


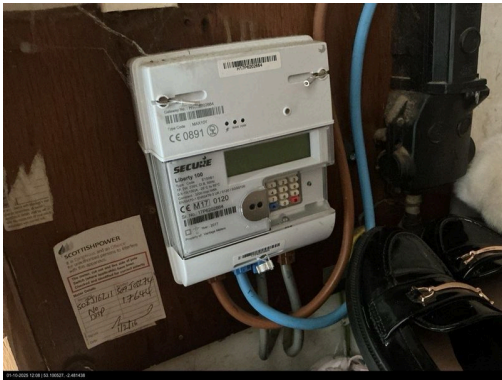
# SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor:	Robert Rhodes
E-Mail Address:	rods30@live.co.uk
Report Reference:	2B688EF1-FE12-4F7E-860A-E63ABA4FEA47
Created On:	8 November 2025
Date of Inspection:	01 October 2025
Property Address:	34, Acton Road, Crewe, Cheshire, CW2 8TN
Property Photo	<div><div><div>N0306090120S</div><div>63°NE (M) 53°6'2"N, 2°28'53"W ±45ft ▲ 184ft</div><div>01 Oct 2025, 12:44:27</div></div></div>

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?	No
Inspection Date:	01/10/2025
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:



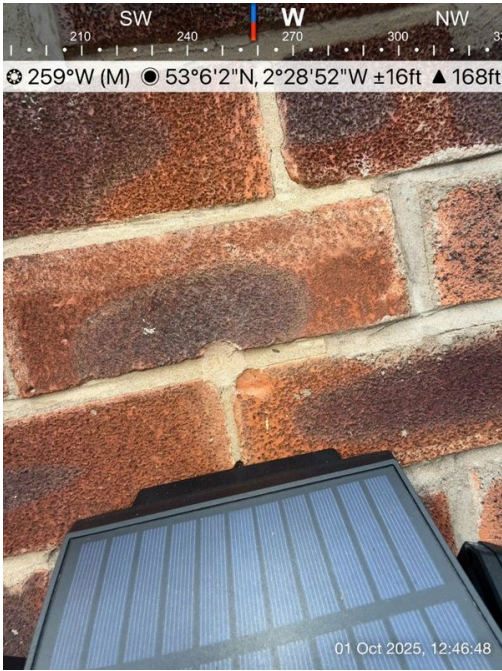


Building Construction

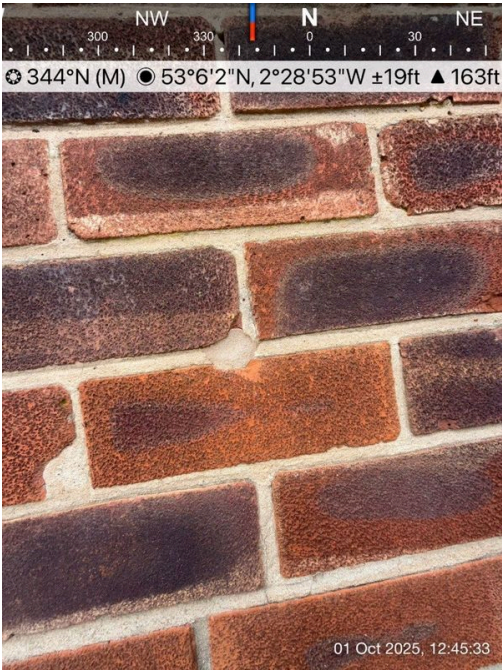
Main Building

Age Range:	1950-1966
Record indicators of property age:	local knowledge, enquiries of owner
Walls - Construction Type:	Cavity
Record external indicators of Cavity Construction:	stretcher bond, wall thickness over 270 mm, evidence of cavity fill drill holes, Drilled and boroscoped

External indicators of Cavity Wall Construction:



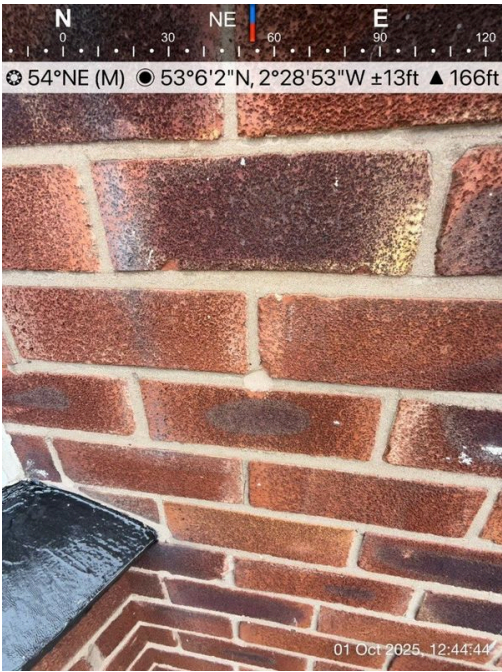
External indicators of Cavity Wall Construction:



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, Drilled and boroscoped wall

Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

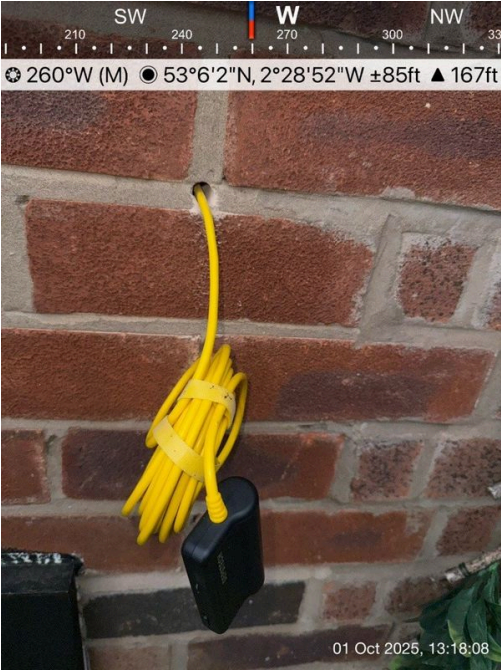


Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

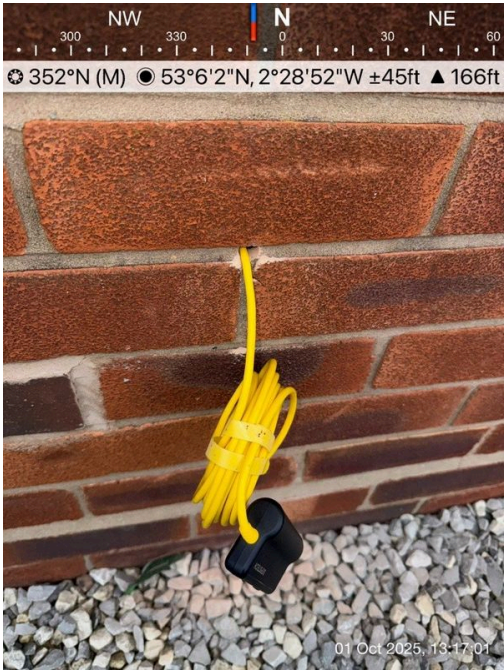


Photo indicators of filled cavity insulation:

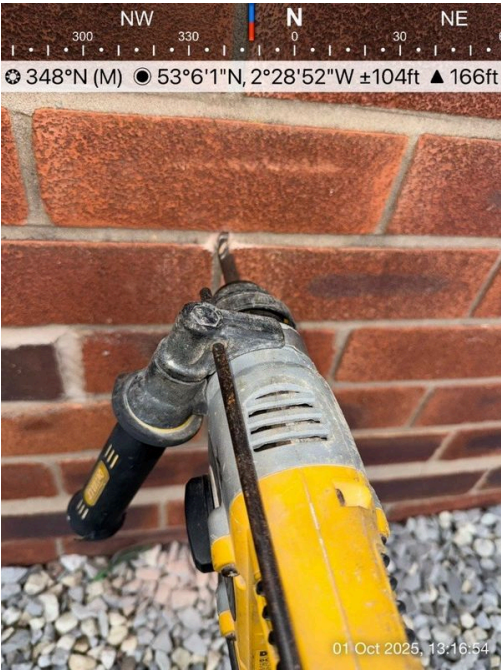


Photo indicators of filled cavity insulation:

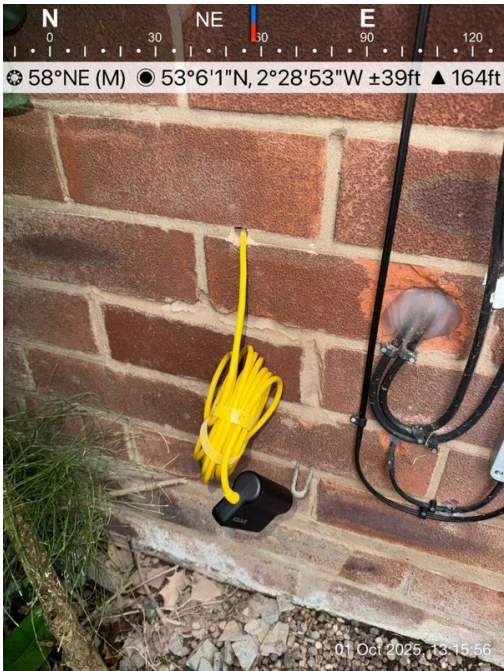
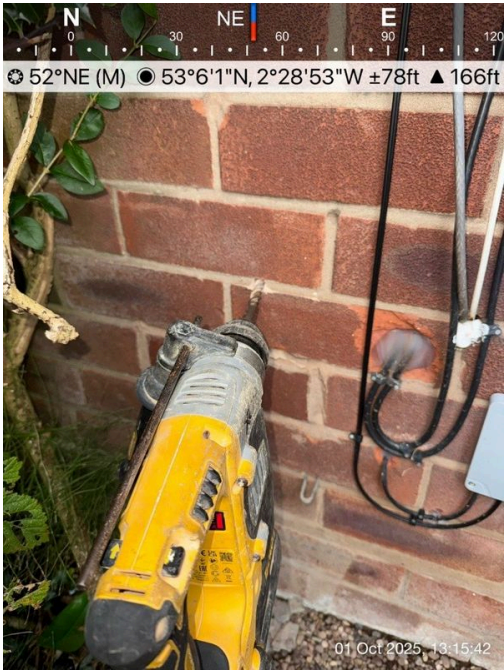


Photo indicators of filled cavity insulation:





Photo indicators of filled cavity insulation:



Thermal conductivity of wall insulation:	Unknown
Wall U-Value known?	Not Known
Wall thickness:	280 mm

Photo wall thickness:



Party wall construction type:	Solid Masonry, Timber Frame, or System Built
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	41.33	2.25	18.63	7.29
Floor 0	41.33	2.46	18.63	7.29

Roof Space

Main Building

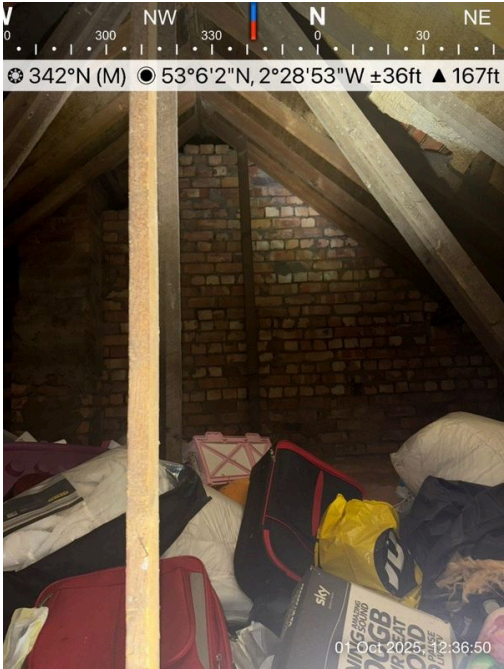
Roofs - Construction Type:	Pitched roof (Slates or tiles), Access to loft
Roofs - Insulation At:	Joists
Roof U-Value:	Not Known
Roofs - Insulation Thickness:	300 mm

Loft insulation:



Record indicators of Cavity Wall Construction in roof space:	No indicator of construction visible
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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, 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:	0.88 m
Window width:	0.95 m
Orientation:	East

**Photo of glazing type:**



## All Windows the same

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:	1.17 m
Window width:	0.82 m
Orientation:	South

## Window 3

<b>Window location:</b>	<b>Main Building</b>
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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:	1.24 m
Window width:	2.06 m
Orientation:	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:	0.88 m
Window width:	1.45 m
Orientation:	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:	0.88 m
Window width:	0.95 m
Orientation:	East

#### Window 6

Window location:	Main Building
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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:	1.18 m
Window width:	0.48 m
Orientation:	South

## 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:	0.88 m
Window width:	0.95 m
Orientation:	West

## 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:	0.88 m
Window width:	1.45 m
Orientation:	West



Heating & Hot Water

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:	Unknown
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 controls:



Photo of heating controls:



Photo of heating controls:



Photo of heating controls:

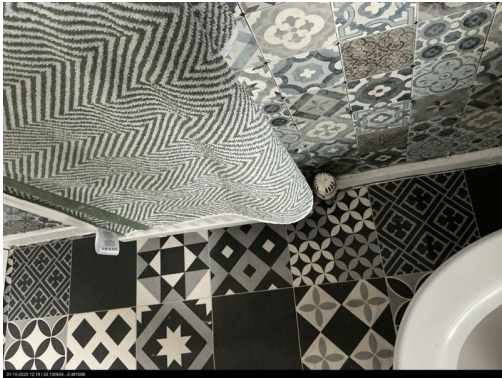




Photo of heating controls:



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
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

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?	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:	0
Is the exact number of LED and CFL bulbs known?	Yes



Photo of LED bulbs:



Photo of LED bulbs:



Photo of LED bulbs:

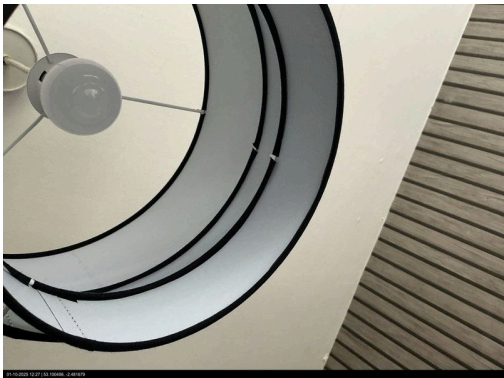


Photo of LED bulbs:



Photo of LED 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

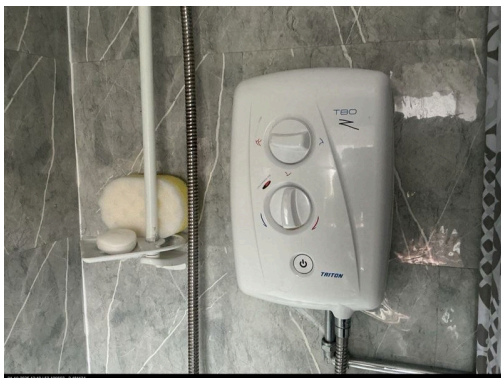
## Showers

### Shower 1

Shower outlet type:

Electric Shower

Photo of shower:



## Customer Response

Customer present?

Yes

Customer willing to answer satisfaction survey?

No

## Addendum + Related Party Disclosure

Addendum

PV Recommended

Related party disclosure

No related party

Hard to treat cavity walls: Property has access issues?

No

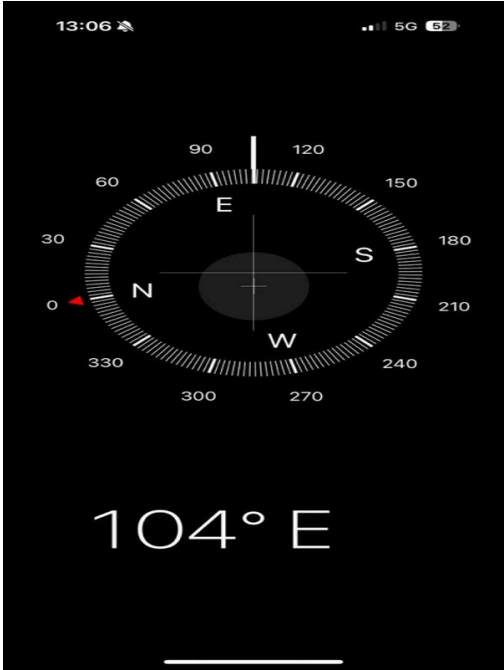
Hard to treat cavity walls: Property has high exposure?

No

Hard to treat cavity walls: Property has narrow cavities?

No

General Photos:



General Photos:



General Photos:



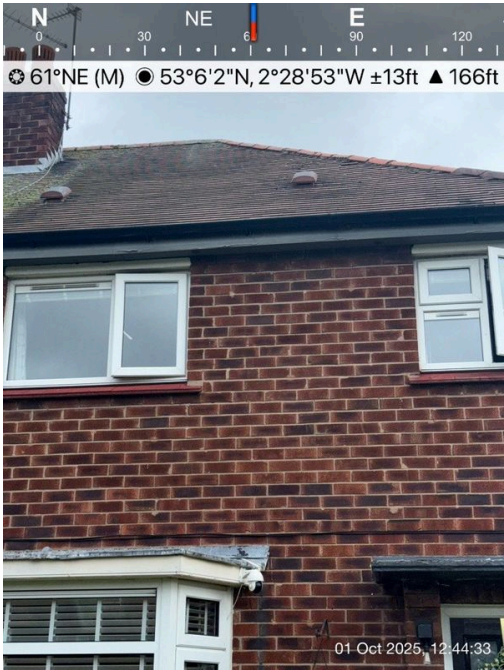


External Elevations:



Front elavation

External Elevations:



Front elavation

External Elevations:



Front elavation

External Elevations:



Right Side elavation



External Elevations:

NW 330 N 0 NE 60  
17°N (M) 53°6'2"N, 2°28'53"W ±22ft ▲ 165ft



Right Side elavation

External Elevations:

S 80 SW 210 W 270 NW 300  
250°W (M) 53°6'2"N, 2°28'52"W ±19ft ▲ 169ft



Rear elavation

External Elevations:

SW 210 W 270 NW 330  
258°W (M) 53°6'2"N, 2°28'52"W ±19ft ▲ 169ft



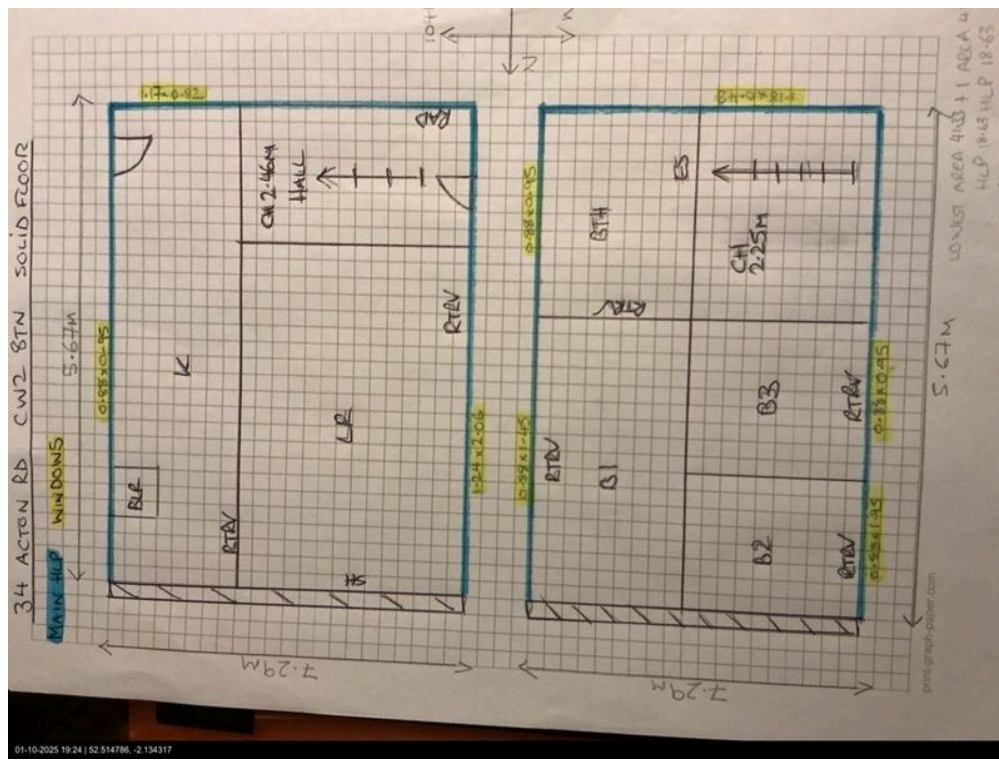
Rear elavation

External Elevations:

SW 210 W 270 NW 330  
270°W (M) 53°6'2"N, 2°28'52"W ±19ft ▲ 167ft



Rear elavation



Floor plan