

SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor:	[REDACTED]
E-Mail Address:	[REDACTED]
Report Reference:	6EA2A86D-94CE-4792-8D49-AB495C744EDD
Created On:	10 November 2025
Date of Inspection:	25 September 2025
Property Address:	[REDACTED]

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?	No
Inspection Date:	25/09/2025
Transaction Type:	Grant-Scheme (ECO, RHI, etc.)
Tenure:	Rented Social
Type of Property:	House
Detachment Type:	Mid-terrace
Number of storeys:	2 Storeys
Terrain Type:	Suburban
Number of Extensions:	1 Extension
Is an electricity smart meter present?	Yes
Electric meter type:	Single

Photo of electricity meter:



Photo of electricity meter:

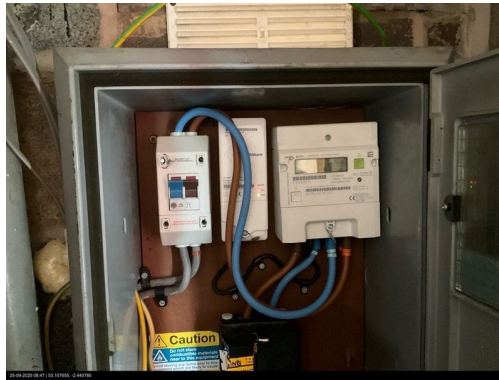


Photo of electricity meter:



Photo of electricity meter:



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

Photo of Gas Meter:



Select Measurements Location:

Internal

Building Construction

Main Building

Age Range:

1950-1966

Record indicators of property age:

local knowledge, enquiries of owner

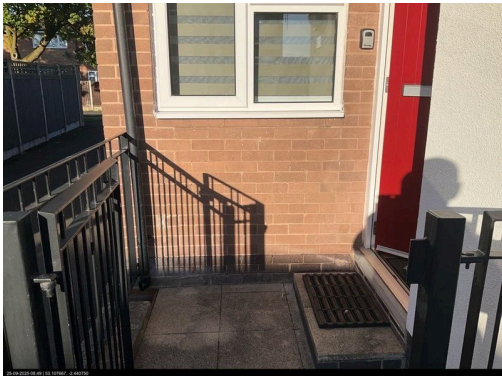
Walls - Construction Type:

Cavity

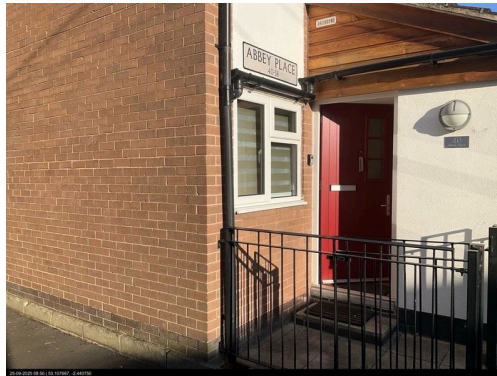
Record external indicators of Cavity Construction:

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

Photo indicators of filled cavity insulation:



Photo indicators of filled cavity insulation:

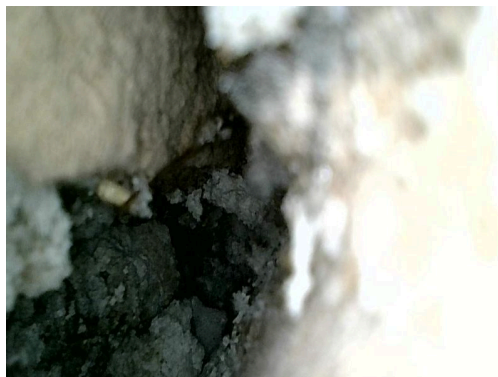


Photo indicators of filled cavity insulation:



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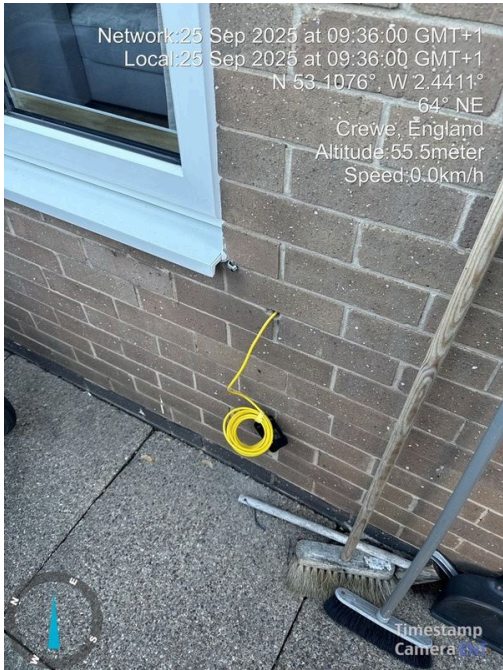


Photo indicators of filled cavity insulation:

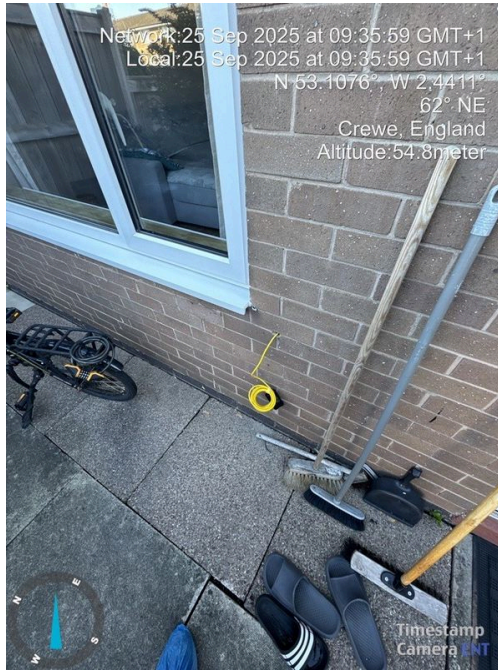


Photo indicators of filled cavity insulation:

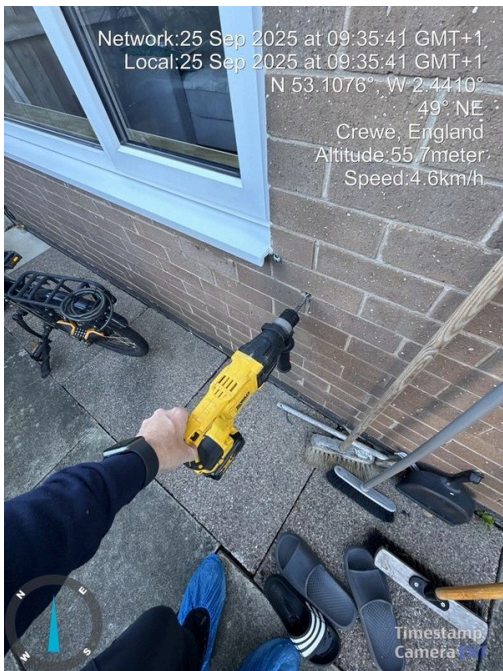


Photo indicators of filled cavity insulation:



Thermal conductivity of wall insulation:

Unknown

Wall U-Value known?

Not Known

Wall thickness:

310 mm

Photo wall thickness:



Party wall construction type:	Cavity Masonry, Filled
Floor type:	Ground Floor
Floor Construction:	Solid
Floor Insulation Type:	As Built
Floor U-Value known?	Not Known

Extension 1

Age Range:	2003-2006
Record indicators of property age:	local knowledge, enquiries of owner
Walls - Construction Type:	Cavity
Record external indicators of Cavity Construction:	wall thickness over 270 mm

External indicators of Cavity Wall Construction:



Walls - Insulation Type:	As built
Thermal conductivity of wall insulation:	Unknown
Wall U-Value known?	Not Known
Wall thickness:	310 mm

Photo wall thickness:

Party wall construction type:	Cavity Masonry, Filled
Floor type:	Ground Floor
Floor Construction:	Solid
Floor Insulation Type:	As Built
Floor U-Value known?	Not Known

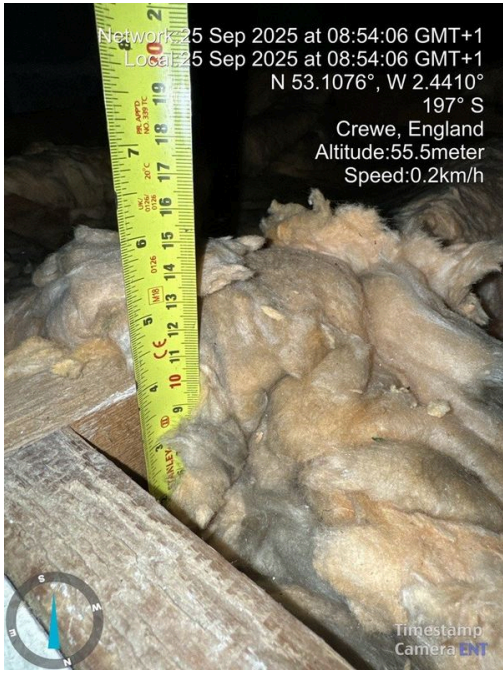
Building Measurements

	Area (m2)	Height (m)	Heat Loss Perimeter (m)	PWL (m)
Main Building				
Floor 1	35.68	2.19	13.44	10.62
Floor 0	35.68	2.17	11	10.62
Extension 1				
Floor 0	3.8	2	5.7	0

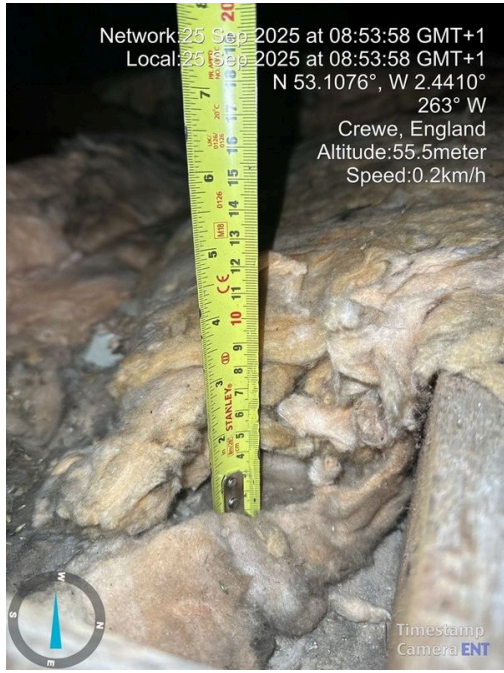
Roof Space**Main Building**

Roofs - Construction Type:	Pitched roof (Slates or tiles), Access to loft
Roofs - Insulation At:	Joists
Roof U-Value:	Not Known
Roofs - Insulation Thickness:	100 mm

Loft insulation:



Loft insulation:



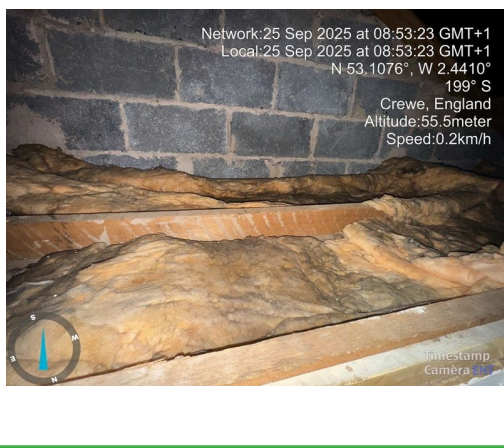
Loft insulation:



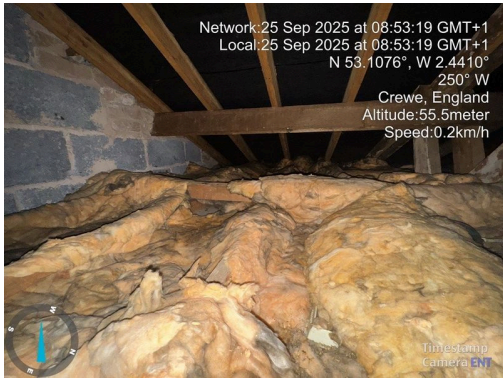
Loft insulation:



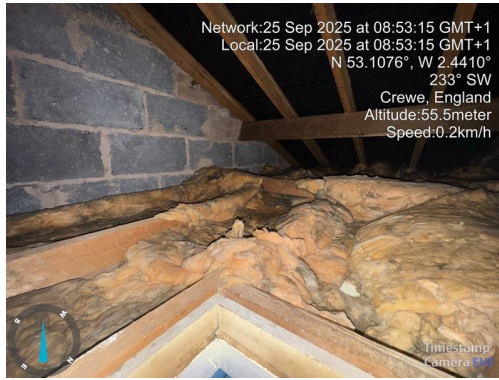
Loft insulation:



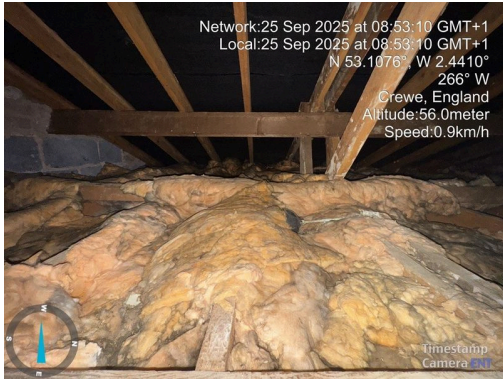
Loft insulation:



Loft insulation:



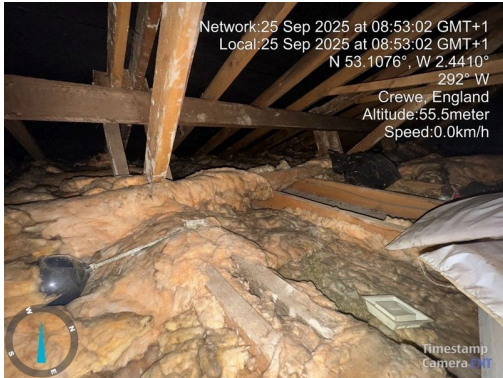
Loft insulation:



Loft insulation:



Loft insulation:



Loft insulation:



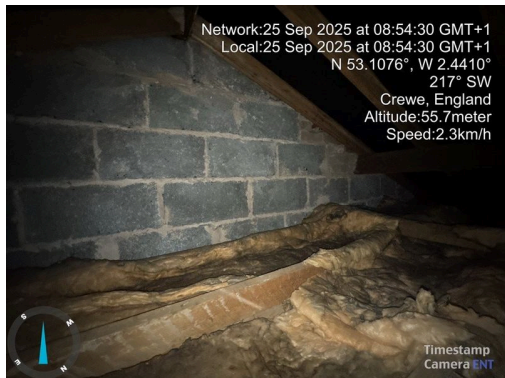
Loft insulation:



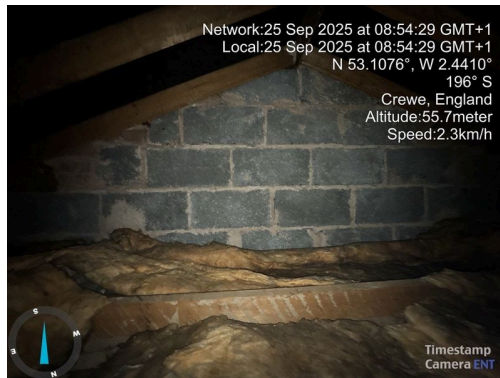
Record indicators of Cavity Wall Construction in roof space:

cavity visible in roof space

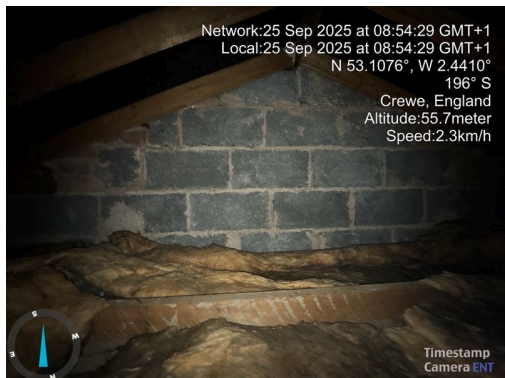
Indicators of Cavity Wall Construction in roof space:



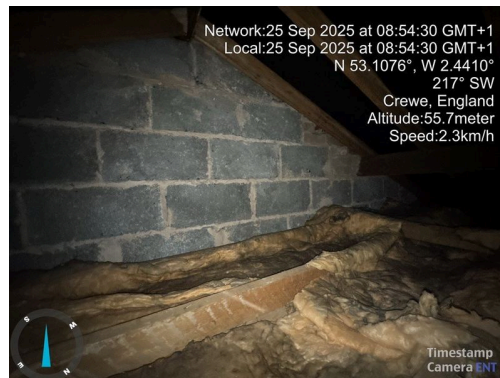
Indicators of Cavity Wall Construction in roof space:



Record indicators of party wall construction in roof space:



Record indicators of party wall construction in roof space:



Are there rooms in the roof?

No

Extension 1

Roofs - Construction Type:

Pitched roof, Sloping ceiling

Roofs - Insulation At:	Sloping ceiling insulation
Roof U-Value:	Not Known
Roofs - Insulation Thickness:	As built
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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	1.2 m
Window width:	2.3 m
Orientation:	North West

Photo of glazing type:



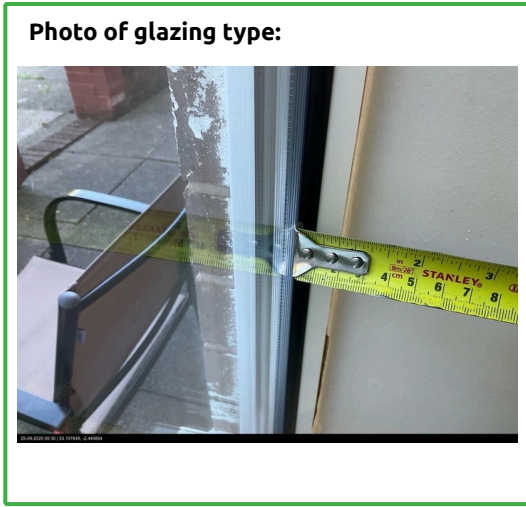
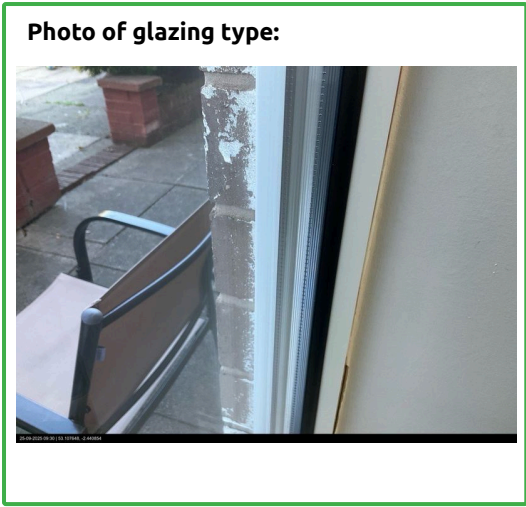
Photo of glazing type:



Window 2

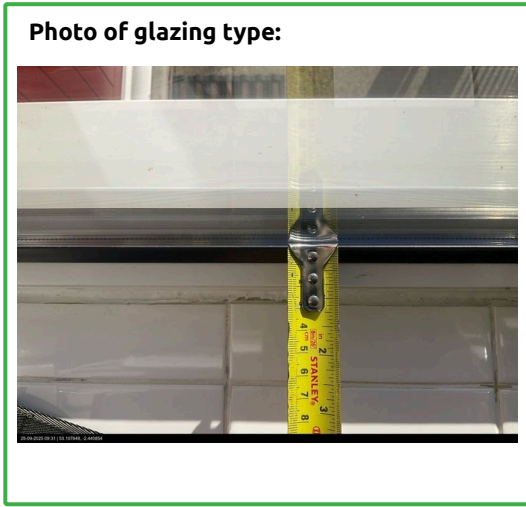
Window location:	Main Building
Window wall type:	External wall
Glazing Type:	Double glazing, Unknown install date
Window type:	Window
Window frame type:	Wooden or PVC
What size is the glazing gap?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No

Window height:	1.2 m
Window width:	1 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?	16 mm or more
Is the window draught proofed?	Yes
Are there permanent shutters present?	No
Window height:	0.9 m
Window width:	1 m
Orientation:	North East



Window 4

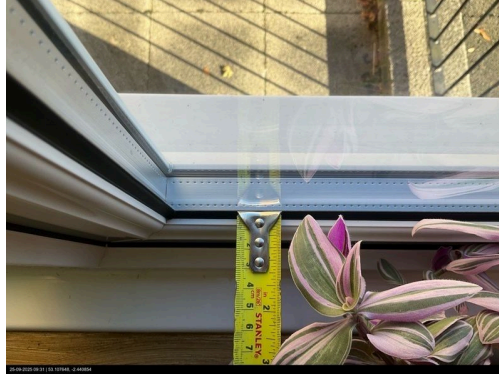
Window location:	Extension 1
Window wall type:	External wall

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:	0.9 m
Window width:	1 m
Orientation:	North

Photo of glazing type:



Photo of glazing type:



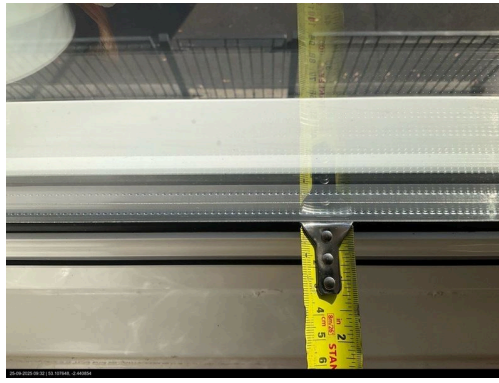
Window 5

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:	0.9 m
Window width:	1.7 m
Orientation:	North East

Photo of glazing type:



Photo of glazing type:



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:	0.9 m
Window width:	2.3 m
Orientation:	North West

Photo of glazing type:



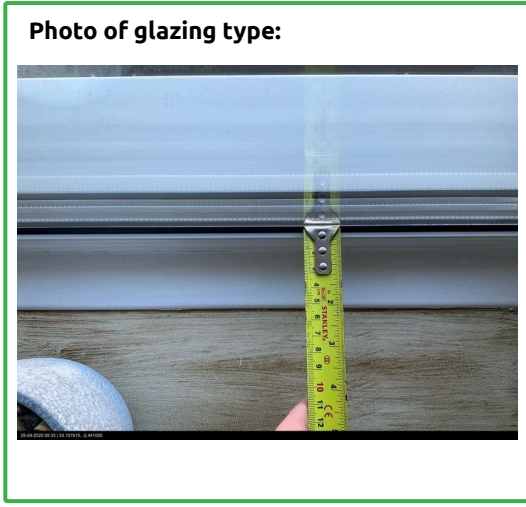
Photo of glazing type:



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 m
Window width:	1.2 m
Orientation:	North West



Window 8

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:	0.9 m
Window width:	1 m
Orientation:	North East

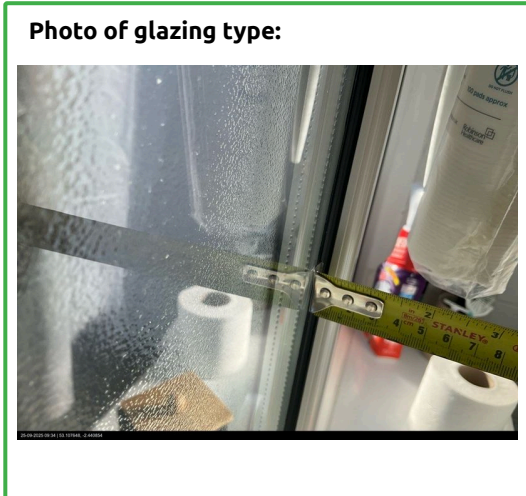
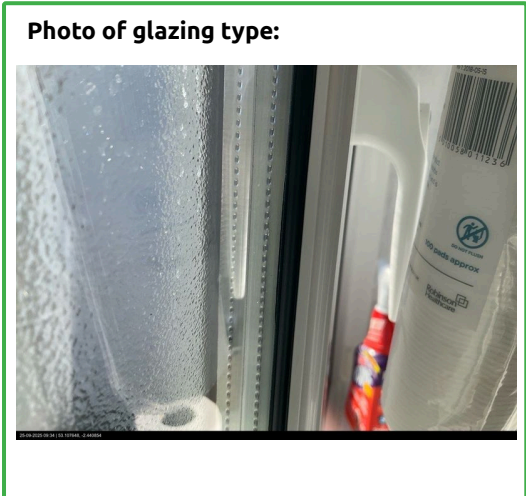


Photo of heating system:



Photo of heating system:

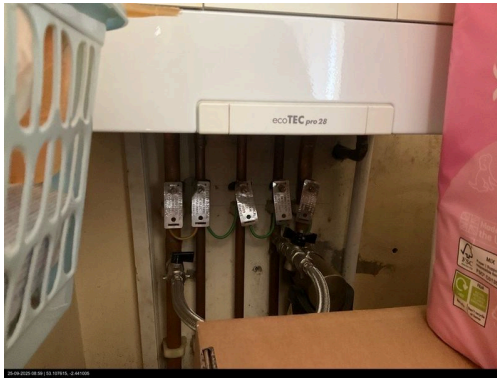


Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating system:



Photo of heating controls:



Photo of heating controls:



Secondary Heating System

Secondary Fuel

No Secondary Heating

Water Heating & Cylinder

Water Heating Type:

Regular

Water Heating System:

From main heating 1

Cylinder Size:

No Cylinder

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:	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

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?

3

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:

4

Photo of incandescent bulbs:



Photo of incandescent bulbs:

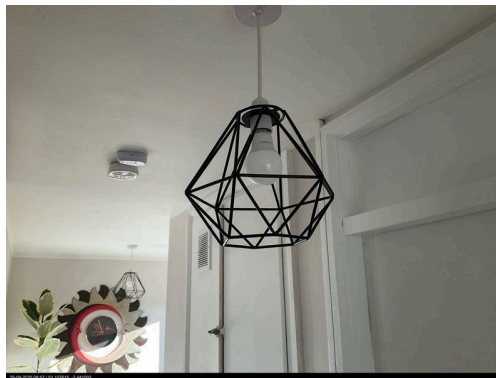
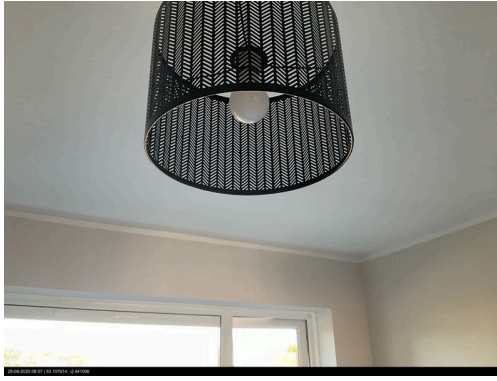


Photo of incandescent bulbs:



Photo of incandescent bulbs:



Is the exact number of LED and CFL bulbs known?

Yes

Number of fixed LED bulbs:

0

Number of fixed CFL bulbs:

1

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:

Non-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:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



External Elevations:



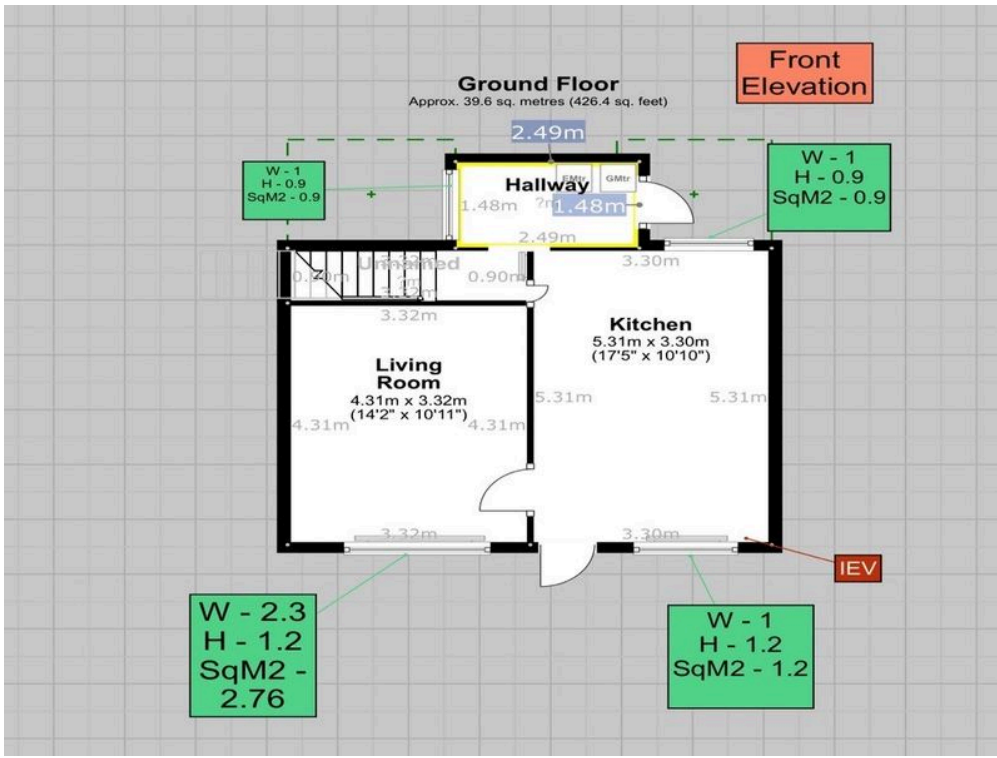
External Elevations:



Ground Floor

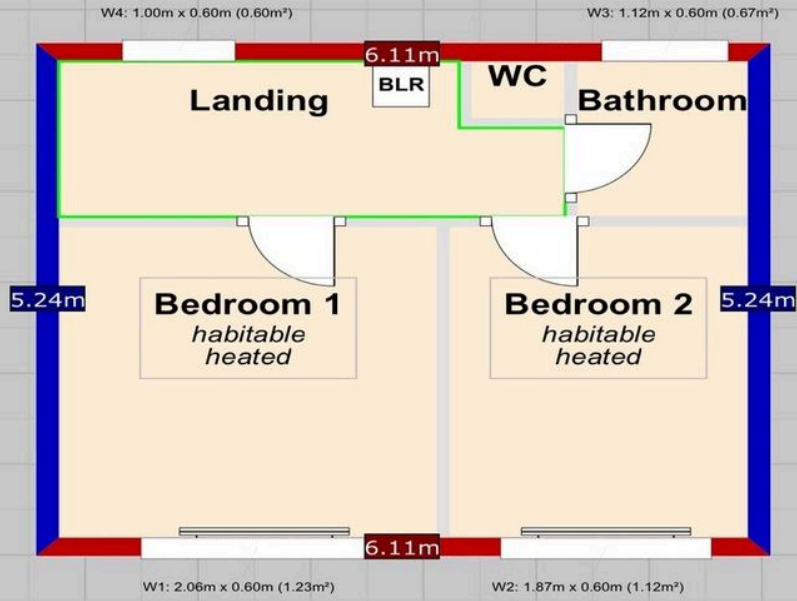
Approx. 39.6 sq. metres (426.3 sq. feet)





First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Front Elevation

First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)

W - 1.7
H - 0.9
SqM2 - 1.53

W - 1
H - 0.9
SqM2 - 0.9



W - 2.3
H - 0.9
SqM2 - 2.07

W - 1
H - 1.2
SqM2 - 1.2