

SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor:	Rebecca Mcwilliam
E-Mail Address:	rebeccamcdea@gmail.com
Report Reference:	DA1A93D9-354C-4B4B-A299-3A681231D4B5
Created On:	15 October 2025
Date of Inspection:	13 October 2025
Property Address:	18, Oakfield Close, Wrenbury, CW5 8ET
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:	13/10/2025
Transaction Type:	None of the Above
Tenure:	Rented Social
Type of Property:	Bungalow
Detachment Type:	End-terrace
Number of storeys:	1 Storey
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:

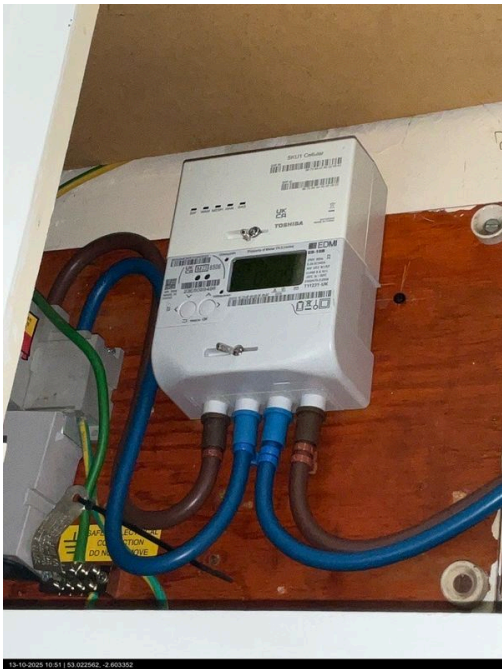


Photo of electricity meter:



Photo of electricity meter:



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:



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:

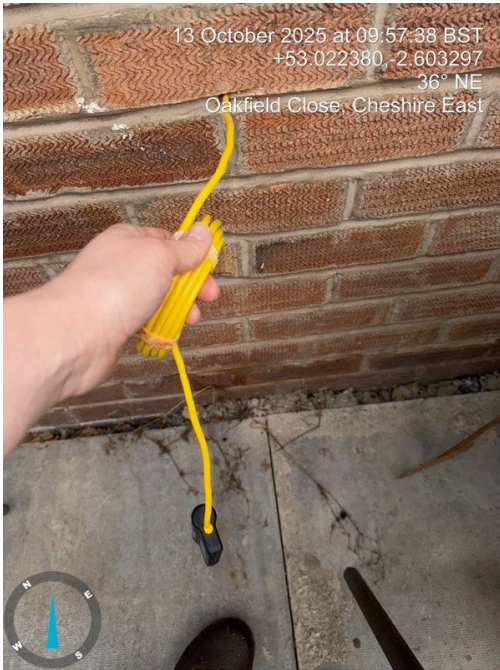


Photo indicators of filled cavity insulation:

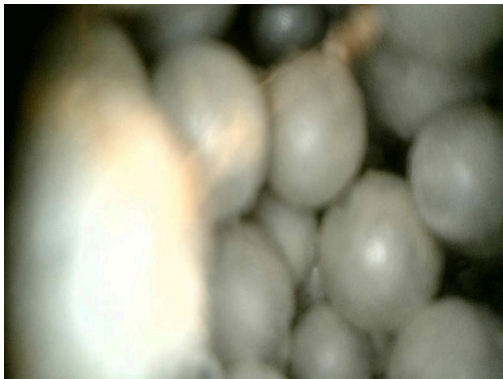


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

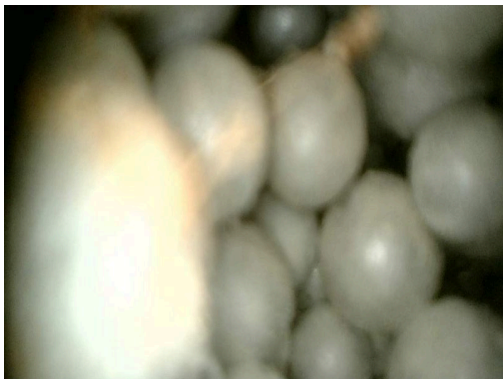


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



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 0	46.08	2.44	20.49	6.67

Roof Space

Main Building

Roofs - Construction Type:	Pitched roof (Slates or tiles), No access
Identify the reason for restricted access:	access hatch blocked
Roofs - Insulation At:	Unknown

Loft insulation:



Loft insulation:



Loft insulation:



Record indicators of Cavity Wall Construction in roof space:

No indicator of construction visible

Are there rooms in the roof?

No

Windows

Window 1

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:	1.54 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, 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:	1.01 m
Window width:	1.04 m
Orientation:	North East

Photo of glazing type:



Photo of glazing type:



Window 3

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:	0.99 m
Window width:	1.07 m
Orientation:	South 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:	1.28 m
Window width:	2.07 m
Orientation:	South

Photo of glazing type:



Photo of glazing type:



Main Heating Systems

Main Heating 1

How would you like to select the Heating System?	PCDF Search
System type:	Heat pump with radiators or underfloor heating
Product Id	102421
Manufacturer	Daikin Altherma
Model	EDLQ05CAV3
Year	2014 - current
Fuel	Electricity, any tariff
Status	Normal status for an actual product
Central heating pump age:	Unknown
MCS installed heat pump:	Yes
Controls:	Programmer, room thermostat and TRVs
Emitter:	Radiators
Emitter Temperature:	Unknown

Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating controls:



Photo of heating controls:

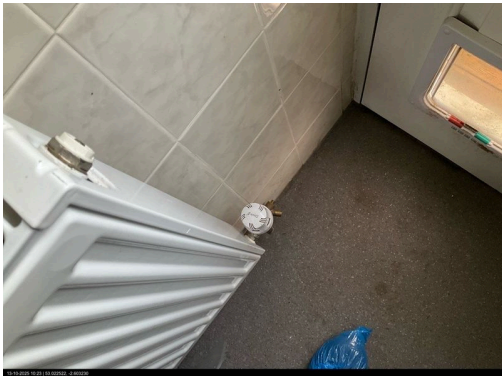


Photo of heating controls:

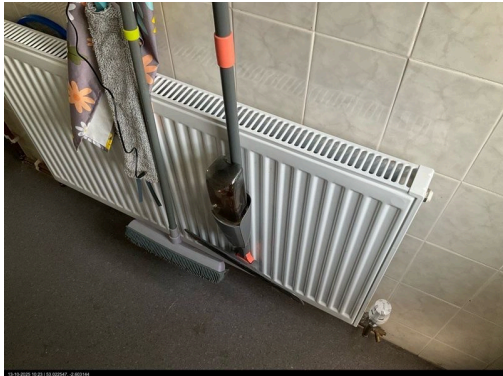


Photo of heating controls:



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:	From main heating 1

Photo of water heating system:



Photo of water heating system:



Photo of water heating system:



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:



Has thermostat?

Yes

Ventilation

Ventilation type:

Mechanical Extract - Decentralised

Photo of ventilation type:



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
--------------------	----

Solar hot water

Has solar hot water?	No
----------------------	----

Photovoltaics

Has photovoltaic array?	No
-------------------------	----

Number of PV batteries:	None
-------------------------	------

Hydro

Is the dwelling connected to Hydro?	No
-------------------------------------	----

Room Count Elements

Number of habitable rooms?	2
----------------------------	---

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?	0
Number of blocked chimneys?	0
Number of fixed incandescent bulbs:	0
Is the exact number of LED and CFL bulbs known?	Yes
Number of fixed LED bulbs:	7

Photo of LED bulbs:



Photo of LED bulbs:



Photo of LED bulbs:



Photo of LED bulbs:



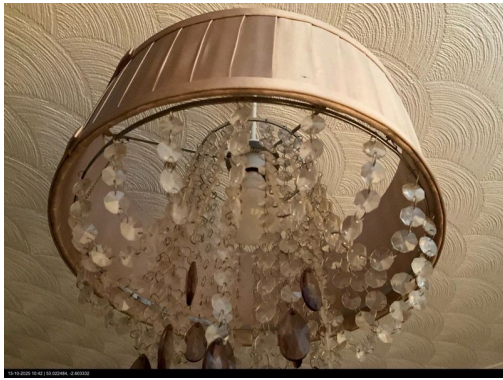
Photo of LED bulbs:



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

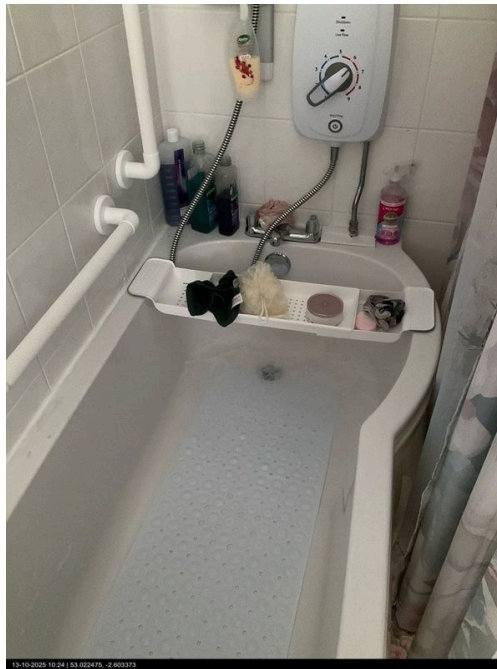
Shower outlet type:

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:



General Photos:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



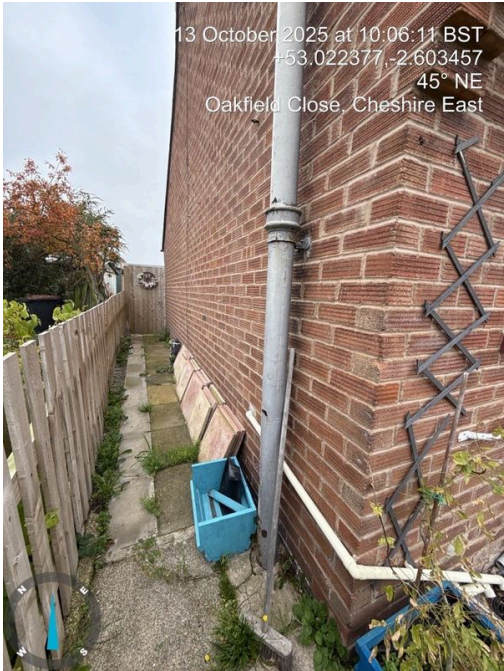
External Elevations:



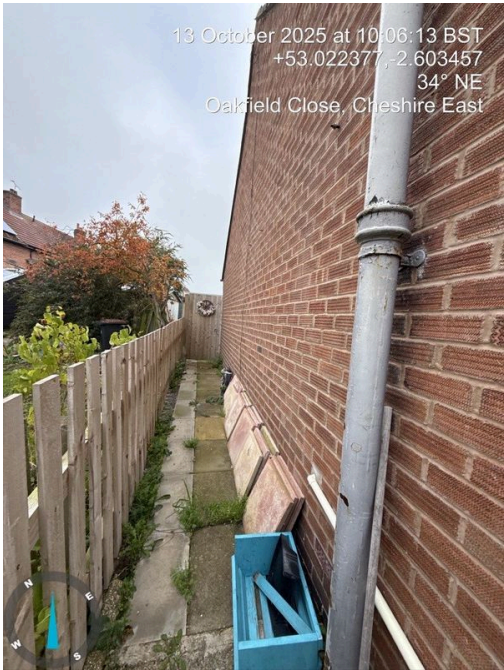
External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



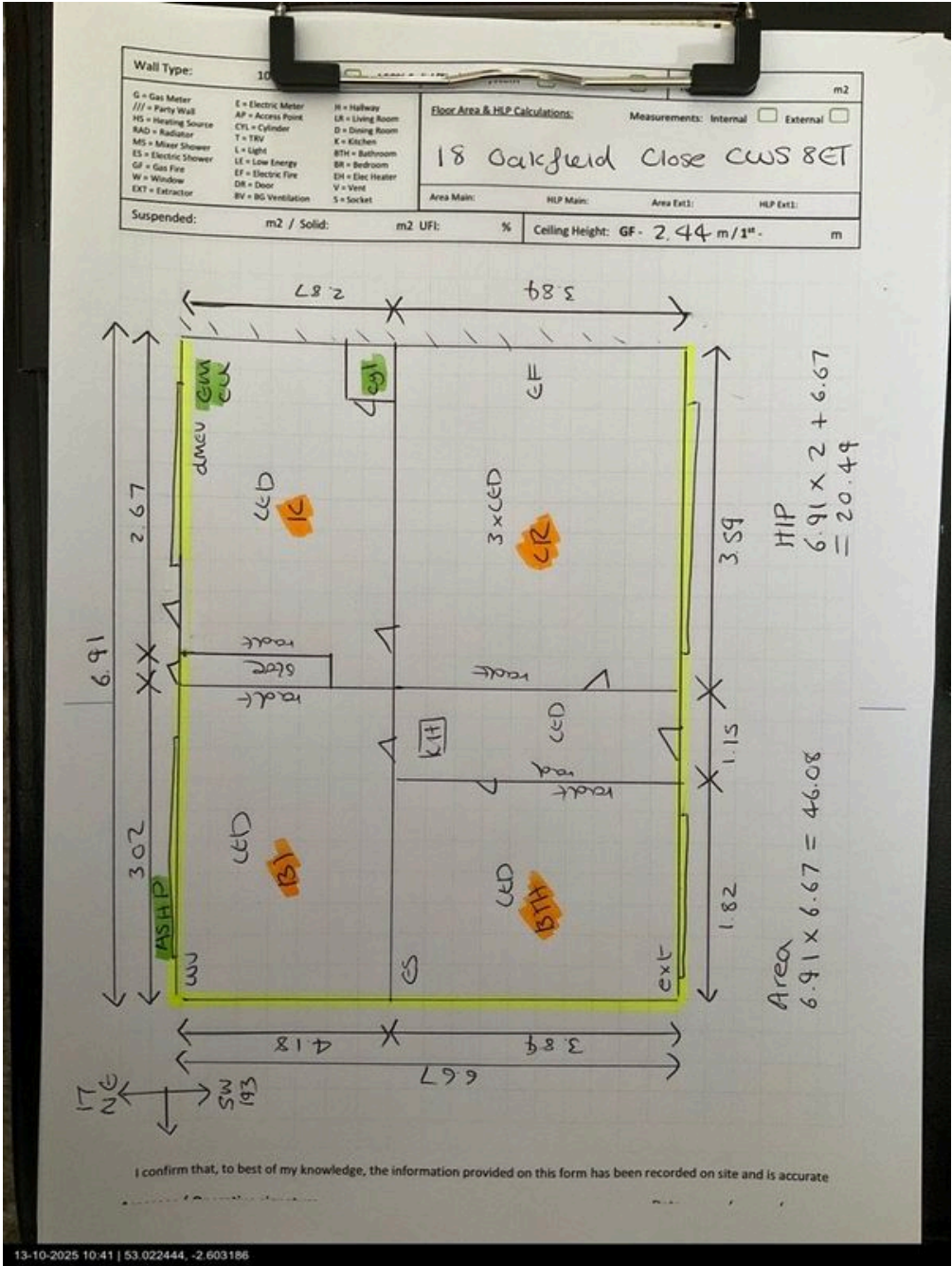
External Elevations:



External Elevations:



External Elevations:



Additional Notes

Additional Notes

The loft hatch is a drop-down hatch with a ladder above. The hatch is broken and it could not be opened. She is about to have a new door made so loft will be able to be accessed at some point soon but on the day I could not.