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	

RdSAP Assessment

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:

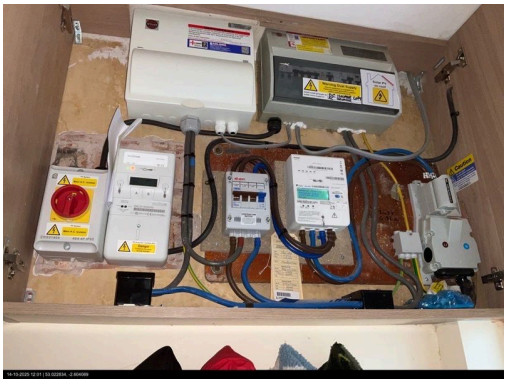


Photo of electricity meter:

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

Select Measurements Location:	**Internal**

Building Construction

Main Building

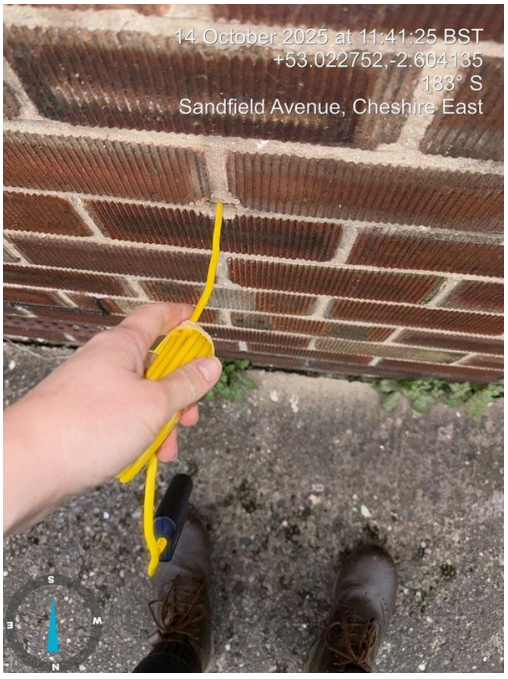
Age Range:	**1950-1966**
Record indicators of property age:	**local knowledge, enquiries of owner, period building features**
Walls - Construction Type:	**Cavity**
Record external indicators of Cavity Construction:	**stretcher bond**

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:



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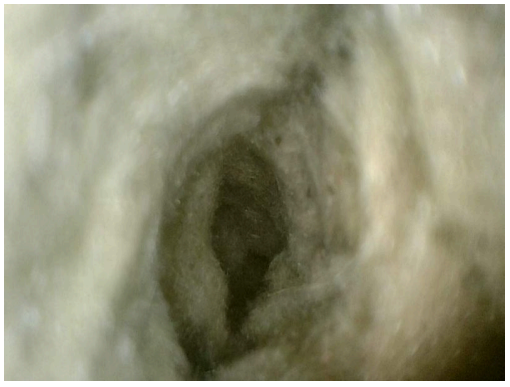

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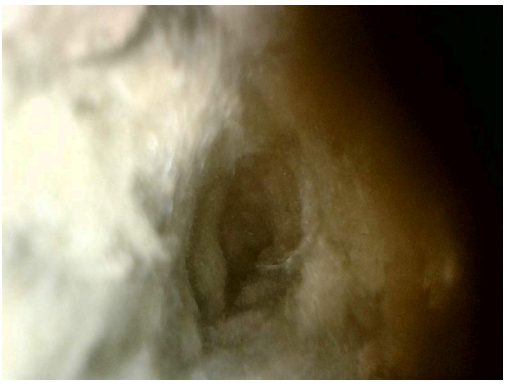

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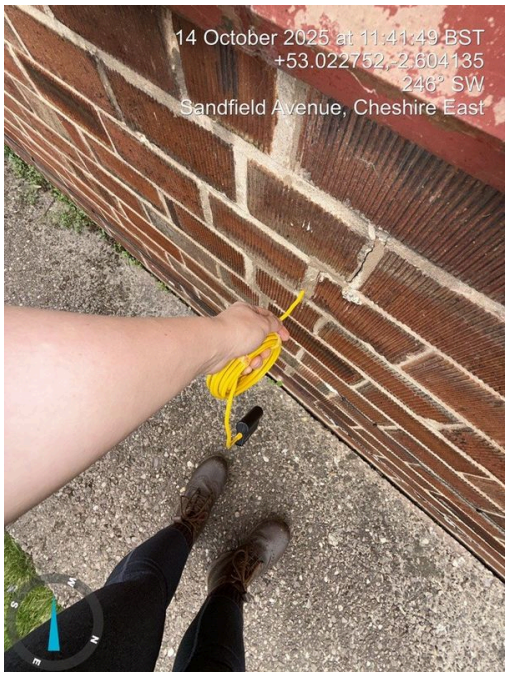

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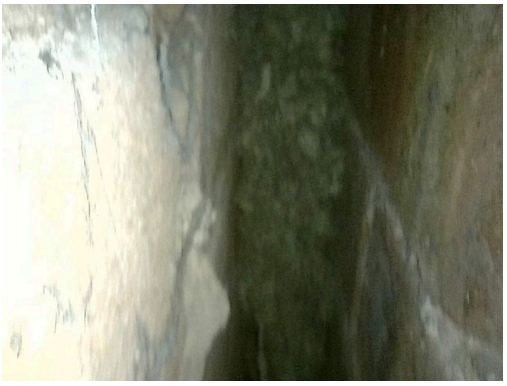

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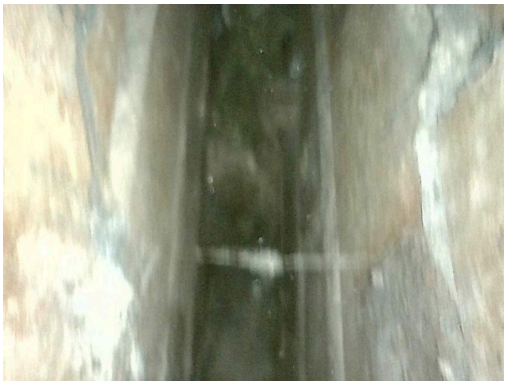

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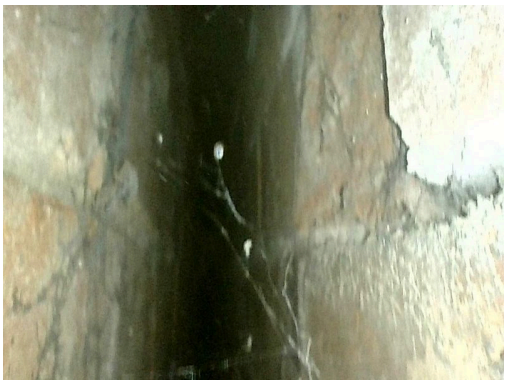

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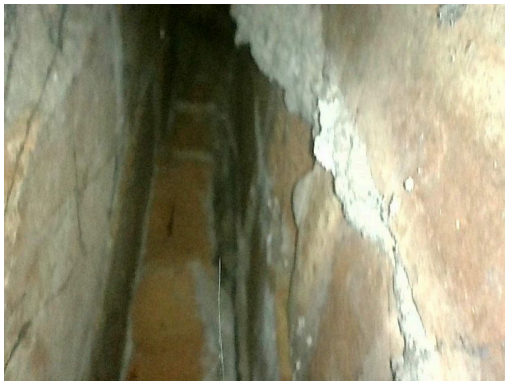

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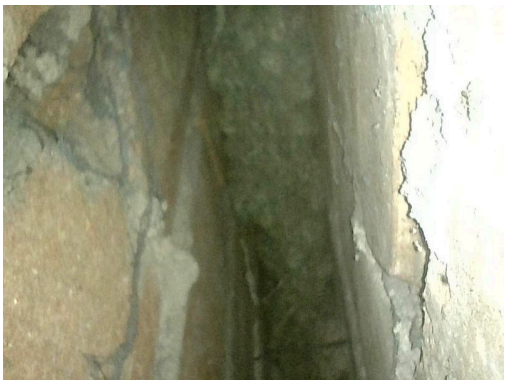

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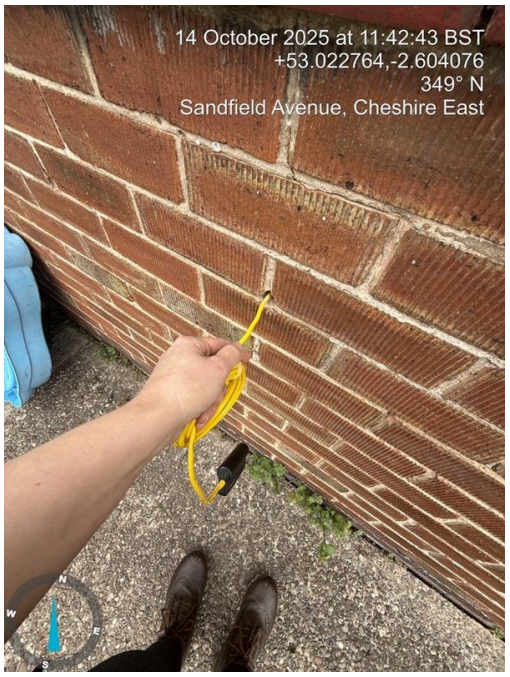

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Photo indicators of filled cavity insulation:

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

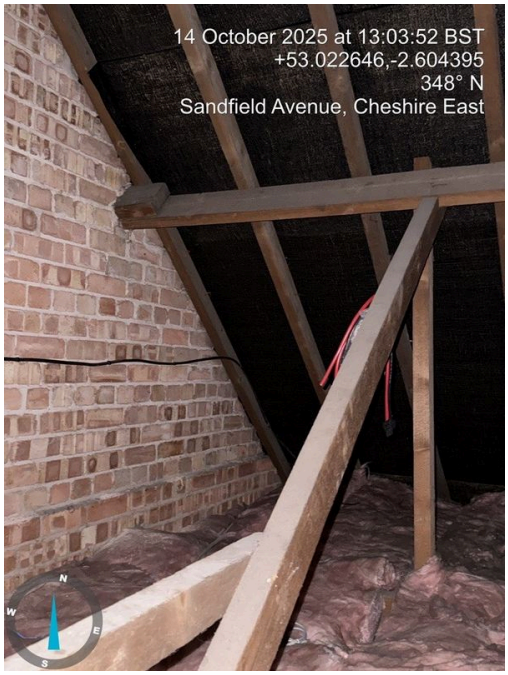
	Area (m2)	Height (m)	Heat Loss Perimeter (m)	PWL (m)
Main Building				
Floor 1	42.7	2.45	19.61	6.53
Floor 0	42.7	2.45	19.61	6.53

Roof Space

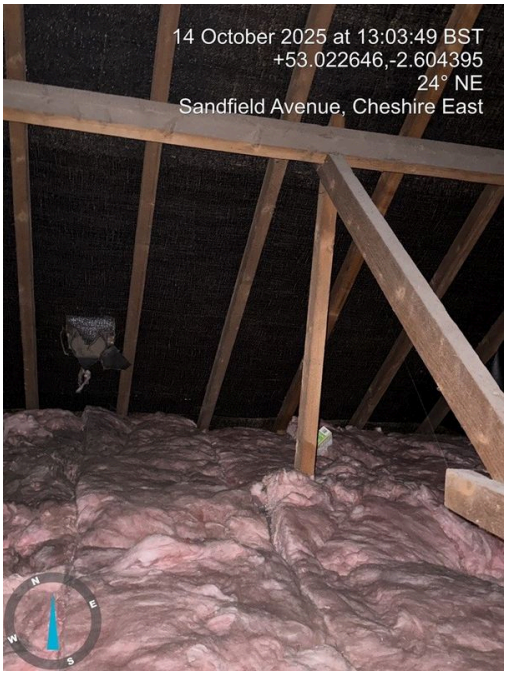
Main Building

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:



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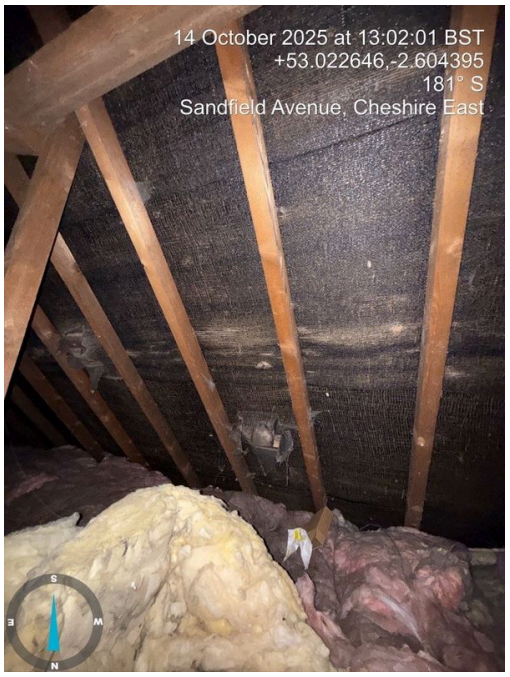

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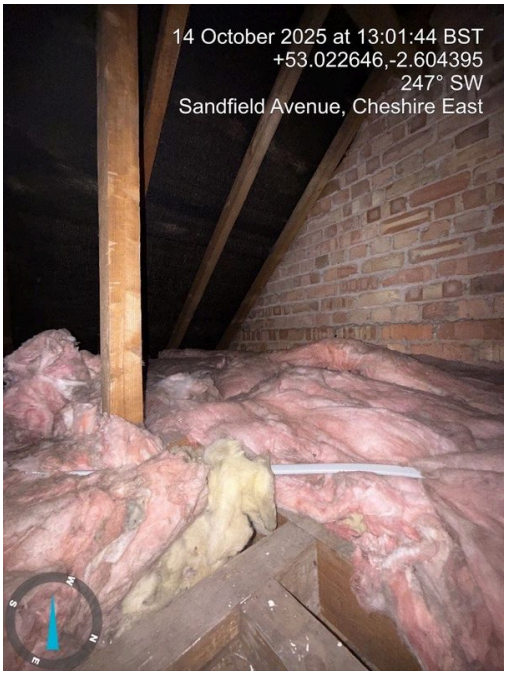

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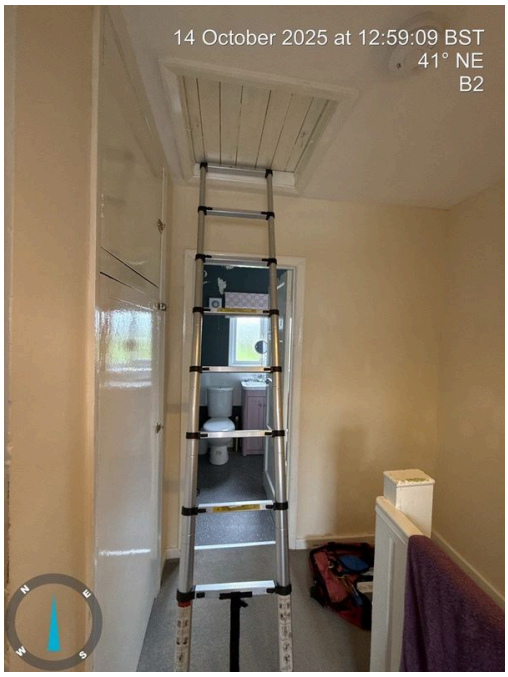

Record indicators of Cavity Wall Construction in roof space:	**No indicator of construction visible**

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:

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Photo of heating system:

Photo of heating system:

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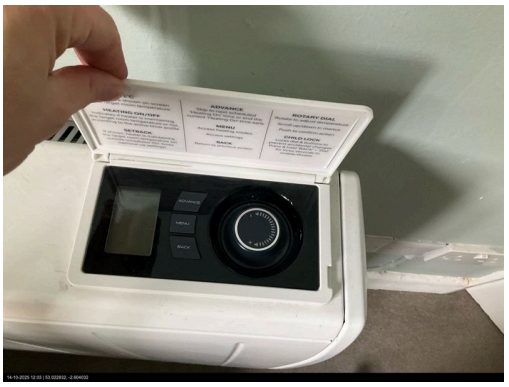

Photo of heating controls:

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:

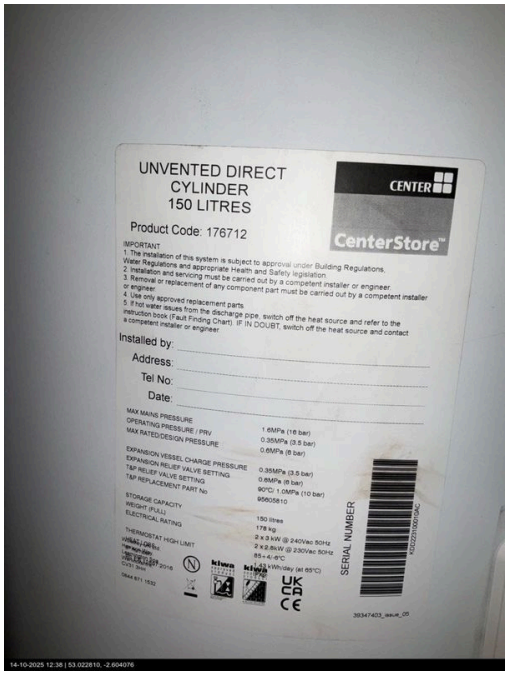

Photo of cylinder and thermostat if present:

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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

Solar hot water

Has solar hot water?	No

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

Hydro

Is the dwelling connected to Hydro?	No

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:

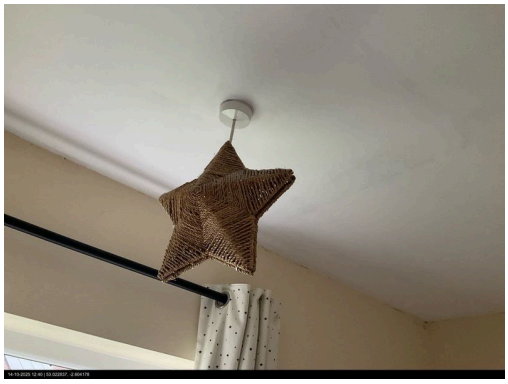


Photo of incandescent bulbs:

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:

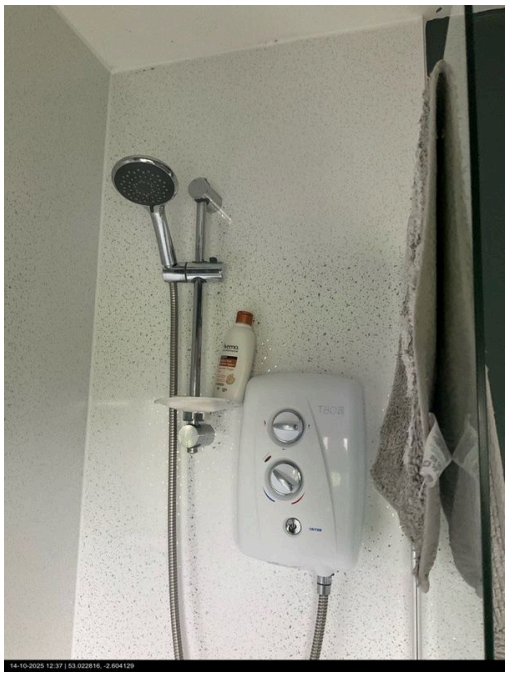


Photo of shower:

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**

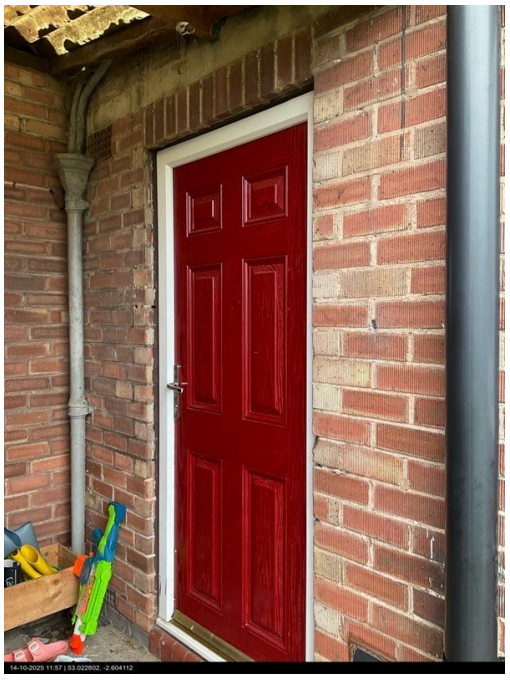
Photographs Required

General Photos:

General Photos:

General Photos:

General Photos:



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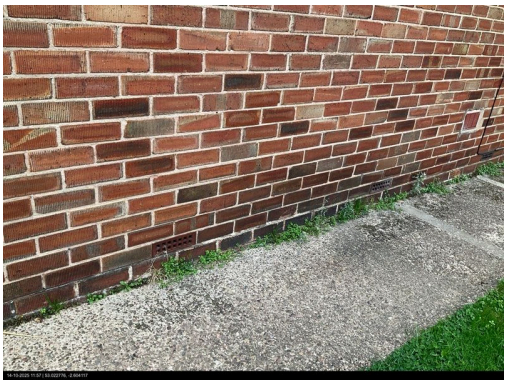

General Photos:

General Photos:

External Elevations:

External Elevations:

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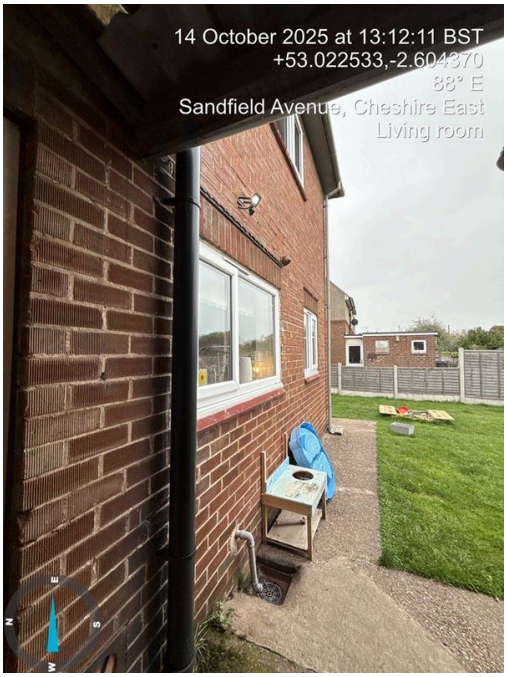

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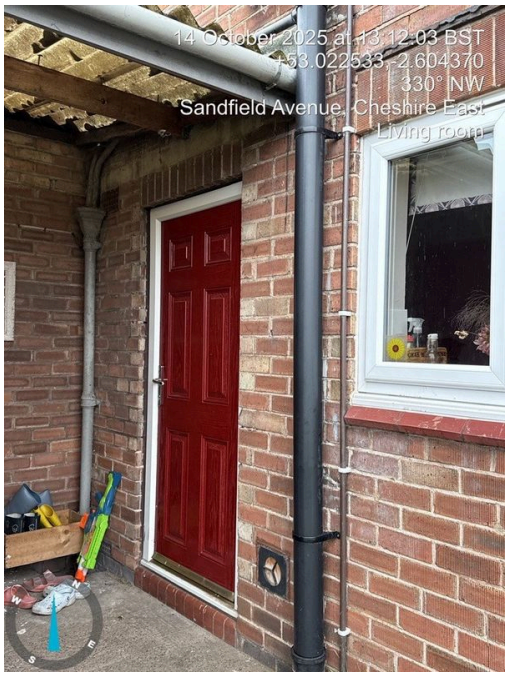

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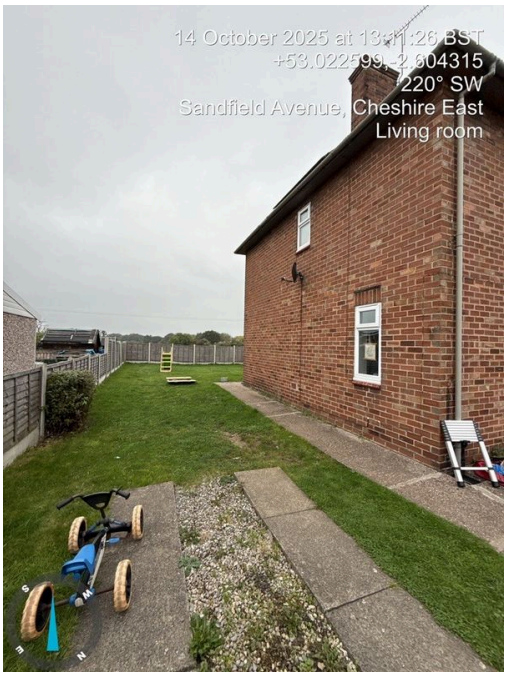

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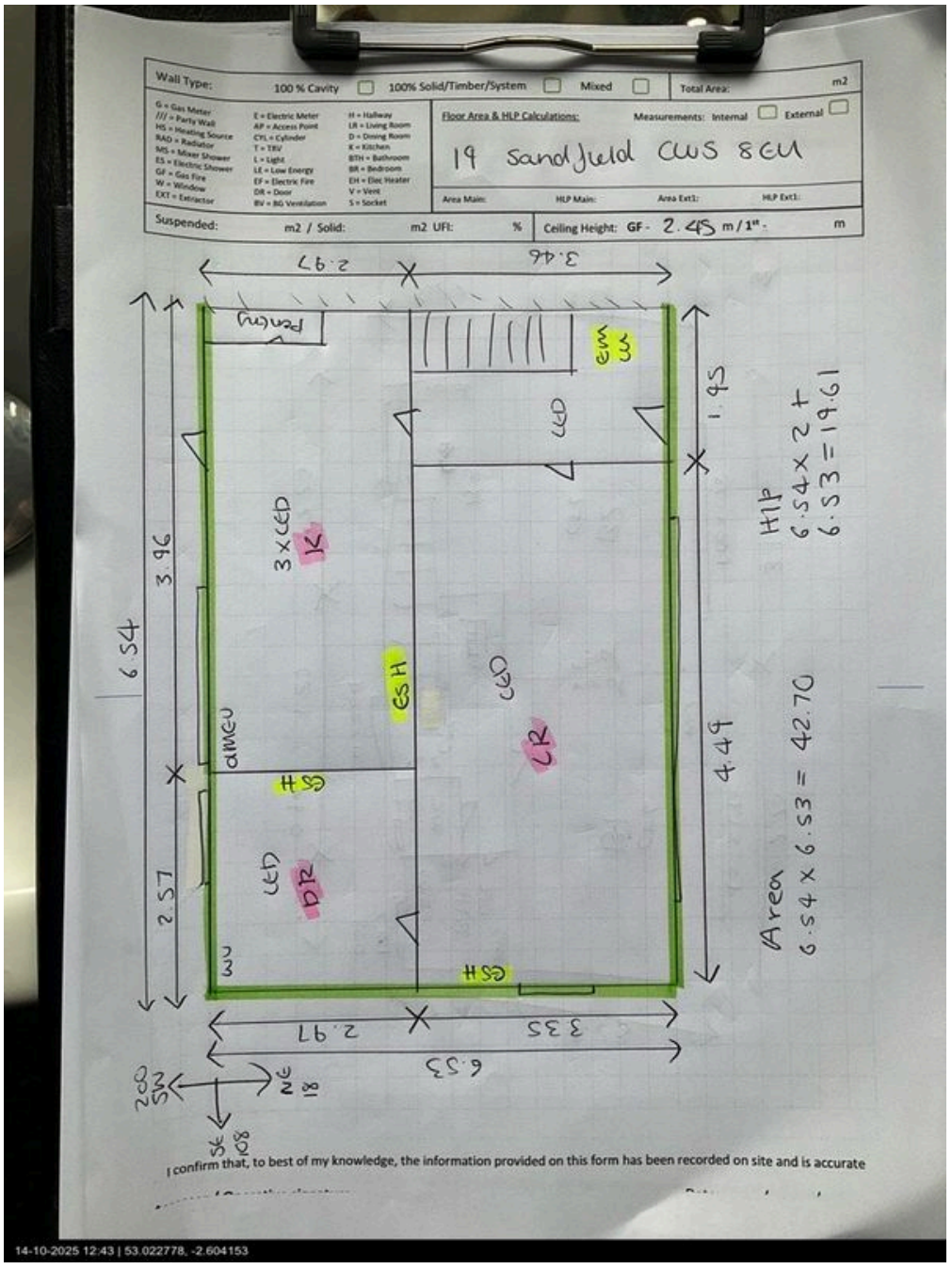
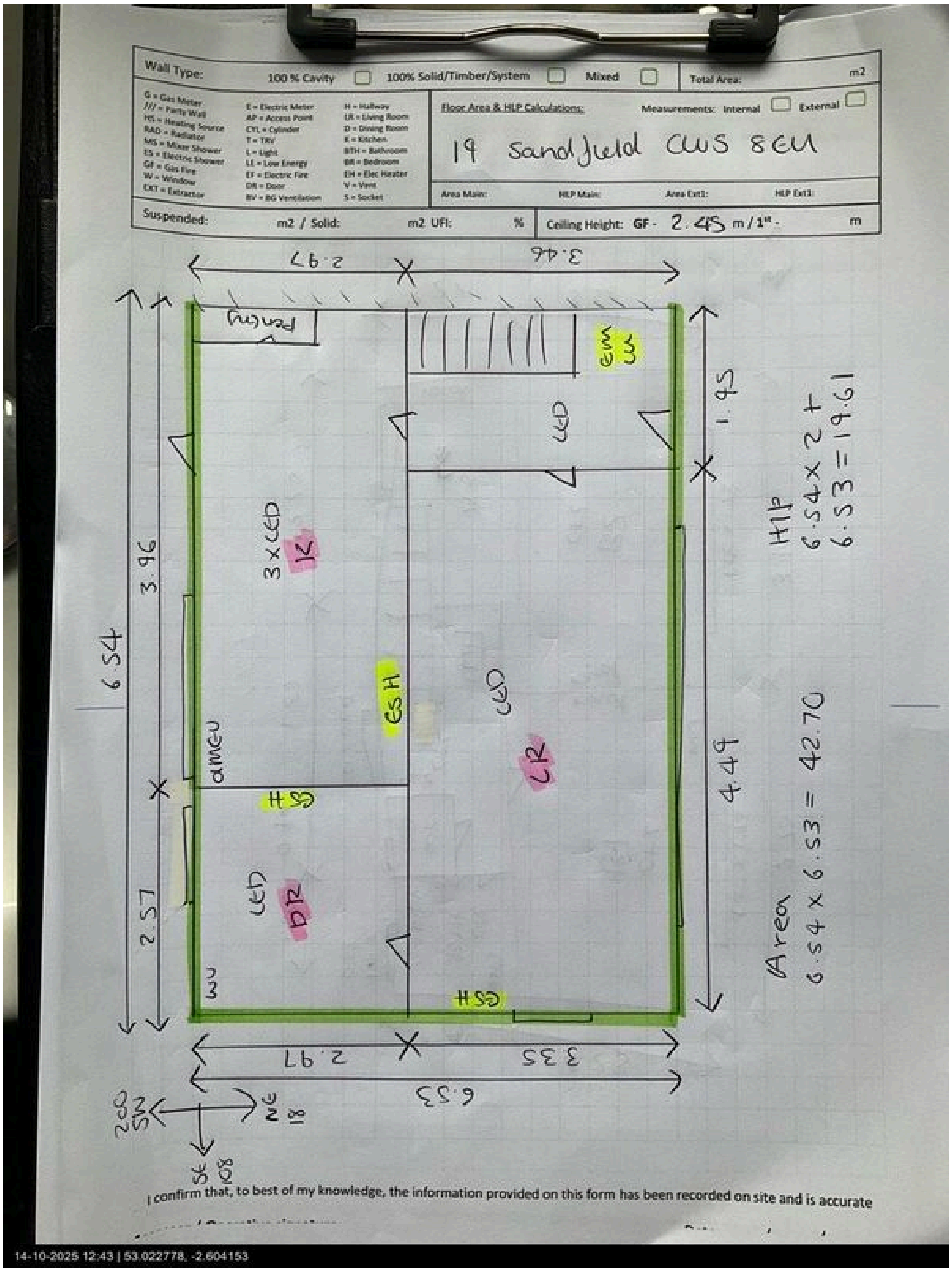
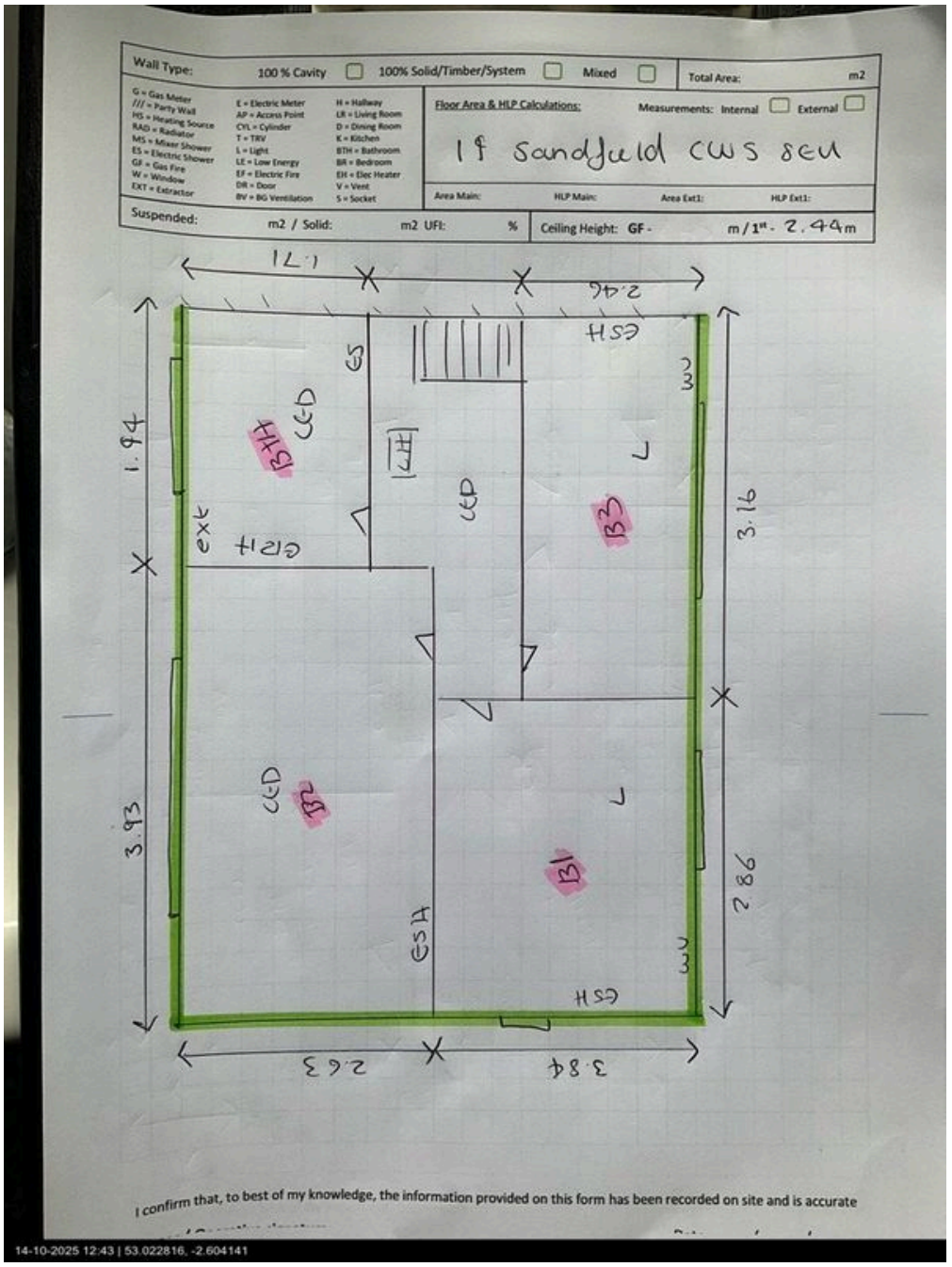

Wall Type:
100 % Cavity
100% Solid/Timber/System
Mixed
Total Area:
m2
Floor Area & HLP Calculations:
Measurements: Internal
External
19 Sandfield CWS 8 CH
Area Main:
HLP Main:
Area Ext1:
HLP Ext1:
Suspended:
m2 / Solid:
m2 UFI:
%
Ceiling Height: GF - 2.45 m / 1st -
m
I confirm that, to best of my knowledge, the information provided on this form has been recorded on site and is accurate
14-10-2025 12:43 | 53.022778, -2.604153



Wall Type: 100 % Cavity 100% Solid/Timber/System Mixed Total Area: m2
Floor Area & HLP Calculations:
Measurements: Internal External
19 Sandfield CWS 8EU
Area Main: HLP Main: Area Ext1: HLP Ext1:
Suspended: m2 / Solid: m2 UFI: %
Ceiling Height: GF - 2.45 m / 1st - m
2.97
3.46
Pantry
EW
3 x LED
K
6.54
3.96
ESH
LED
LR
Dining
LED
DR
2.57
1.95
4.49
HLP
6.54 x 2 +
6.53 = 19.61
Area
6.54 x 6.53 = 42.70
3.35
6.53
I confirm that, to best of my knowledge, the information provided on this form has been recorded on site and is accurate
14-10-2025 12:43 | 53.022778, -2.604153



Additional Notes

Additional Notes	**dMEV in kitchen, IEV in bathroom. Vent on chimney more than 300x100mm so recorded as open chimney.**