

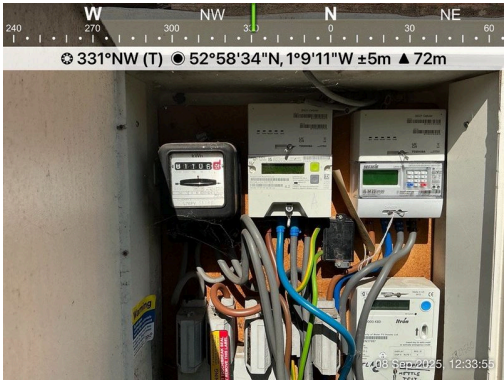
SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor:	Dave Elliott
E-Mail Address:	davejohns36@icloud.com
Report Reference:	Not Applicable
Created On:	12 September 2025
Date of Inspection:	08 September 2025
Property Address:	Flat 3, 29 Watcombe Circus, NOTTINGHAM, NG5 2DU

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:	08/09/2025
Transaction Type:	None of the Above
Tenure:	Rented Social
Type of Property:	Maisonette
Detachment Type:	Semi-Detached
Flat Type:	Mid-floor
Flat Location:	3
Corridor Type:	Unheated Corridor
Unheated corridor wall length:	6.59 m
Number of storeys:	2 Storeys
Terrain Type:	Suburban
Number of Extensions:	2 Extensions
Is an electricity smart meter present?	Yes
Electric meter type:	Single

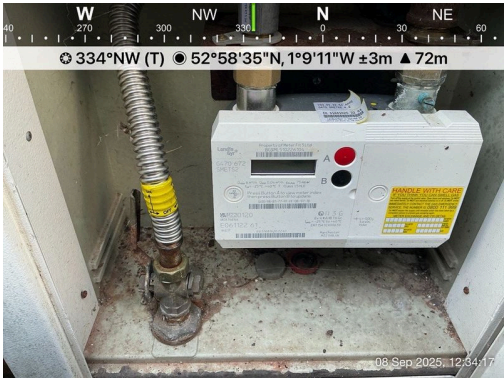
Photo of electricity meter:



Single Smart Meter

Is the dwelling export-capable?	No
Is mains gas available?	Yes
Is there a gas smart meter?	No
Is the gas meter accessible?	Yes

Photo of Gas Meter:



Gas Meter

Select Measurements Location:

Internal

Building Construction

Main Building

Age Range:

1900-1929

Record indicators of property age:

Property checker

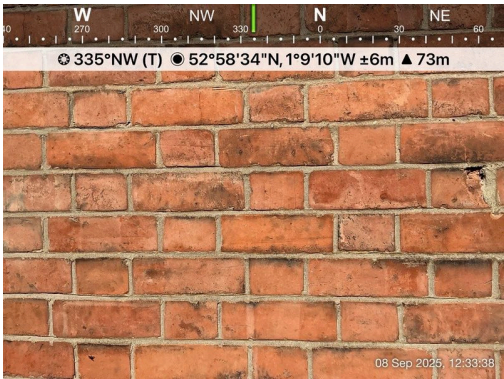
Walls - Construction Type:

Solid brick

Record external indicators of Solid Brick Construction:

consistent with build age

External indicators of Solid Brick construction:



Brick Pattern

Walls - Insulation Type:

As built

Thermal conductivity of wall insulation:

Unknown

Wall U-Value known?

Not Known

Wall thickness:

280 mm

Photo wall thickness:



Wall Measurements

Wall Dry-Lined?	No
Party wall construction type:	Solid Masonry, Timber Frame, or System Built
Floor type:	Other dwelling below
Extension 1	
Age Range:	1900-1929
Record indicators of property age:	Property checker
Walls - Construction Type:	Solid brick
Record external indicators of Solid Brick Construction:	headers and stretchers in brick bond
Walls - Insulation Type:	As built
Thermal conductivity of wall insulation:	Unknown
Wall U-Value known?	Not Known
Wall thickness:	280 mm
Wall Dry-Lined?	Yes
Party wall construction type:	Solid Masonry, Timber Frame, or System Built
Floor type:	Other dwelling below
Extension 2	
Age Range:	1900-1929
Record indicators of property age:	Property checker
Walls - Construction Type:	Solid brick
Record external indicators of Solid Brick Construction:	headers and stretchers in brick bond
Walls - Insulation Type:	As built
Thermal conductivity of wall insulation:	Unknown

Wall U-Value known?	Not Known
Wall thickness:	280 mm
Wall Dry-Lined?	Yes
Party wall construction type:	Solid Masonry, Timber Frame, or System Built
Floor type:	Other dwelling below

Building Measurements

	Area (m2)	Height (m)	Heat Loss Perimeter (m)	PWL (m)
Main Building				
Floor 1	39.5	3.58	11.02	15.21
Floor 0	23.06	2.87	11.72	10.8
Extension 1				
Floor 1	3.43	3.58	4.97	1
Floor 0	3.43	2.87	4.97	1
Extension 2				
Floor 0	1.81	3.58	4.96	1

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:	225 mm

Loft insulation:



Loft

Loft insulation:



Loft

Loft insulation:



Loft

Loft insulation:



Loft

Loft insulation:



Loft

Loft insulation:



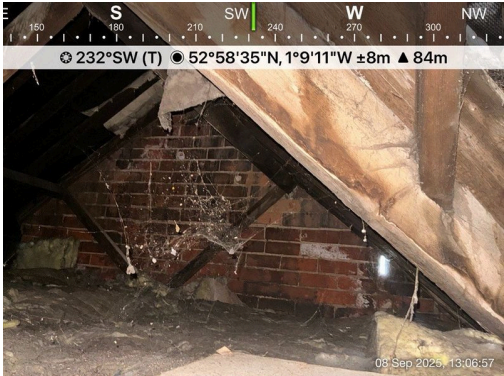
Loft

Loft insulation:



Loft

Loft insulation:



Loft

Loft insulation:



Loft

Loft insulation:



Loft

Loft insulation:

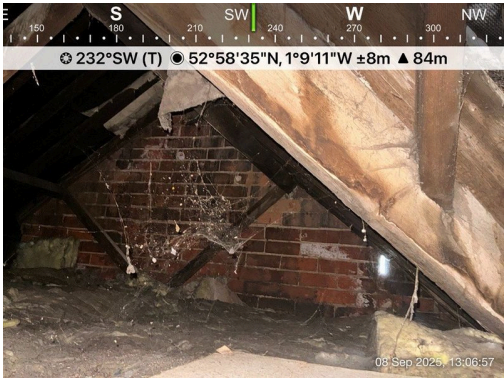


Loft

Record indicators of Solid Brick Wall Construction in roof space:

solid wall construction visible to gables

Indicators of Solid Brick Wall Construction in roof space:



solid wall construction visible to gables

Extension 1

Roofs - Construction Type:	Flat
Roofs - Insulation At:	Unknown
Record indicators of Solid Brick Wall Construction in roof space:	solid wall construction visible at eaves

Extension 2

Roofs - Construction Type:	Flat
Roofs - Insulation At:	Unknown
Record indicators of Solid Brick Wall Construction in roof space:	Couldn't enter

Alternative Wall

Main Building

Alternative Wall 1

Construction type:	Solid brick
Record external indicators of Solid Brick Construction:	consistent with building age, no visible cavity trays
Insulation Type:	As Built
Sheltered wall?	Yes
Thermal conductivity of wall insulation:	Unknown
Wall thickness:	280 mm
Wall Dry-Lined?	Yes

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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.2 m
Window width:	0.8 m
Orientation:	South West

Window 2

Window location:	Extension 1
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.65 m
Window width:	0.52 m
Orientation:	East

Window 3	
Window location:	Extension 1
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.95 m
Window width:	0.86 m
Orientation:	East

Window 4	
Window location:	Extension 1
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.76 m
Window width:	0.65 m
Orientation:	North

Window 5	
Window location:	Extension 1
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.68 m
Window width:	0.68 m
Orientation:	East

Window 6	
Window location:	Extension 1
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.84 m
Window width:	1.18 m
Orientation:	North East

Window 7	
Window location:	Extension 1
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.76 m
Window width:	0.65 m
Orientation:	North

Window 8	
Window location:	Extension 2
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.82 m
Window width:	0.84 m
Orientation:	South East

Window 9	
Window location:	Extension 2
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.65 m
Window width:	0.5 m
Orientation:	South

Window 10	
Window location:	Extension 2
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.71 m
Window width:	0.47 m
Orientation:	East

Window 11	
Window location:	Extension 2
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.2 m
Window width:	0.8 m
Orientation:	South 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	15030
Manufacturer	Baxi
Model	Duo-tec Combi
Orig Manuf	Baxi Heating
Fuel	Mains gas
S. Efficiency	0
Type	Combi
Condensing	Yes
Year	2006 - 2008
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

Secondary Heating System

Secondary Fuel	No Secondary Heating
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Water Heating & Cylinder

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

Ventilation

Ventilation type:	Natural
Has fixed air conditioning?	No
Number of open flues:	0
Number of closed flues:	0
Number of boiler flues:	1

Number of other flues:	0
Number of extract fans:	2
Number of passive vents:	1
Number of flueless gas fires:	0
Pressure test:	No test
Is there a draught lobby?	Yes

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
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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?	3
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Are any of these rooms unheated?	No
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Number of external doors?	1
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Number of insulated external doors?	0
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Number of draughtproofed external doors?	1
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Number of open chimneys?	0
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Number of blocked chimneys?	0
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Number of fixed incandescent bulbs:	7
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Is the exact number of LED and CFL bulbs known?	Yes
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Number of fixed LED bulbs:	7
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Number of fixed CFL bulbs:	0
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Are there any waste water heat recovery systems?	None
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Number of baths:	1
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How many special features are there at the property?	0
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Customer Response

Customer present?	Yes
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Customer willing to answer satisfaction survey?	No
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Addendum + Related Party Disclosure

Addendum	None
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Related party disclosure	No related party
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Photographs Required