

SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor:	Rebecca Mcwilliam
E-Mail Address:	rebeccamcdea@gmail.com
Report Reference:	Not Applicable
Created On:	14 October 2025
Date of Inspection:	14 October 2025
Property Address:	19, Sandfield , Wrenbury, CW5 8EU
Property Photo	

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:	14/10/2025
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:	Dual

Photo of electricity meter:



Photo of electricity meter:

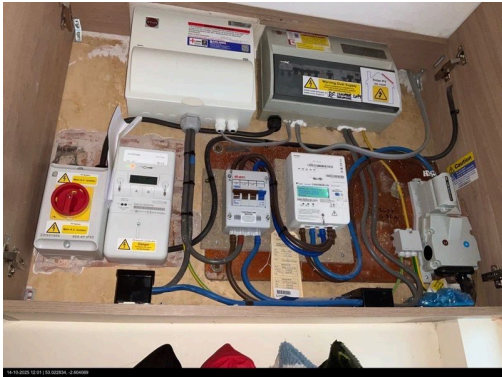


Photo of electricity meter:



Is the dwelling export-capable?	Yes
Is mains gas available?	No

Select Measurements Location:	Internal
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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

External indicators of Cavity Wall Construction:



Walls - Insulation Type:	Filled Cavity
Record indicators of filled cavity:	evidence of cavity fill drill holes

Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

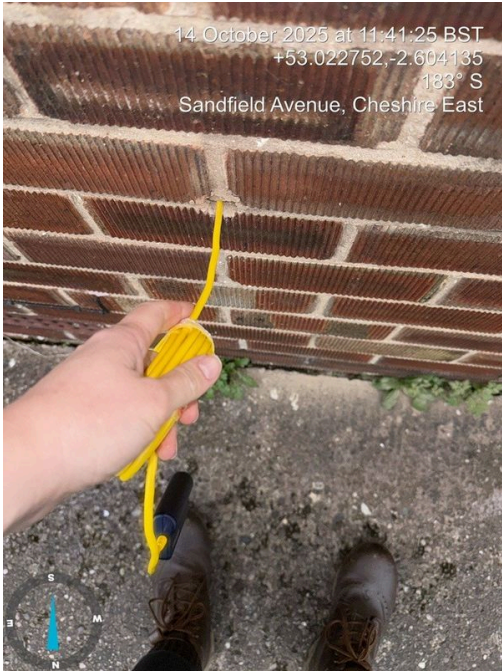


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

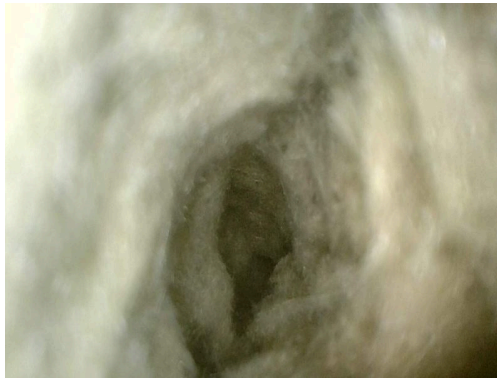


Photo indicators of filled cavity insulation:

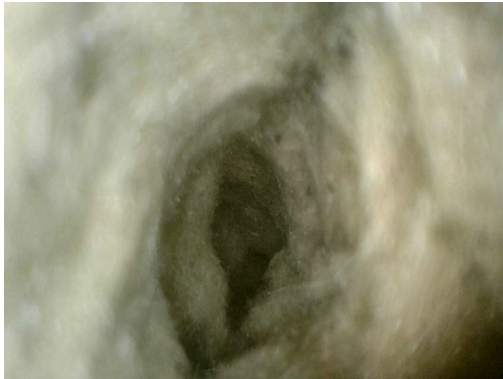


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

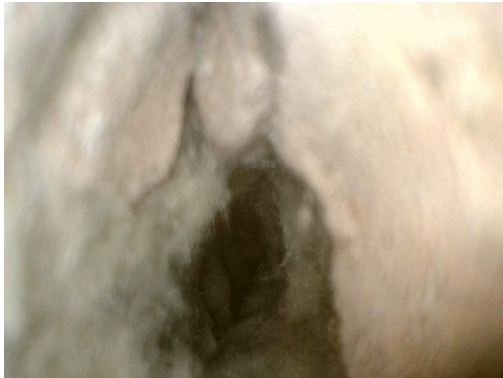


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

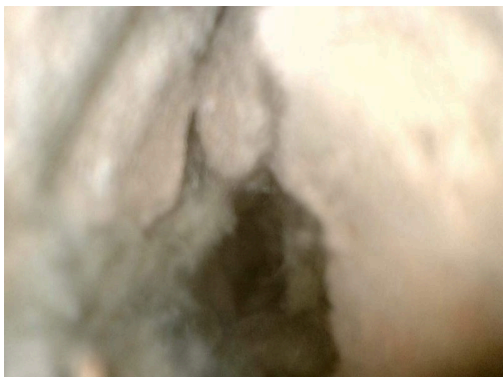


Photo indicators of filled cavity insulation:

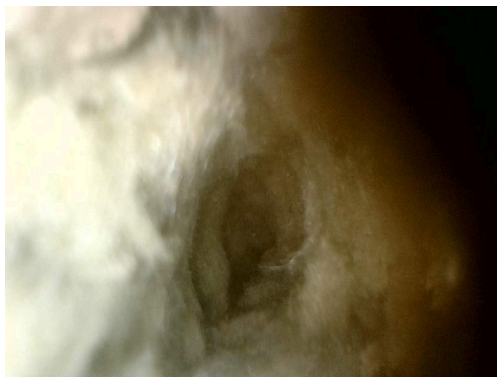


Photo indicators of filled cavity insulation:

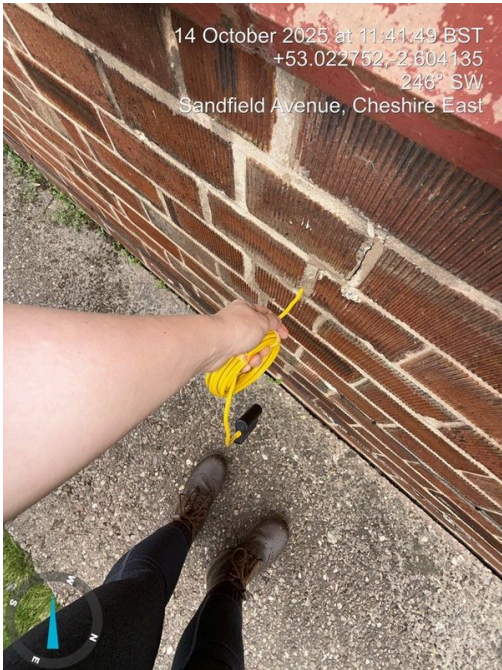


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

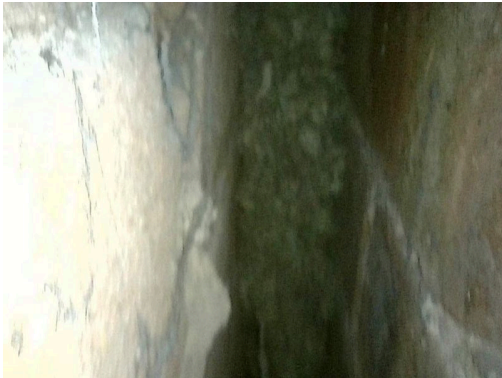


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

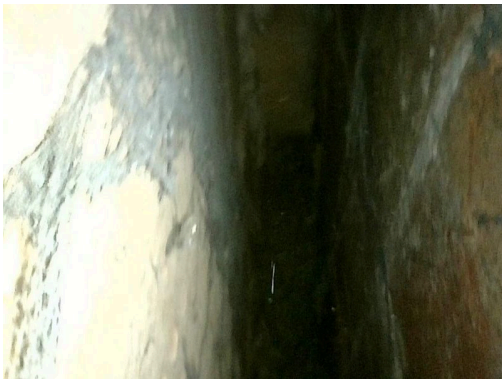


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

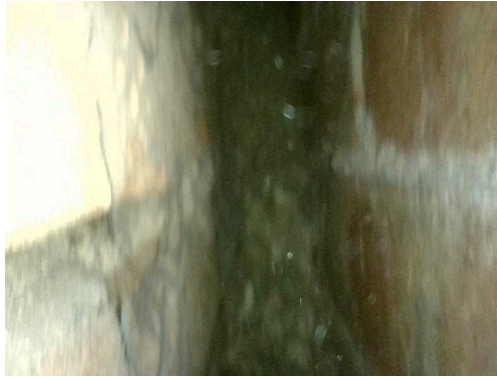


Photo indicators of filled cavity insulation:



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Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

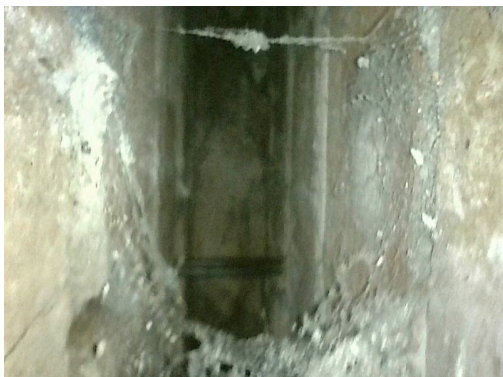


Photo indicators of filled cavity insulation:

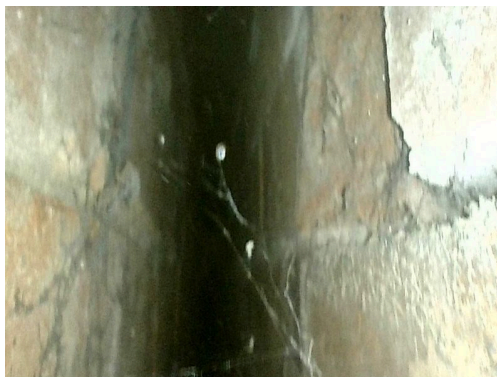


Photo indicators of filled cavity insulation:



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Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

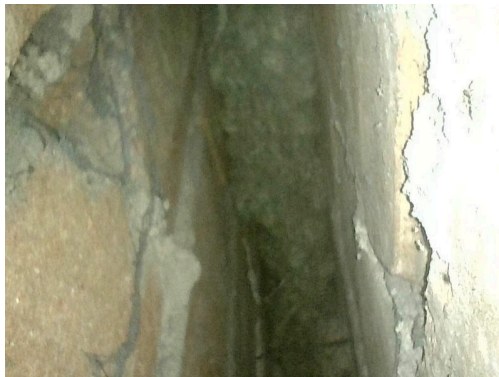


Photo indicators of filled cavity insulation:

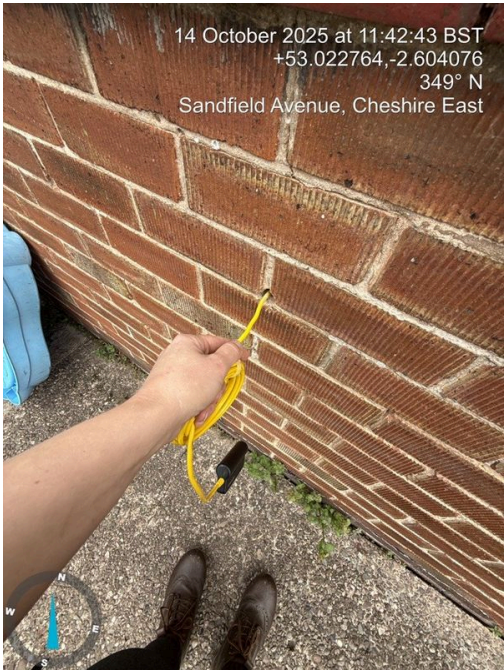


Photo indicators of filled cavity insulation:



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Photo indicators of filled cavity insulation:

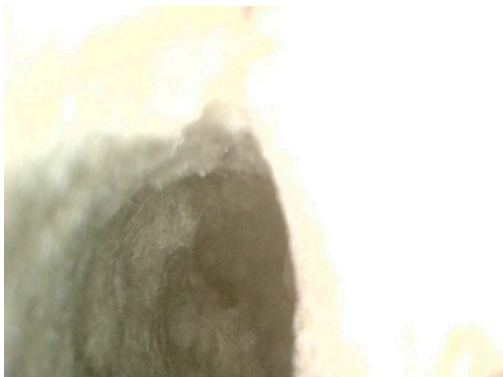


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Thermal conductivity of wall insulation:

Unknown

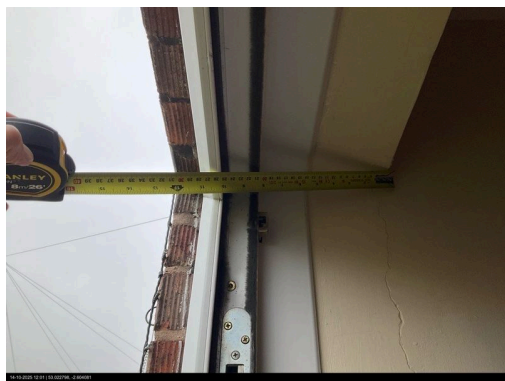
Wall U-Value known?

Not Known

Wall thickness:

300 mm

Photo wall thickness:



Party wall construction type:

Unable to determine

Floor type:

Ground Floor

Floor Construction:

Solid

Floor Insulation Type:

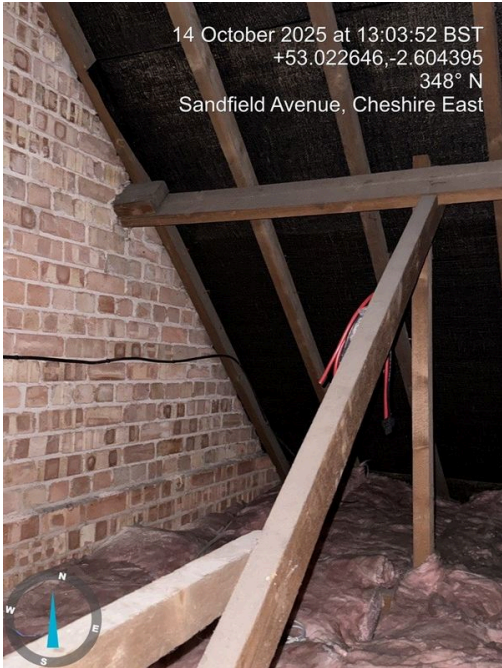
As Built

Floor U-Value known?

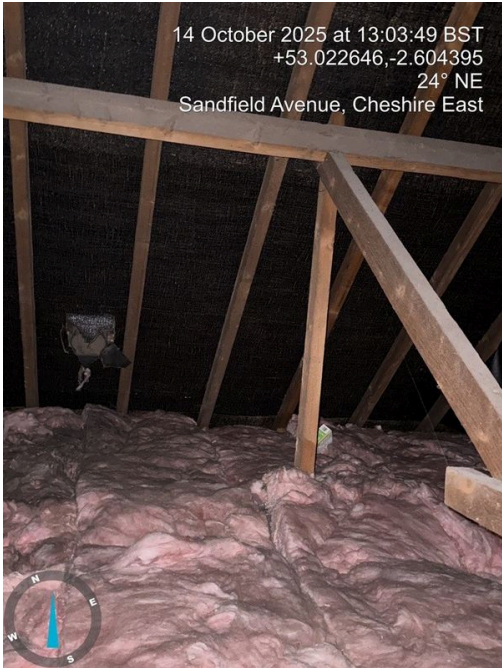
Not Known

Building Measurements				
	Area (m2)	Height (m)	Heat Loss Perimeter (m)	PWL (m)
Main Building				
Floor 1	42.7	2.45	19.61	6.53
Floor 0	42.7	2.45	19.61	6.53
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:		200 mm		

Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



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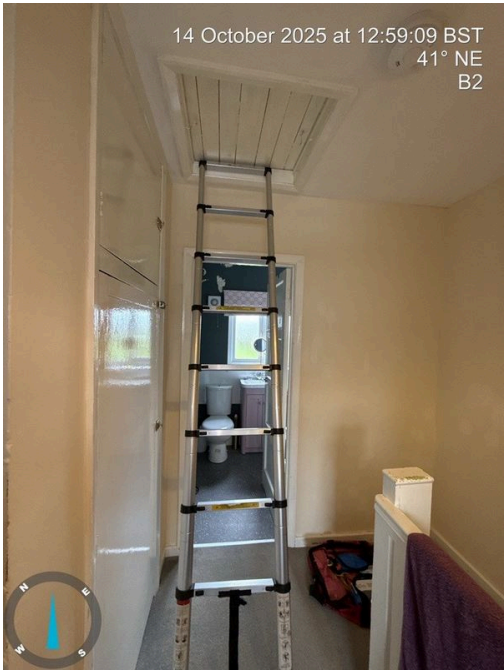
Loft insulation:



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

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:	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:	1.26 m
Window width:	1.54 m
Orientation:	North East

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:	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:	0.97 m
Window width:	1.04 m
Orientation:	North East

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:	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:	0.97 m
Window width:	1.53 m
Orientation:	North East

Photo of glazing type:



Photo of glazing type:



Window 4

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:	1.27 m
Window width:	0.58 m
Orientation:	North East

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:	0.98 m
Window width:	0.54 m
Orientation:	South East

Photo of glazing type:



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:	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:	1.27 m
Window width:	0.58 m
Orientation:	South East

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:	1.06 m

Orientation:

South West

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:	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:	0.97 m
Window width:	1.56 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:	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:	0.96 m
Window width:	1.53 m
Orientation:	South East

Photo of glazing type:



Photo of glazing type:



Window 10

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:	0.95 m
Window width:	1.04 m
Orientation:	South East

Photo of glazing type:



Photo of glazing type:



Heating & Hot Water

Main Heating Systems

Main Heating 1

How would you like to select the Heating System?

PCDF Search

System type:

Electric storage heaters

Number of storage heater types:

3

Product Id

230026

Manufacturer

Dimplex

Model

Quantum

Orig Manuf

Dimplex

S. Efficiency

0

Year

2019 - current

Open Flue

No

Status

Normal status for an actual product

Number of heaters of this type:

1

Product Id

230024

Manufacturer

Dimplex

Model

Quantum

Orig Manuf

Dimplex

S. Efficiency

0

Year

2019 - current

Open Flue

No

Status

Normal status for an actual product

Number of heaters of this type:

2

Product Id

230023

Manufacturer

Dimplex

Model

Quantum

Orig Manuf

Dimplex

S. Efficiency

0

Year

2019 - current

Open Flue

No

Status

Normal status for an actual product

Number of heaters of this type:

3

Controls:

Controls for high heat retention storage heaters

Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:

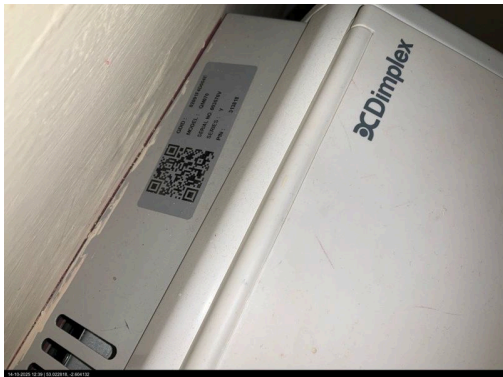


Photo of heating system:

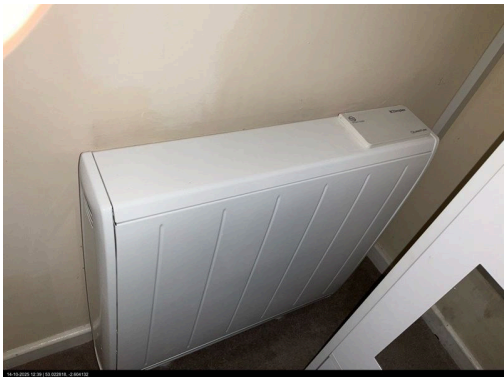


Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating controls:



Photo of heating controls:

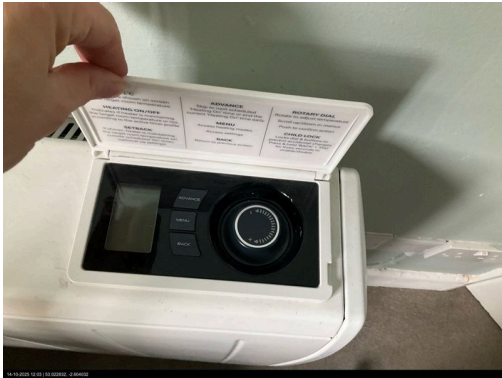


Photo of heating controls:



Secondary Heating System

Secondary Fuel	Electricity
Secondary System:	Panel, convector or radiant heaters

Photo of secondary heating system



Water Heating & Cylinder

Water Heating Type:	Regular
Water Heating System:	Electric immersion
Immersion:	Dual
Cylinder Size:	Medium (131-170 litres)
What is the cylinder measured heat loss:	Not known
Insulation Type:	Factory fitted
Thickness:	50 mm

Photo of cylinder and thermostat if present:

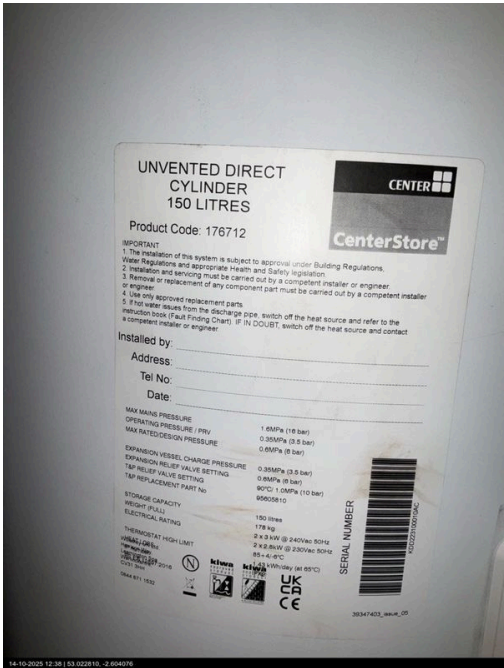


Photo of cylinder and thermostat if present:

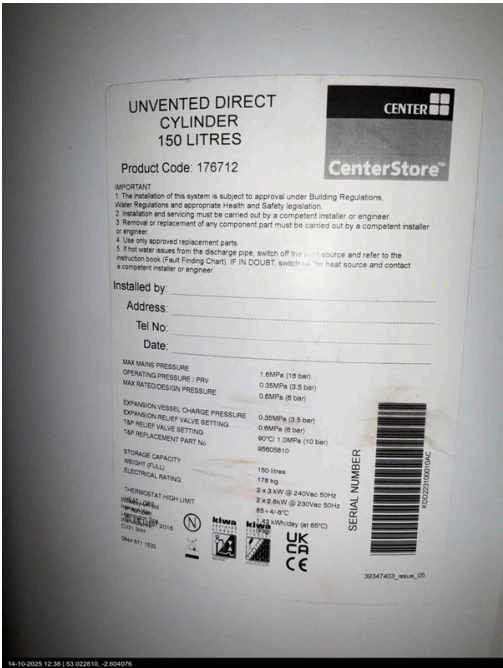


Photo of cylinder and thermostat if present:



Photo of cylinder and thermostat if present:



Photo of cylinder and thermostat if present:



Has thermostat?

Yes

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:	0
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?	Yes
Is there a PV diverter?	No
PV Connection:	Connected to dwellings electricity meter
Photovoltaic array kWp Known?	No
Percentage of roof covered with photovoltaic array?	45 %

Photo of photovoltaic array:



Photo of photovoltaic array:



Photo of photovoltaic array:



Photo of photovoltaic array:



Number of PV batteries:	None
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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?	No

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?	0
Number of fixed incandescent bulbs:	2

Photo of incandescent bulbs:



Photo of incandescent bulbs:



Is the exact number of LED and CFL bulbs known?	Yes
Number of fixed LED bulbs:	9

Photo of LED bulbs:



Photo of LED bulbs:



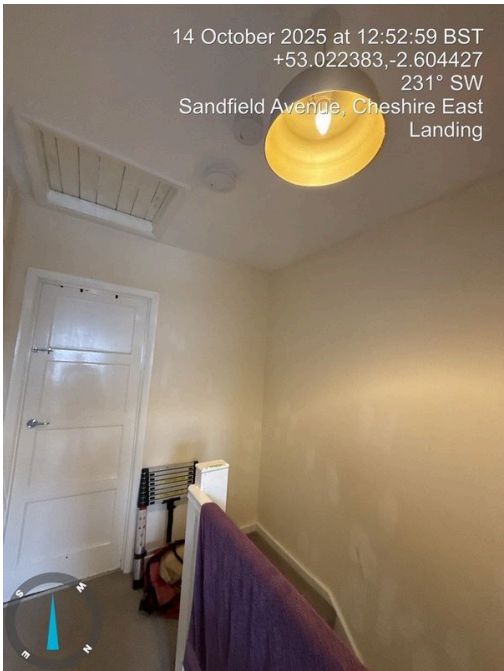
Photo of LED bulbs:



Photo of LED bulbs:



Photo of LED bulbs:



Number of fixed CFL bulbs:

0

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:



Customer Response


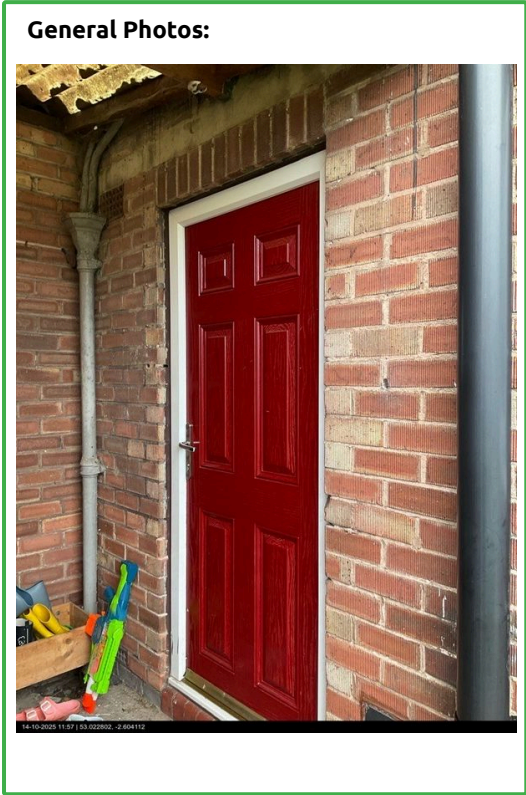
Customer present?	Yes
Customer willing to answer satisfaction survey?	No

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:

A photograph of a red wooden door with a white frame, set in a brick wall. The door features a brass handle, a brass letterbox, and a brass knocker. A small brass number '19' is mounted above the handle. The door has a semi-circular window at the top. To the left of the door is a black door handle and a small potted plant. To the right is a white-framed window. The brick wall is made of red bricks. A small plaque is visible on the wall to the right of the door. The ground in front of the door is covered with dirt and some grass.

A close-up photograph of a red brick wall. A white-framed window is visible, showing some interior items. Below the window, a concrete path runs along the base of the wall. A small, dark, rectangular object, possibly a drain cover or a small plaque, is visible on the wall near the path. The foreground shows a patch of green grass.



A close-up photograph showing a blue metal roof edge in the foreground. Behind it is a wooden structure with a circular opening, possibly a vent or a small window. The background is a red brick wall. The image is oriented horizontally but appears to be a vertical shot rotated 90 degrees clockwise.



A close-up photograph of the base of a brick wall. The wall is constructed from red bricks with light-colored mortar. At the bottom of the wall, there is a small, rectangular drainage hole. A concrete curb runs along the base of the wall, and a patch of green grass is visible in the foreground.



General Photos:



General Photos:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



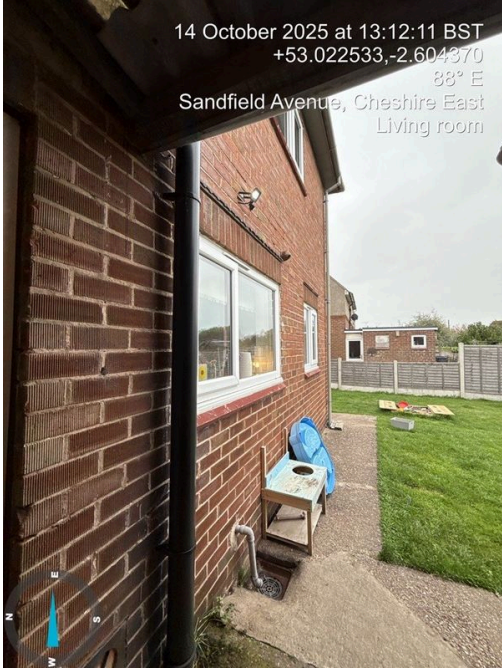
External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



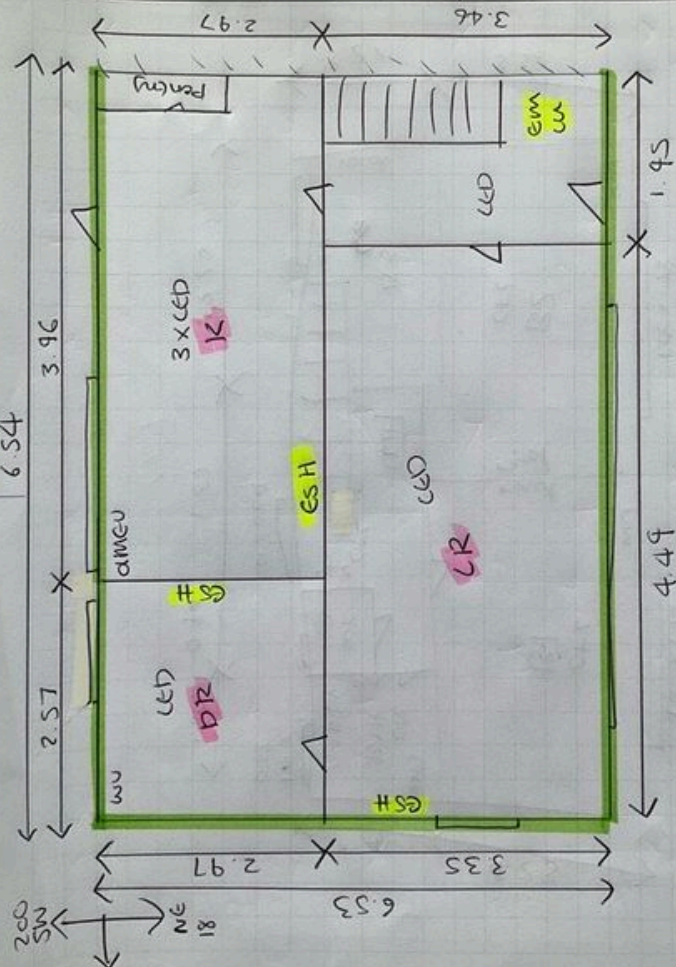
External Elevations:



External Elevations:



Wall Type:	100 % Cavity <input type="checkbox"/> 100% Solid/Timber/System <input type="checkbox"/> Mixed <input type="checkbox"/>	Total Area:	m2
G = Gas Meter HW = Party Wall HSD = Heating Source MS = Mixture 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 DR = Door BV = BG Ventilation	H = Hallway LR = Living Room D = Dining Room K = Kitchen BRH = Bathroom BR = Bedroom EH = Elec Heater V = Vent S = Socket	Floor Area & HLP Calculations: 19 sandfield CWS 8CU Measurements: Internal <input type="checkbox"/> External <input type="checkbox"/> Area Main: HLP Main: Area Ext1: HLP Ext1:
Suspended:	m2 / Solid:	m2 UFI:	%
Ceiling Height: GF - 2.45 m/1 st		m	



HLP
 $6.54 \times 2.45 = 16.023$
 $6.53 = 19.61$

Area
 $6.54 \times 6.53 = 42.70$

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

A hand-drawn floor plan of a house with the following dimensions and features:

- Overall Dimensions:**
 - Top: 2.46
 - Bottom: 3.84
 - Left: 3.93
 - Right: 3.14
- Rooms and Features:**
 - Top Left:** Labeled "BHH" and "CCD".
 - Top Right:** Labeled "B3" and "L".
 - Bottom Left:** Labeled "B2" and "CCD".
 - Bottom Right:** Labeled "B1" and "L".
 - Central Area:** Labeled "CCD".
 - Entrance:** Labeled "ext" and "Grit".
 - Stairs:** Labeled "GSH".
 - Windows:** Labeled "GSH".
 - Doors:** Indicated by lines with arrows.

14-10-2025 12:43 | 53.022816, -2.604141

Additional Notes

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