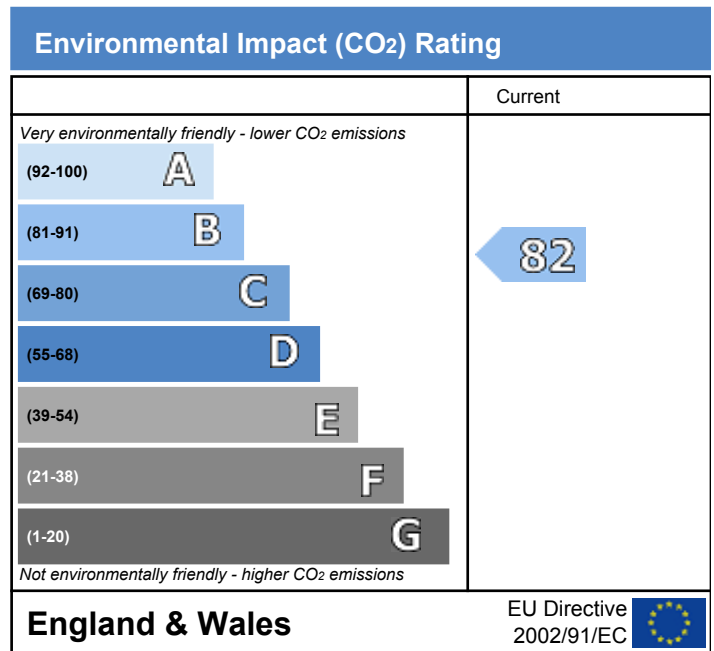
Dwelling type: Detached house
 Date of assessment: 14 August 2009
 Produced by: MD PASS
 Total floor area: 8 m²

This document is a Predicted Energy Assessment required to be included in a Home Information Pack for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, the Pack should be updated to include information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2005 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.