


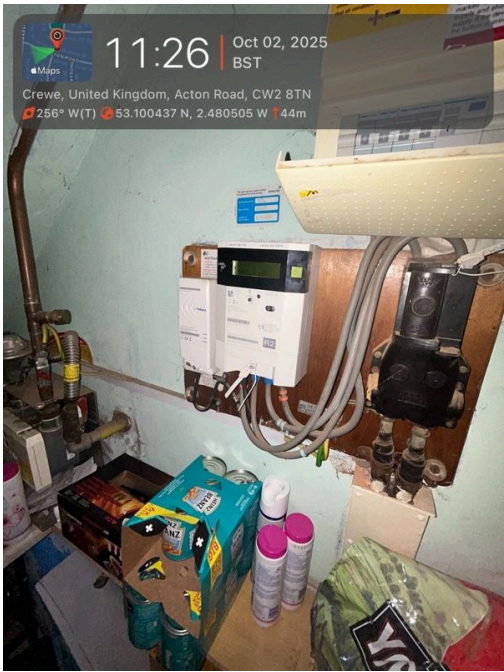
SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor:	Kevin Rossiter
E-Mail Address:	domesticretrofitsolutions@yahoo.com
Report Reference:	B94B3A7D-5D32-4143-865C-55142AD997EC
Created On:	7 November 2025
Date of Inspection:	02 October 2025
Property Address:	20, Acton Road, Crewe, Cheshire, CW2 8TN
Property Photo	

General

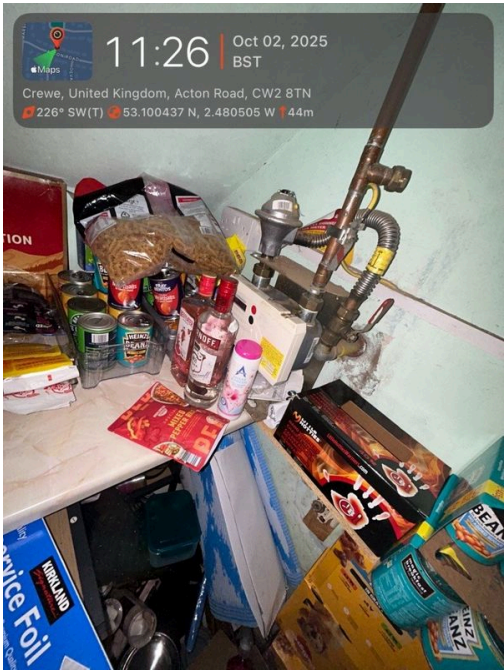
Confirm you have checked for the existence of an EPC before carrying out another energy assessment.	Yes
Does an EPC exist at the point of carrying out this energy assessment?	Yes
Please select why another energy assessment needs to be undertaken:	Assessor instructed to produce a new EPC upon request from building owner/tenant/landlord after confirming to the requestor that a valid EPC already exists
Inspection Date:	02/10/2025
Transaction Type:	Grant-Scheme (ECO, RHI, etc.)
Tenure:	Rented Social
Type of Property:	House
Detachment Type:	Semi-Detached
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:



Is the dwelling export-capable?	Yes
Is mains gas available?	Yes
Is there a gas smart meter?	Yes
Is the gas meter accessible?	Yes

Photo of Gas Meter:



Select Measurements Location:	Internal
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Building Construction

Main Building

Age Range:	1950-1966
Record indicators of property age:	local knowledge, period building features
Walls - Construction Type:	Cavity
Record external indicators of Cavity Construction:	stretcher bond
Walls - Insulation Type:	Filled Cavity
Record indicators of filled cavity:	evidence of cavity fill drill holes, Scope images

Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

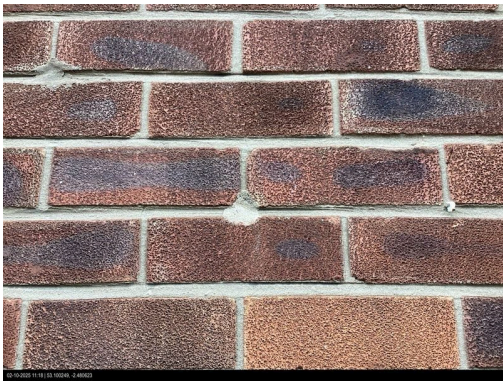


Photo indicators of filled cavity insulation:



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

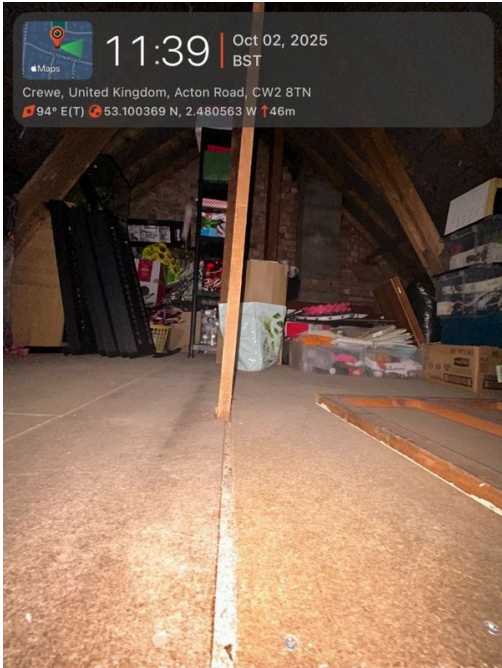
	Area (m2)	Height (m)	Heat Loss Perimeter (m)	PWL (m)
Main Building				
Floor 1	41.28	2.51	18.62	7.28
Floor 0	41.88	2.51	19.8	7.28

Roof Space

Main Building

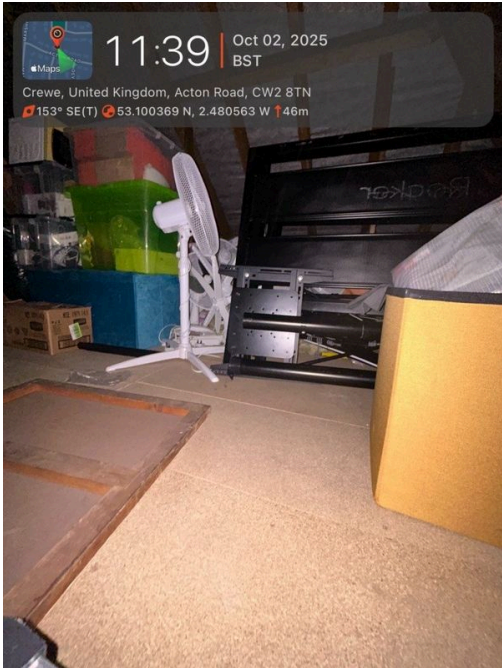
Roofs - Construction Type:	Pitched roof (Slates or tiles), Access to loft
Roofs - Insulation At:	Unknown

Loft insulation:



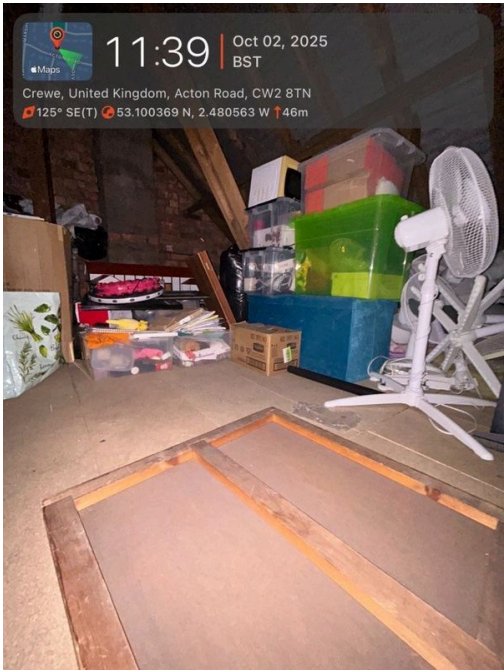
Mostly boarded

Loft insulation:



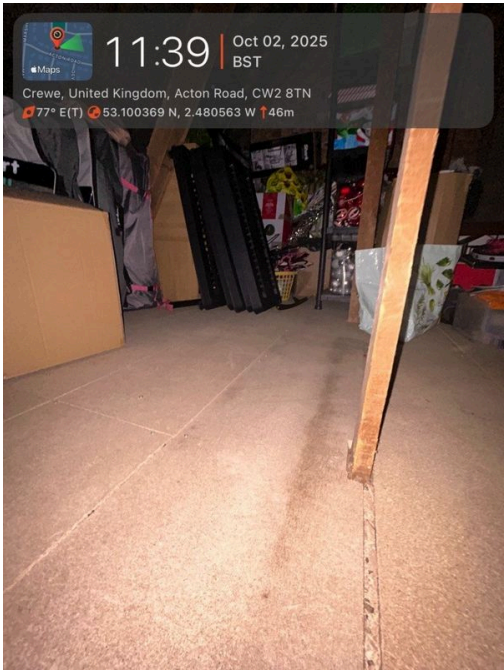
Mostly boarded

Loft insulation:



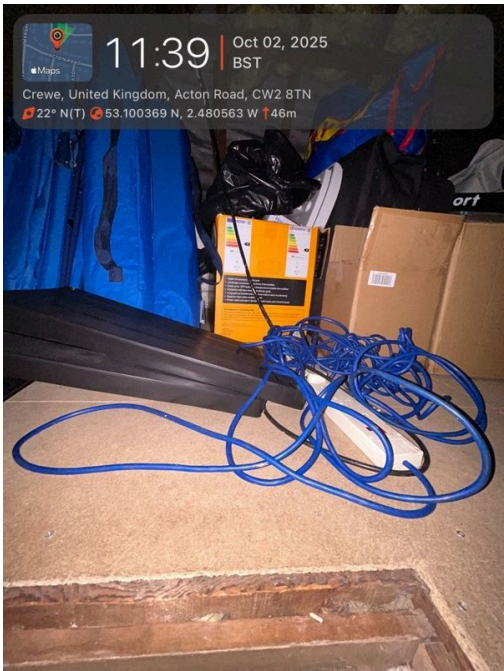
Mostly boarded

Loft insulation:



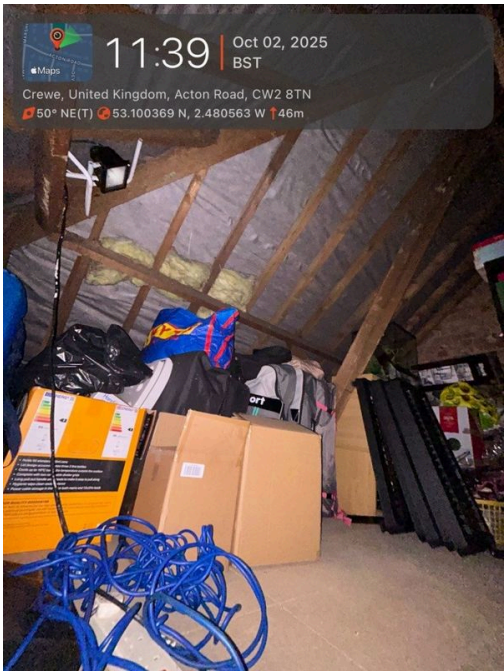
Mostly boarded

Loft insulation:



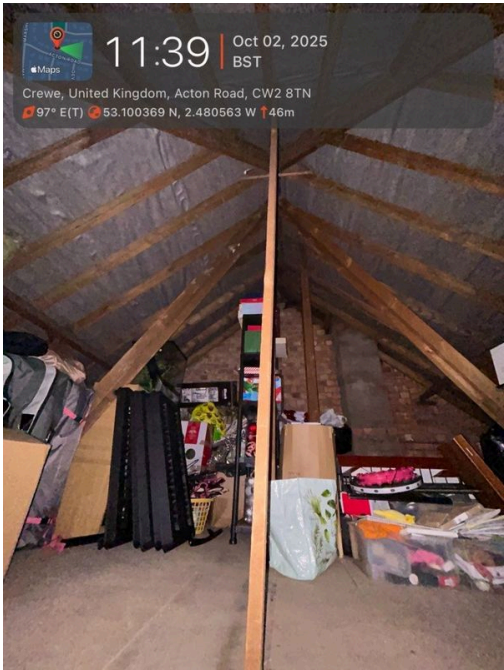
Mostly boarded

Loft insulation:



Mostly boarded

Loft insulation:



Unknown

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:	1.27 m
Window width:	2.06 m
Orientation:	North West

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:	0.89 m
Window width:	1.45 m
Orientation:	North West

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:	0.89 m
Window width:	0.95 m
Orientation:	North West

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

Window 5

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:	0.89 m
Window width:	1.45 m
Orientation:	South East

Window 6

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

Window 7

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:	1.17 m
Window width:	0.46 m
Orientation:	South East

Window 8

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:	1.15 m
Window width:	0.93 m
Orientation:	North East

Main Heating Systems

Main Heating 1

How would you like to select the Heating System?	PCDF Search
System type:	Boiler with radiators or underfloor heating
Product Id	18119
Manufacturer	Vaillant
Model	ecoTEC sustain 28
Orig Manuf	Vaillant
Fuel	Mains gas
S. Efficiency	0
Type	Combi
Condensing	Yes
Year	2017 - current
Mount	Wall
Open Flue	Room-sealed
Fan Assist	Yes
Status	Normal status for an actual product
Central heating pump age:	2013 or later
Controls:	Programmer, room thermostat and TRVs
Does the boiler have a Flue Gas Heat Recover System (FGHRS)?	No
Is there a weather compensator?	No
Emitter:	Radiators
Emitter Temperature:	Unknown

Photo of heating system:



Photo of heating system:



Photo of heating controls:



Photo of heating controls:



Secondary Heating System

Secondary Fuel

Electricity

Secondary System:

Panel, convactor or radiant heaters

Photo of secondary heating system



Water Heating & Cylinder

Water Heating Type:	Regular
Water Heating System:	From main heating 1
Cylinder Size:	No Cylinder

Ventilation

Ventilation type:	Mechanical Extract - Decentralised
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:	0
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
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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?	4
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:	1

Photo of incandescent bulbs:



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:



Number of fixed CFL bulbs:

2

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:



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:

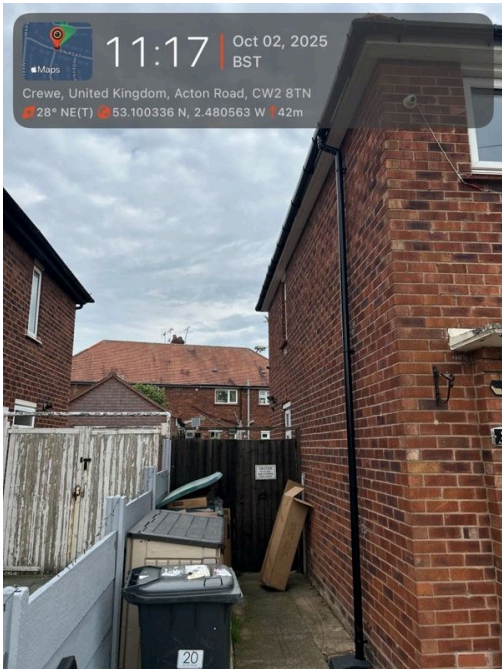


12mm dg unknown

External Elevations:



External Elevations:



A photograph of a two-story brick house with a red roof and white-framed windows. The house is surrounded by a dark wooden fence. In the foreground, there is a gravel area with a large green tarp covering some equipment, a red table, and a black plastic container. A small white door is visible on the right side of the house. The sky is overcast.

