

## SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor

Andy Brown

E-Mail Address

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Report Reference

390788

Date of Inspection

06 October 2011

Property Address

1 Any Street  
Any Town  
CV10 9SA

Property Photo



## General Property Information

Type of Property	Flat
Flat type	Mid-floor
Flat location	1
Corridor type	Heated Corridor
Heat loss floor	Other dwelling below
Habitable rooms	Total: <b>3</b> Heated: <b>3</b> Un-Heated: <b>0</b>
Number of extensions	0
Main property age	1996-2002 Established By <ul style="list-style-type: none"> <li>· local knowledge</li> <li>· enquiries of owner</li> <li>· date mark on the property</li> </ul>
Conservatory	No conservatory
Terrain	Low rise urban/suburban
Wind Turbine	No
Internal/External measurements	Internal
Ventilation method	Natural ventilation
Has fixed air conditioning	No

## Dimensions

	Area (m <sup>2</sup> )	Height (m)	Heat Loss (m)
<b>Main Property</b>			
Floor 0	<b>58.39</b>	<b>2.3</b>	<b>7.7</b>

## External Condition

Main Wall

### Cavity wall with insulation as built

Observed external indicators of Cavity Construction:

- wall thickness over 270mm

Observed internal indicators of Cavity Construction:

- no indicators identified

Observed indicators of Cavity Construction in Roof Space:

- No indicator of construction visible



wall thickness over 275mm

Total glazed area

A typical amount

Double glazing installed

Pre 2002

Established By

- building construction date

## Internal Condition

Main Floor

N/A

Main Roof

Construction: **Other dwelling above**

Number of open fireplaces

0

## Services

Electricity meter type

Single



Electricity Meter



locked cupboard

Mains gas available	Yes
Heating type	SEDBUK Boiler - Standard
Boiler type	Boiler
Fan flue	Fan
Flue type	Not open flue
Emitters	Radiators
Primary system	System Type: <b>Post 1998 - Standard, auto ignition</b> Manufacturer: <b>Vaillant</b> Model: <b>Thermocompact - 628E</b> Seasonal Eff: <b>80</b>



Space Heating

Percentage of space provided	100
Controls	Programmer and room thermostat



Heating controls

Secondary heating	None
Water Heating Type	Regular
Water Heating From	From the main heating system
Water heating storage	Cylinder Size: <b>Medium (131-170 litres)</b> Insulation: <b>Spray Foam (50mm)</b>



Cylinder & Thermostat

Water heating controls	Thermostat
Solar panels supply some water heating	No
Photovoltaic array	Not present
Low energy lights	67% of light fittings are low energy

## Addendum / Related Party Disclosure

Addendum

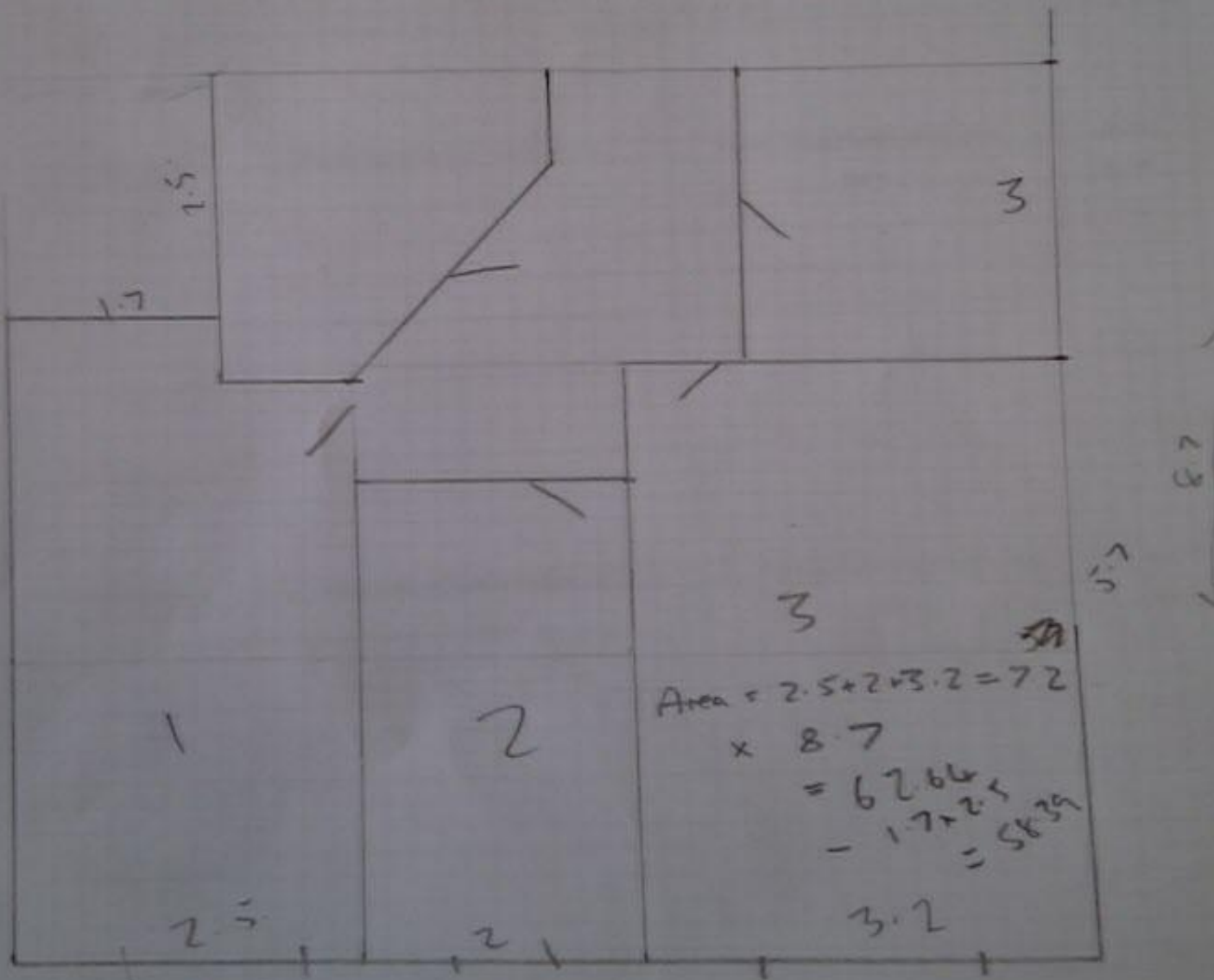
None

Related part disclosure

No related party

# Additional Photos

Property Address	17100																																				
Ref No.	90 Sewal Hi U Rd																																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Waterproof Flooring	✓	✓	✓																																		
Low Energy Lights	✓	✓	✓	✓	✓																																
Standard Lights	✓	✓	✓																																		
Double Glazed	✓	✓	✓																																		
Single Glazed																																					
Secondary Glazed																																					
Radiators	✓	✓	✓	✓	✓																																
TRVs	✓	✓	✓	✓	✓																																
Open Fireplaces																																					



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Front Elevation



Side Elevation



Side Elevation



Rear Elevation