

## SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor

David Driver Main

E-Mail Address

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Report Reference

63330

Date of Inspection

24 October 2008

Property Address

14  
Albion Street  
WOLVERHAMPTON  
WV1 3EB

Property Photo



## General Property Information

Type of Property	House
Detachment	Mid-terrace
Habitable rooms	Total: <b>5</b> Heated: <b>4</b> Un-Heated: <b>1</b>
Number of extensions	0
Main property age	1967-1975 Established By · period building features
Conservatory	No conservatory
Terrain	Low rise urban/suburban
Wind Turbine	No
Internal/External measurements	Internal

## Dimensions

	Area (m <sup>2</sup> )	Height (m)	Heat Loss (m)
<b>Main Property</b>			
Floor 1	<b>42.8</b>	<b>2.2</b>	<b>14.8</b>
Floor 0	<b>42.9</b>	<b>2.2</b>	<b>14.8</b>

## External Condition

Main Wall	<p><b>Cavity wall with insulation as built</b></p> <p>Observed external indicators of Cavity Construction:</p> <ul style="list-style-type: none"> <li>· stretcher bond</li> <li>· wall thickness over 270mm</li> <li>· windows flush to brickwork</li> </ul> <p>Observed internal indicators of Cavity Construction:</p> <ul style="list-style-type: none"> <li>· no indicators identified</li> </ul> <p>Observed indicators of Cavity Construction in Roof Space:</p> <ul style="list-style-type: none"> <li>· stretcher brick bond to gable ends</li> </ul>
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stretcher bond



Cavity drain



Cavity drain



Loft insulation

Total glazed area	A typical amount
Proportion double glazed	100
Double glazing installed	Pre 2002 Established By date stamp on frame



Heating type	SEDBUK Boiler - Condensing
Boiler type	Boiler
Fan flue	Fan
Flue type	Not open flue
Emitters	Radiators
Primary system	System Type: <b>Post 1998 - Condensing, auto ignition</b> Manufacturer: <b>Baxi Heating</b> Model: <b>Megafluo System - 15 HE A</b> Seasonal Eff: <b>91.2</b>



Main heating system



Main heating system



Main heating system



Main heating system



Controls	Programmer, room thermostat and TRVs
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Heating controls



Heating controls



Heating controls

Secondary heating	None
Water Heating	From the main heating system
Water heating storage	Cylinder Size: <b>Normal (90-130 litres)</b> Insulation: <b>Spray Foam (38mm)</b>



Cylinder



Thermostat



Cylinder

Water heating controls	Thermostat
Solar panels supply some water heating	No
Photovoltaic array	Not present
Low energy lights	Not present

Additional Photos



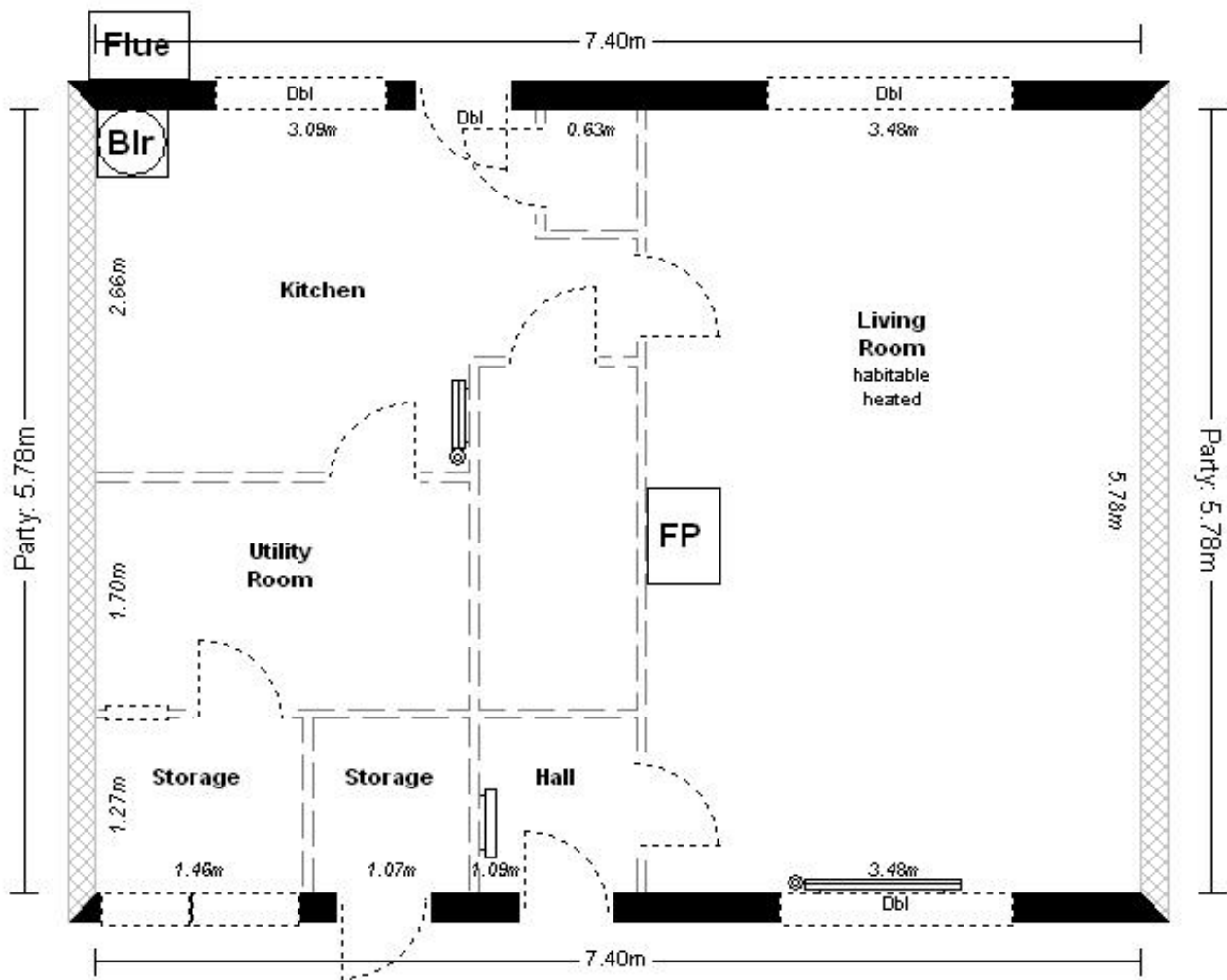
Front Elevation



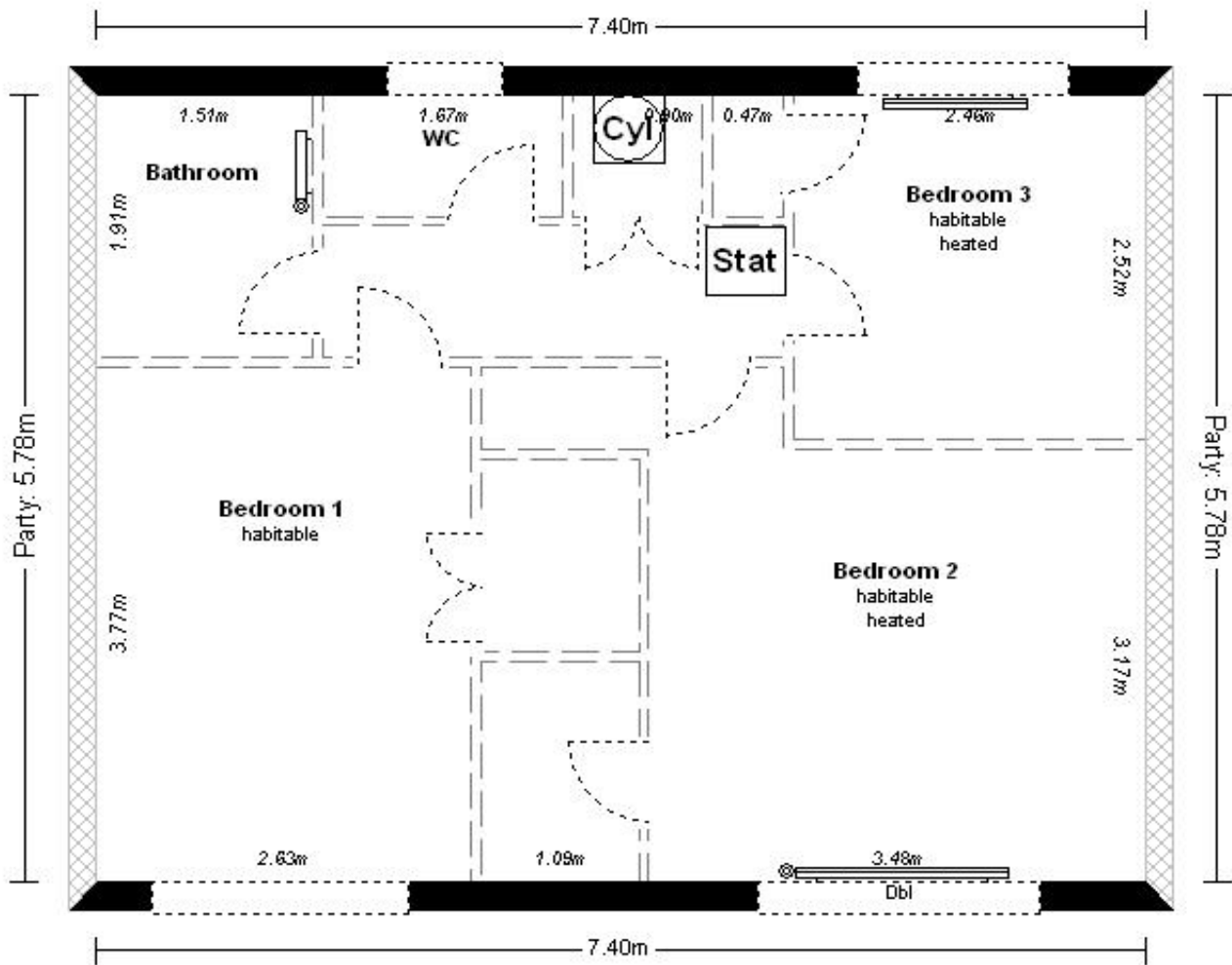
Front Elevation



Rear Elevation



Floorplan - Floor 0



Floorplan - Floor 1