

SMART EPC: Record of Inspection & Site Notes

Inspection Surveyor

Steve Iley

E-Mail Address

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Report Reference

836082

Date of Inspection

03 October 2013

Property Address

44 Knapton Avenue
BILLINGHAM
TS22 5DJ

Property Photo



General Property Information

Transaction Type	None of the Above
Tenure	Owner Occupied
Type of Property	Bungalow
Detachment	Semi-Detached
Habitable rooms	Total: 4 Heated: 4 Un-Heated: 0
Number of extensions	0
Main property age	1967-1975 Established By <ul style="list-style-type: none"> · local knowledge · enquiries of owner · period building features · mouseprice
Conservatory	Separated, no fixed heaters



Separated, no fixed heaters

Terrain	Suburban
Wind Turbines	None
Internal/External measurements	Internal
Ventilation method	Natural ventilation
Has fixed air conditioning	No

Dimensions

Area (m2)

Height (m)

Heat Loss (m)

Main Property

Floor 0

69.846

2.356

26.284

External Condition

Main Wall

Cavity wall of 290mm thickness with Filled Cavity insulation

Observed external indicators of Cavity Construction:

- stretcher bond
- wall thickness over 270mm

Observed internal indicators of Cavity Construction:

- solid plaster internal skin

Observed indicators of Cavity Construction in Roof Space:

- cavity block construction to gable ends



evidence of cavity fill drill holes



stretcher bond



Wall Thickness



cavity block construction to gable ends

Total glazed area	A typical amount
Proportion double glazed	100
Double glazing installed	Pre 2002 Established By · low e glass detector used
Proportion double glazed	100



Low "E" Glass detector in use

Internal Condition

Main Floor

Suspended, timber - Insulation Type As Built, Unknown U-Value

Main Roof

Construction: **Pitched, loft access**
Insulation: **Joists**
Thickness: **250mm**
U-Value: **Unknown**



Joists



Loft Area

Number of open fireplaces

0

Rooms with bath and/or ANY shower

1

Rooms with MIXER shower AND bath

0

Rooms with MIXER shower and NO bath

0

Number of external doors

3

Number of insulated external doors

0

Draughtproofing percentage

100

Services

Electricity meter type

Single



Single

Mains gas available

Yes



Gas Meter

Heating type

SEDBUK Boiler - Combi

Boiler type

Boiler

Fan flue

Fan

Flue type

Not open flue

Emitters

Radiators

Primary system

System Type: **1998 or later - Combi, auto ignition**
Manufacturer: **Baxi SpA**
Model: **Combi - 105 e**
Seasonal Eff: **78.5**



Boiler



Boiler I.D.

Percentage of space provided

100%

Controls

Programmer and room thermostat



Programmer



Room Thermostat

Boiler has a Flue Gas Heat Recovery System (F

No

Secondary heating

Fuel: **Mains Gas**
System: **Flush fitting live fuel effect open front fire, sealed to fireplace**



Flush fitting live fuel effect open front fire, sealed to fireplace

Water Heating Type	Regular
Water Heating From	From main heating 1
Water heating storage	No Cylinder
Water heating controls	N/A
Solar Photovoltaic	None
Solar Hot Water	None
Total light fittings	8
Low energy lights	6

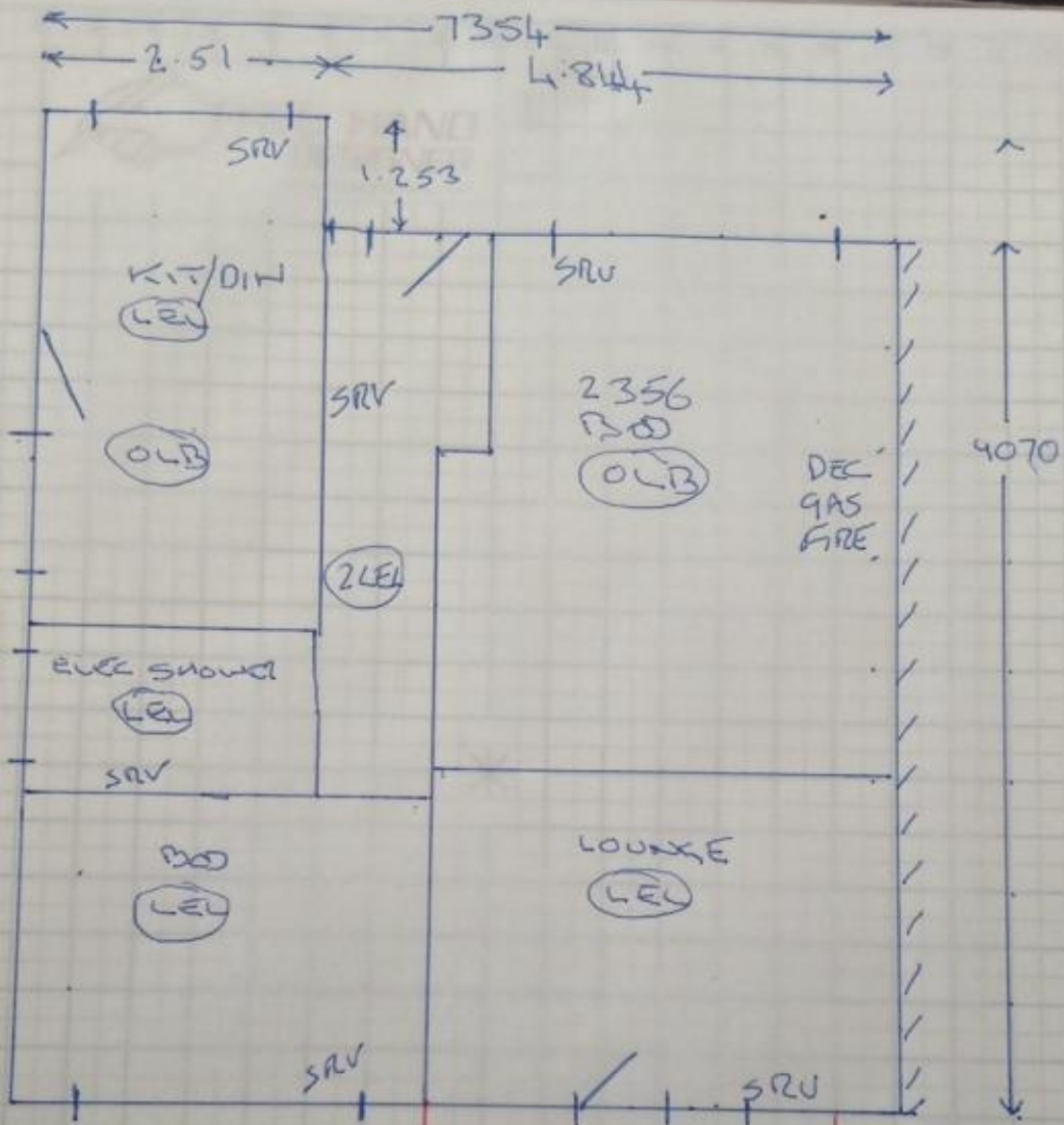


LEL

Addendum / Related Party Disclosure

Addendum	None
Related part disclosure	Residing at the property
Property has access issues?	No
Property has high exposure?	No
Property has narrow cavities?	No

Additional Photos



AREA:
 $(7.354 \times 9.07) + (1.253 \times 2.51)$
 $= 69.866$

MLP
 $7.354 + 1.253 \times 2 + 9.07$
 $= 26.284$

LIAB $\frac{6}{8}$

SEPARATED
 NON HEATED
 CONSERVATORY

03-10-2013 12:41



Front



R H Side



Rear



Rear

Additional Notes