

SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor:	Rebecca Mcwilliam
E-Mail Address:	rebeccamcdea@gmail.com
Report Reference:	ADD992DF-BE9B-47EB-8121-4C6143C6A7C9
Created On:	15 October 2025
Date of Inspection:	13 October 2025
Property Address:	13, Sandfield Avenue , Wrenbury, CW5 8EU
Property Photo	 <p>13 October 2025 at 11:47:57 BST +53.022552 -2.603705 140° SE Sandfield Avenue, Cheshire East</p>

General

Confirm you have checked for the existence of an EPC before carrying out another energy assessment.	Yes
Does an EPC exist at the point of carrying out this energy assessment?	Yes
Please select why another energy assessment needs to be undertaken:	Assessor instructed to produce a new EPC upon request from building owner/tenant/landlord after confirming to the requestor that a valid EPC already exists
Inspection Date:	13/10/2025
Transaction Type:	None of the Above
Tenure:	Rented Social
Type of Property:	House
Detachment Type:	End-terrace
Number of storeys:	2 Storeys
Terrain Type:	Suburban
Number of Extensions:	No Extensions
Is an electricity smart meter present?	Yes
Electric meter type:	Single

Photo of electricity meter:

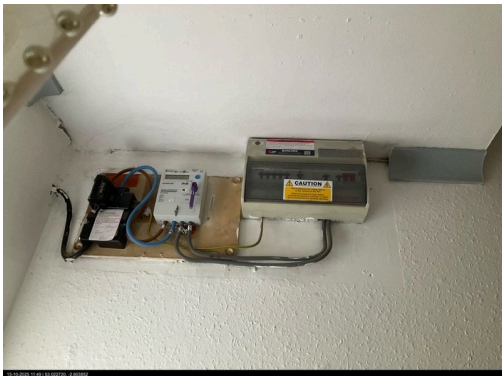


Photo of electricity meter:

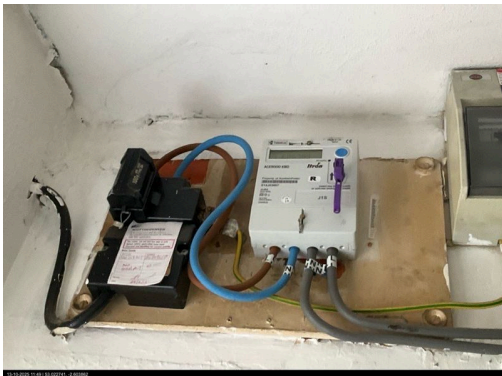


Photo of electricity meter:



Photo of electricity meter:



Photo of electricity meter:



Photo of electricity meter:



Is the dwelling export-capable?

Yes

Is mains gas available?

No

Select Measurements Location:

Internal

Building Construction

Main Building

Age Range:

1950-1966

Record indicators of property age:

local knowledge, enquiries of owner, period building features

Walls - Construction Type:

Cavity

Record external indicators of Cavity Construction:

stretcher bond, wall thickness over 270 mm

External indicators of Cavity Wall Construction:



Walls - Insulation Type:

Filled Cavity

Record indicators of filled cavity:

evidence of cavity fill drill holes, Boroscope

Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

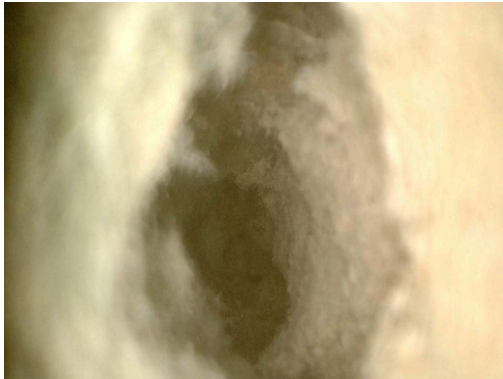


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

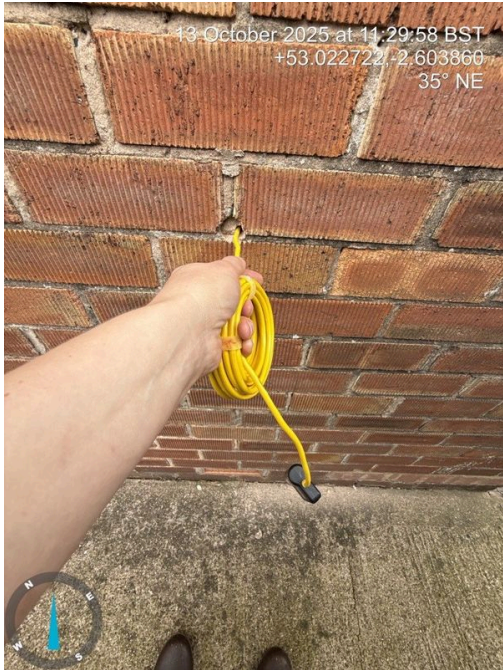


Photo indicators of filled cavity insulation:

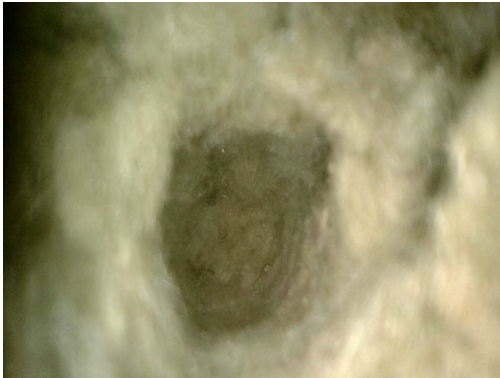


Photo indicators of filled cavity insulation:

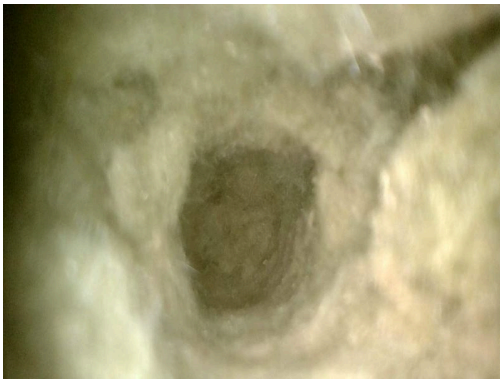


Photo indicators of filled cavity insulation:

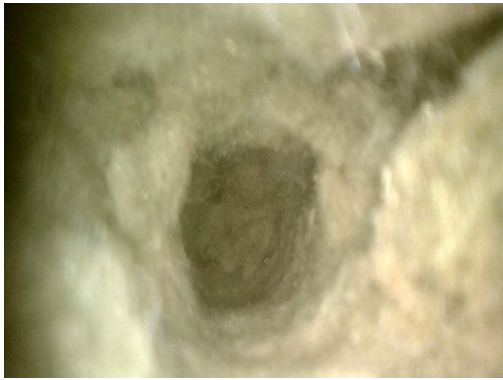


Photo indicators of filled cavity insulation:

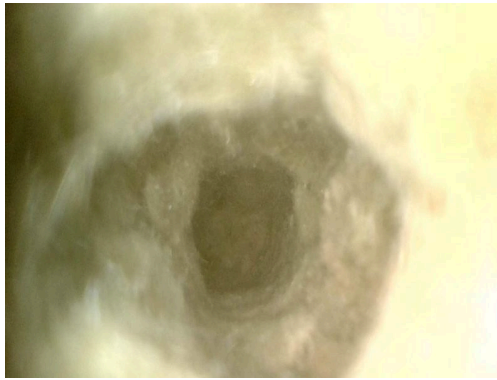


Photo indicators of filled cavity insulation:

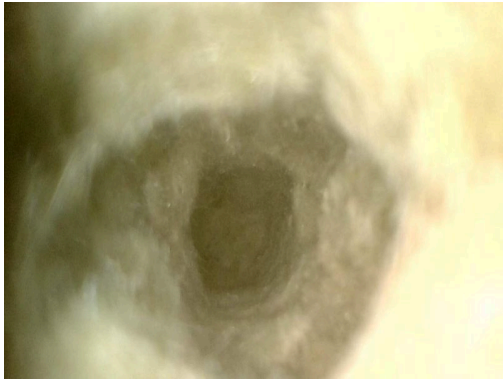


Photo indicators of filled cavity insulation:

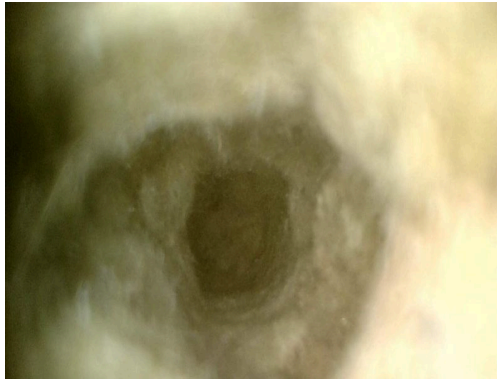


Photo indicators of filled cavity insulation:

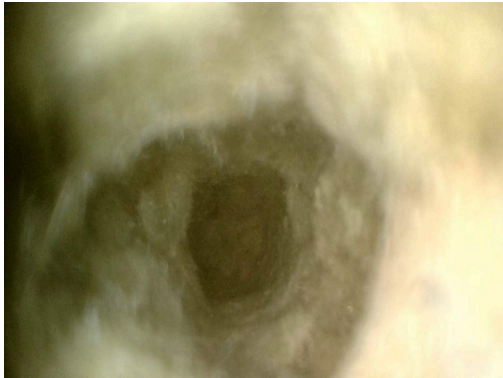


Photo indicators of filled cavity insulation:

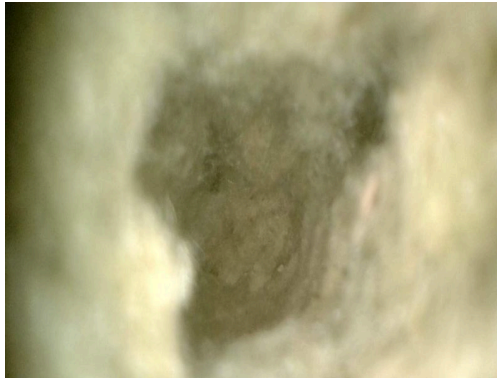


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

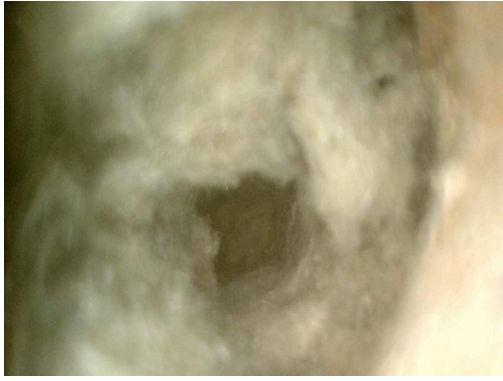


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

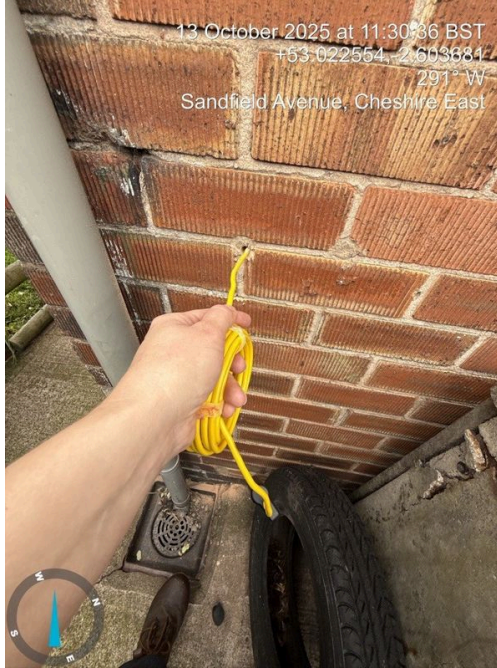


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

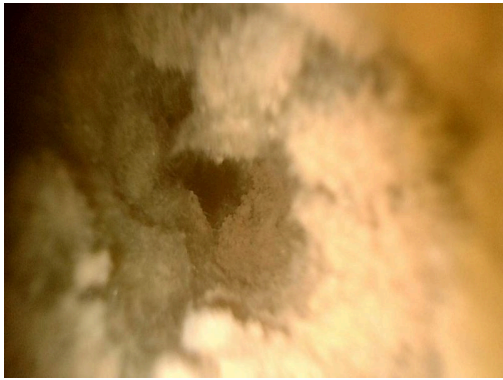


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

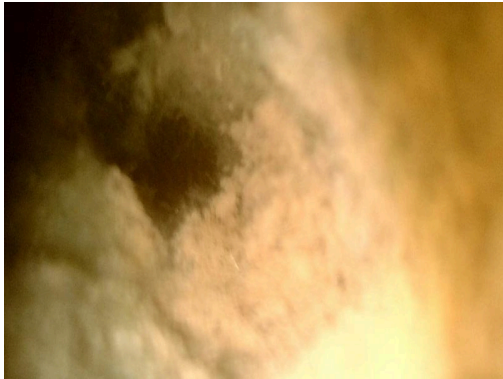


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



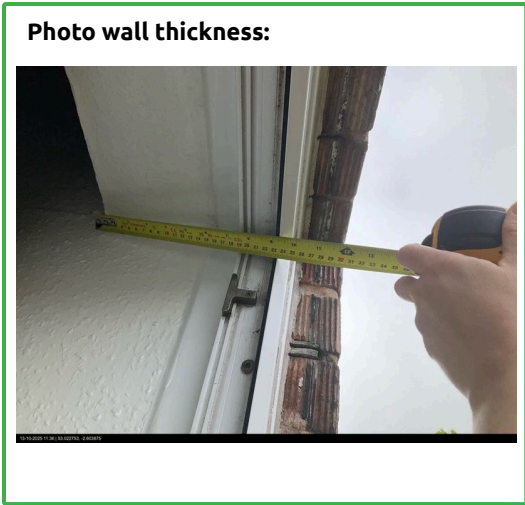
Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Thermal conductivity of wall insulation:	Unknown
Wall U-Value known?	Not Known
Wall thickness:	300 mm



Party wall construction type:	Unable to determine
Floor type:	Ground Floor
Floor Construction:	Solid
Floor Insulation Type:	As Built
Floor U-Value known?	Not Known

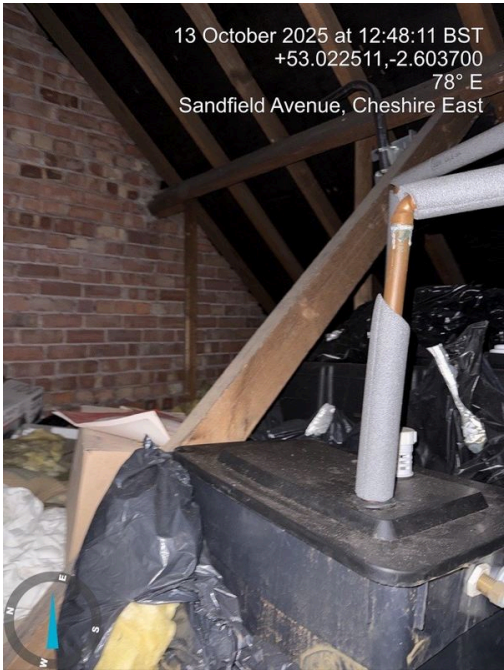
Building Measurements				
	Area (m2)	Height (m)	Heat Loss Perimeter (m)	PWL (m)
Main Building				
Floor 1	43.29	2.45	19.74	6.58
Floor 0	43.29	2.46	19.74	6.58

Roof Space	
Main Building	
Roofs - Construction Type:	Pitched roof (Slates or tiles), Access to loft
Roofs - Insulation At:	Joists
Roof U-Value:	Not Known
Roofs - Insulation Thickness:	150 mm

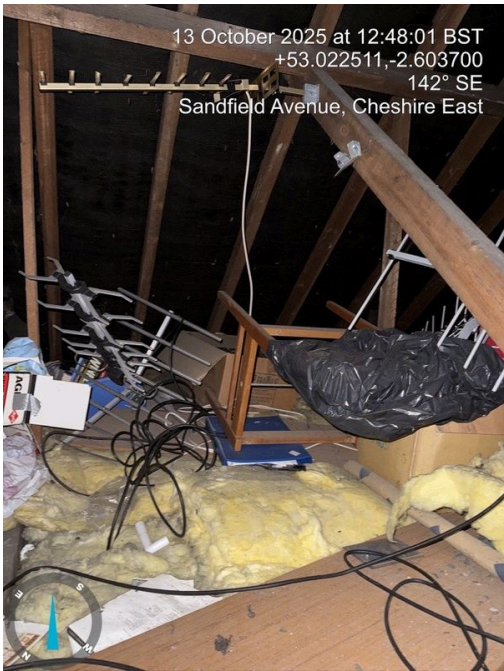
Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



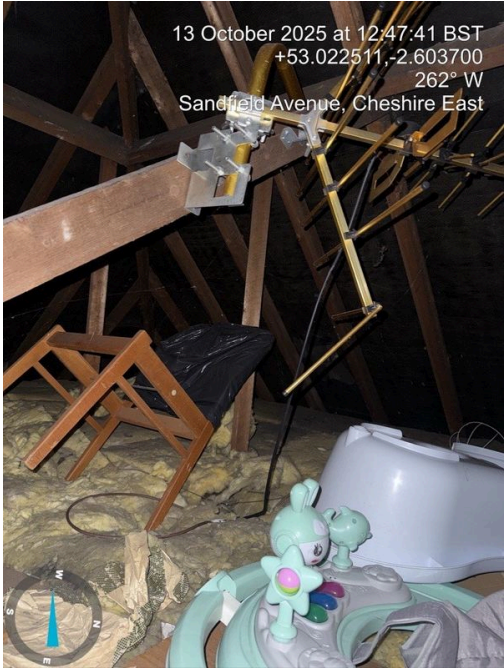
Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



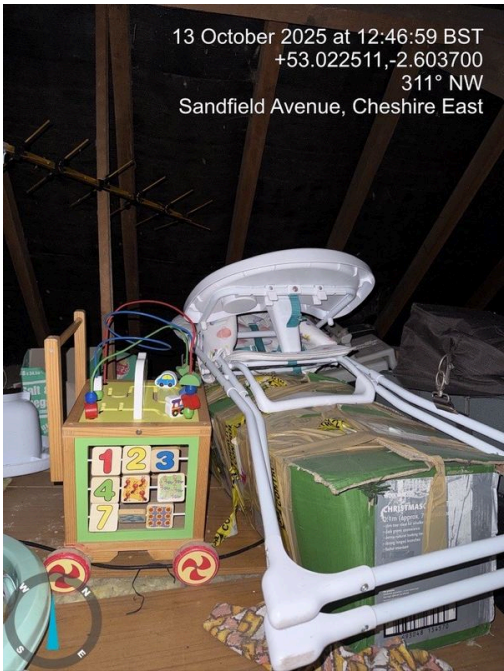
Loft insulation:



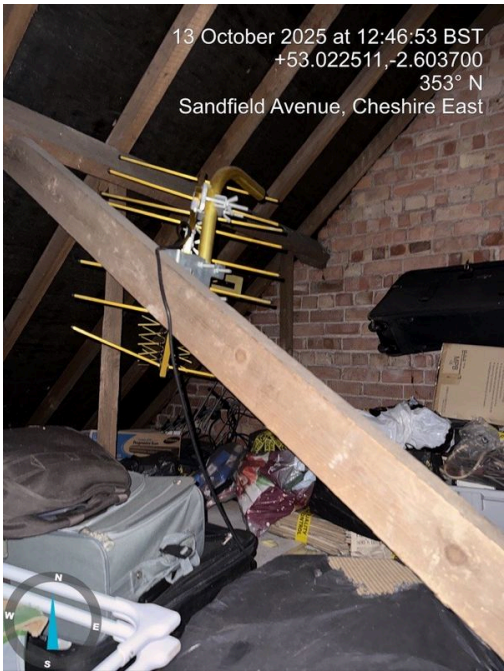
Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



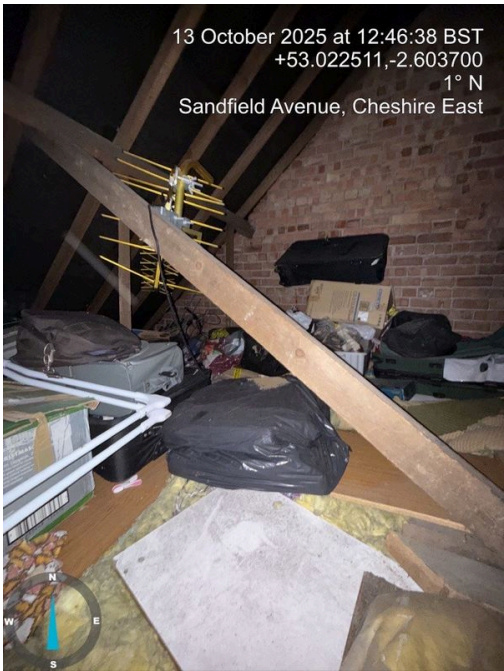
Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:

13 October 2025 at 12:46:31 BST
+53.022511,-2.603700
146° SE
Sandfield Avenue, Cheshire East



Loft insulation:

13 October 2025 at 12:46:27 BST
+53.022511,-2.603700
124° SE
Sandfield Avenue, Cheshire East



Loft insulation:

13 October 2025 at 12:46:23 BST
+53.022511,-2.603700
93° E
Sandfield Avenue, Cheshire East

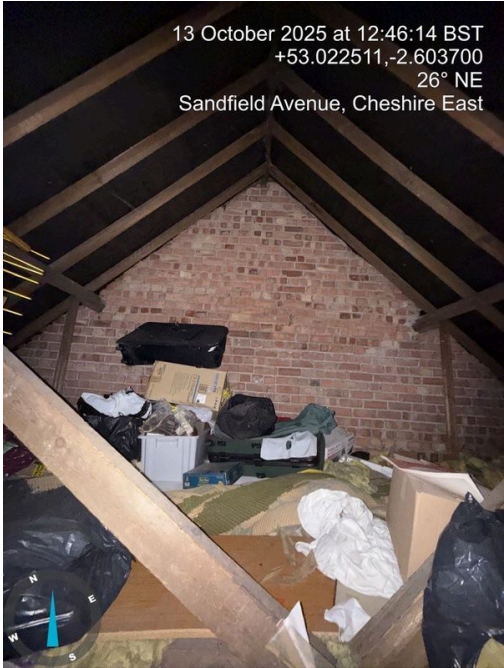


Loft insulation:

13 October 2025 at 12:46:19 BST
+53.022511,-2.603700
64° NE
Sandfield Avenue, Cheshire East



Loft insulation:



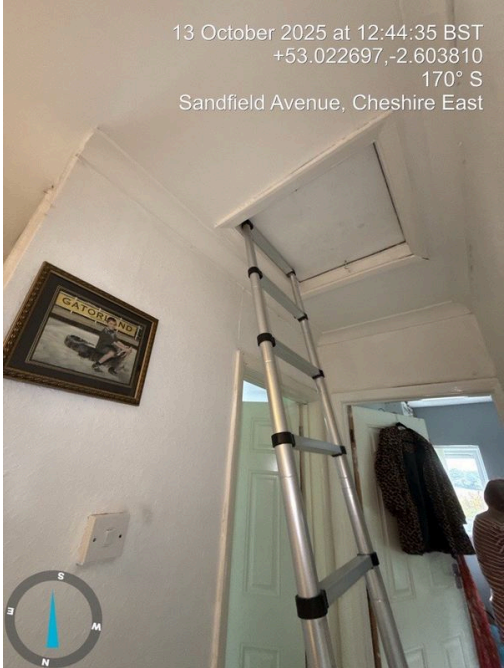
Loft insulation:



Loft insulation:



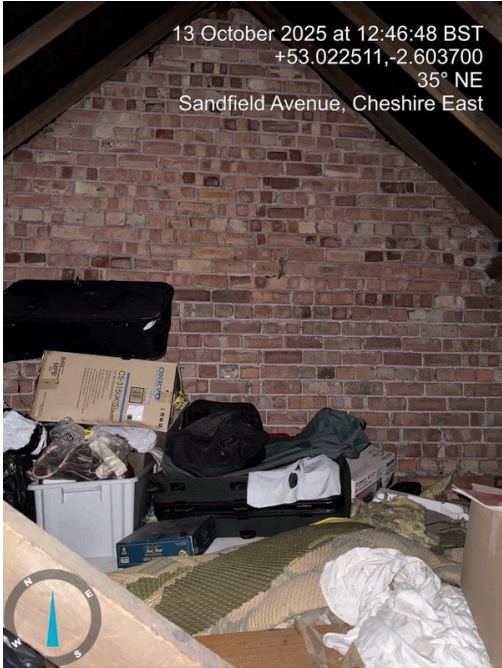
Loft insulation:



Record indicators of Cavity Wall Construction in roof space:

No indicator of construction visible

Record indicators of party wall construction in roof space:



Are there rooms in the roof?	No
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Windows

Window 1

Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing installed between 2002 - 2021
Identify basis of window dating:	Manufacturing date stamp
Window type:	Window
Window frame type:	Wooden or PVC
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.27 m
Window width:	1.55 m
Orientation:	North West

Photo of glazing type:



Photo of glazing type:

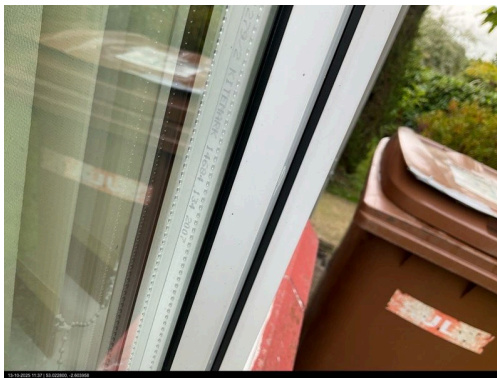
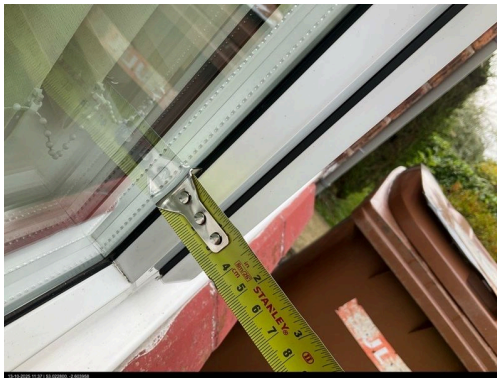


Photo of glazing type:



Photo of glazing type:



Window 2	
Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing installed between 2002 - 2021
Identify basis of window dating:	Manufacturing date stamp
Window type:	Window
Window frame type:	Wooden or PVC
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.97 m
Window width:	1.04 m
Orientation:	North West

Photo of glazing type:



Photo of glazing type:



Window 3

Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing installed between 2002 - 2021
Identify basis of window dating:	Manufacturing date stamp
Window type:	Window
Window frame type:	Wooden or PVC
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.97 m
Window width:	1.53 m
Orientation:	North West

Photo of glazing type:



Photo of glazing type:



Window 4

Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC

What size is the glazing gap?	12 mm
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.98 m
Window width:	0.57 m
Orientation:	North West

Photo of glazing type:



Photo of glazing type:



Window 5	
Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing installed between 2002 - 2021
Identify basis of window dating:	Thermal spacer bar
Window type:	Window
Window frame type:	Wooden or PVC
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.29 m
Window width:	0.57 m
Orientation:	South West

Photo of glazing type:



Window 6	
Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing installed between 2002 - 2021
Identify basis of window dating:	Manufacturing date stamp
Window type:	Window
Window frame type:	Wooden or PVC
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.98 m
Window width:	0.53 m
Orientation:	South West

Photo of glazing type:



Photo of glazing type:



Window 7	
Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing installed between 2002 - 2021
Identify basis of window dating:	Thermal spacer bar
Window type:	Window
Window frame type:	Wooden or PVC
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.98 m
Window width:	1.09 m
Orientation:	South East

Photo of glazing type:



Photo of glazing type:



Window 8

Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing installed between 2002 - 2021
Identify basis of window dating:	Manufacturing date stamp
Window type:	Window
Window frame type:	Wooden or PVC
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.96 m
Window width:	1.54 m
Orientation:	South East

Photo of glazing type:



Photo of glazing type:



Window 9	
Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing installed between 2002 - 2021
Identify basis of window dating:	Manufacturing date stamp
Window type:	Window
Window frame type:	Wooden or PVC
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.97 m
Window width:	1.53 m
Orientation:	South East

Photo of glazing type:



Window 10	
Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC
What size is the glazing gap?	12 mm
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.95 m
Window width:	1.04 m
Orientation:	South East

Photo of glazing type:



Photo of glazing type:



Window 11

Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC
What size is the glazing gap?	12 mm
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.97 m
Window width:	1.53 m
Orientation:	South East

Photo of glazing type:



Heating & Hot Water

Main Heating Systems

Main Heating 1

How would you like to select the Heating System?	Manual Entry
System type:	Room heaters
Fuel:	Dual fuel appliance (mineral and wood)
Heating System (Other):	Open fire with back boiler (No radiators)
Controls:	No thermostatic control of room temperature

Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Secondary Heating System

Secondary Fuel	Dual Fuel Appliance (Mineral and Wood)
Secondary System:	Open fire in grate

Photo of secondary heating system



Water Heating & Cylinder

Water Heating Type:	Regular
Water Heating System:	From main heating 1

Photo of water heating system:



Photo of water heating system:



Photo of water heating system:

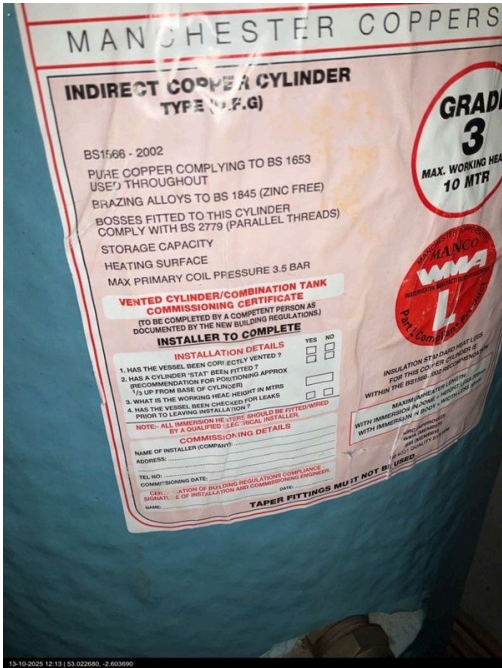


Photo of water heating system:



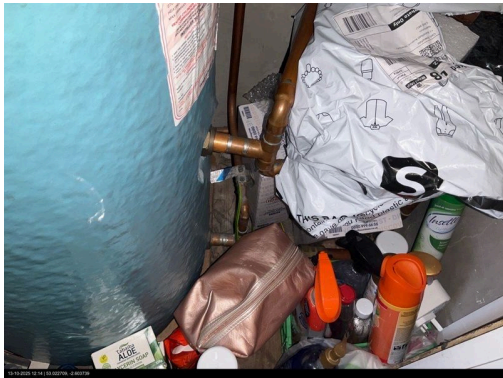
Photo of water heating system:



Photo of water heating system:



Photo of water heating system:



Cylinder Size:

Normal (90-130 litres)

What is the cylinder measured heat loss:

Not known

Insulation Type:

Factory fitted

Thickness:

38 mm

Photo of cylinder and thermostat if present:



Photo of cylinder and thermostat if present:



Has thermostat?

No

Ventilation

Ventilation type:

Mechanical Extract - Decentralised

Photo of ventilation type:



Has fixed air conditioning?

No

Is the ventilation in the PCDF database?

No

Number of open flues:	0
Number of closed flues:	0
Number of boiler flues:	1

Photo of boiler flues:



Number of other flues:	0
Number of extract fans:	1

Photo of extract fans:



Number of passive vents:	0
Number of flueless gas fires:	0
Pressure test:	No test
Is there a draught lobby?	No

Conservatories	
Is there conservatory?	No conservatory

Renewables

Wind Turbines

Has wind turbines?	No
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Solar hot water

Has solar hot water?	No
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Photovoltaics

Has photovoltaic array?	No
Number of PV batteries:	None

Hydro

Is the dwelling connected to Hydro?	No
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Room Count Elements

Number of habitable rooms?	5
Are any of these rooms unheated?	Yes
Please enter the number of HEATED rooms:	0
Number of external doors?	2
Number of insulated external doors?	0
Number of draughtproofed external doors?	2
Number of open chimneys?	1

Photo of open chimneys:



Number of blocked chimneys?	1
-----------------------------	---

Photo of blocked chimneys:



Photo of blocked chimneys:



Photo of blocked chimneys:



Number of fixed incandescent bulbs:

1

Photo of incandescent bulbs:



Is the exact number of LED and CFL bulbs known?

Yes

Number of fixed LED bulbs:

4

Photo of LED bulbs:



Photo of LED bulbs:



Photo of LED bulbs:



Photo of LED bulbs:



Number of fixed CFL bulbs:

4

Photo of CFL bulbs:

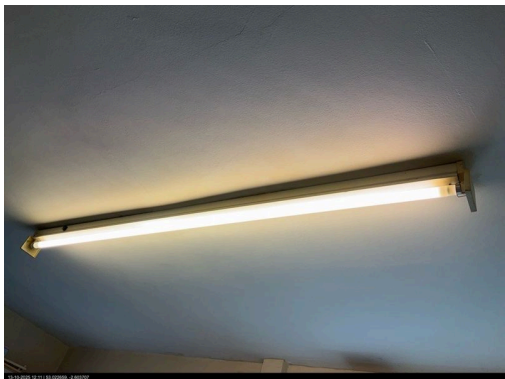


Photo of CFL bulbs:



Photo of CFL bulbs:



Photo of CFL bulbs:



Are there any waste water heat recovery systems?

None

Number of baths:

1

How many special features are there at the property?

0

Showers

Shower 1

Shower outlet type:

Electric Shower

Photo of shower:



Photo of shower:



Photo of shower:



Customer Response

Customer present?	Yes
Customer willing to answer satisfaction survey?	No

Addendum + Related Party Disclosure

Addendum	None
Related party disclosure	No related party
Hard to treat cavity walls: Property has access issues?	No
Hard to treat cavity walls: Property has high exposure?	No
Hard to treat cavity walls: Property has narrow cavities?	No

Photographs Required

General Photos:



General Photos:



General Photos:



General Photos:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



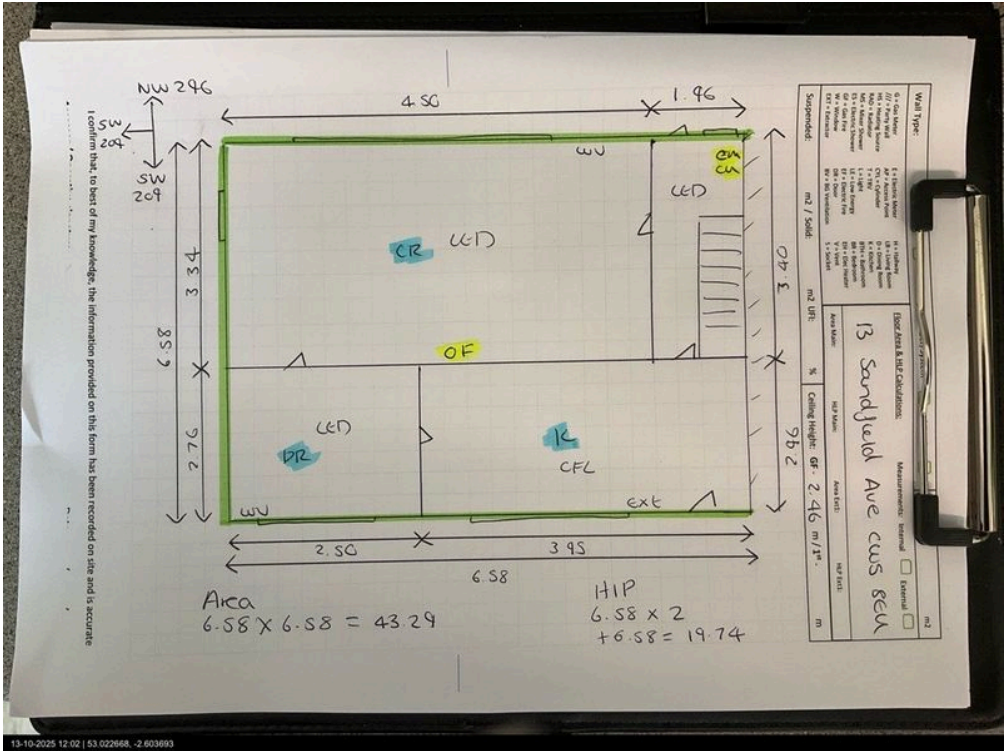
External Elevations:

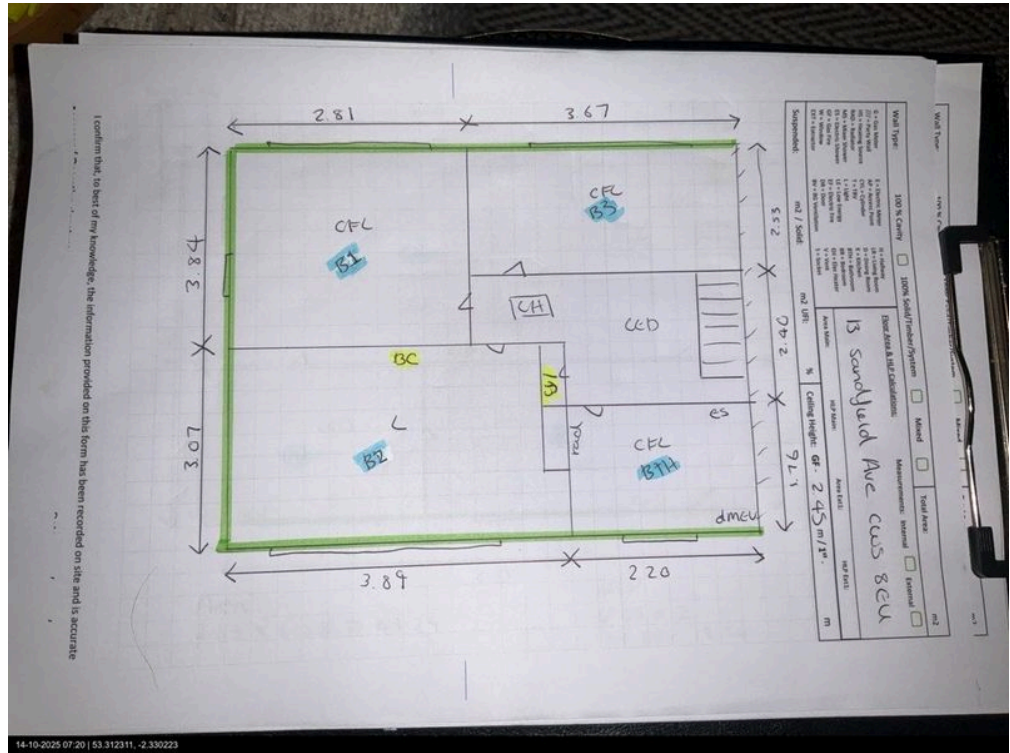


External Elevations:



External Elevations:





Wall Turn:	100% Cavity	100% Solid/Timber/System	Mixed	Total Area:	m ²
Wall Type:	100% Cavity	100% Solid/Timber/System	Mixed	Total Area:	m ²
G = Gas Meter J/J = Party Wall HS = Heating Source RAD = Radiator MS = Mixer Shower ES = Electric Shower GF = Gas Fire W = Window EXT = Extractor	E = Electric Meter AP = Access Point CYL = Cylinder T = TV L = Light LE = Low Energy EF = Electric Fire DO = Door BV = BG Ventilation	H = Halfway LR = Living Room D = Dining Room K = Kitchen BR = Bedroom BB = Bedroom EH = Elec. Heater V = Vent S = Socket	<u>Floor Area & HLP Calculations:</u> 13 Sandfield Ave cws SEU	Measurements: Internal <input type="checkbox"/> External <input type="checkbox"/>	
Area Main:		HLP Main:		Area Ext:	HLP Ext:
Suspended:	m ² / Solid:	m ² UFI:	%	Ceiling Height:	GF - 2.46 m/1 st - m

14-10-2025 07:20 | 53.312311, -2.330223

Wall Type: 100% Cavity ☐ 100% Solid/Timber/System ☐ Mixed ☐ Total Area: m2

100% Cavity ☐ 100% Solid/Timber/System ☐ Mixed ☐ Total Area: m2

Measurements: Internal ☐ External ☐

Floor Area & HLP Calculations:

13 Sandfield Ave cws 8CU

Area Main: HLP Main: Area Ext: HLP Ext:

Suspended: m2 / Solid: m2 UFI: % Ceiling Height: GF - 2.46 m / 1" - m

14-10-2025 07:20 | 53.312311, -2.330223

I confirm that, to best of my knowledge, the information provided on this form has been recorded on site and is accurate

Handwritten calculations on the right side of the plan:

Area: $6.58 \times 6.58 = 43.29$

HLP: $6.58 \times 2 + 6.58 = 19.74$

Wall Type:	<input checked="" type="checkbox"/> 100% Cavity	<input type="checkbox"/> 100% Solid/Timber/System	<input type="checkbox"/> Mixed	<input type="checkbox"/>	Total Area:	m ²
G = Gas Meter P = Party Wall HS = Heating Source RAD = Radiator MS = Mixer Shower ES = Electric Shower GF = Gas Fire W = Window EXT = Extractor	E = Electric Meter AP = Access Point CYL = Cylinder T = TV LE = Low Energy EF = Electric Fuse DB = Door BV = BG Ventilation	H = Hallway LR = Living Room DR = Dining Room K = Kitchen BR = Bathroom BD = Bedroom EH = Elec. Heater V = Vent S = Socket	Floor Area & HLP Calculations:			
13 sandfield Ave CW5 8EU			Measurements: Internal <input checked="" type="checkbox"/> External <input type="checkbox"/>			
Area Main:		HLP Main:	Area Ext:		HLP Ext:	
Suspended:	m ² / Solid:	m ² UFI:	%	Ceiling Height: GF - 2.45 m/1 st - m		

I confirm that, to best of my knowledge, the information provided on this form has been recorded on site and is accurate

14-10-2025 07:20 | 53.312311, -2.330223

Additional Notes

Additional Notes

Over the years Tenant has refused any sort of heating system upgrade so the property only has an open fire with back boiler in the living room. There are no radiators in habitable rooms. The only radiator is in the bathroom. The hot water cylinder is connected to the back boiler and there is also a backup emersion.