OVERVIEW REPORT

Dwelling Address	30, Riverside, Angarrack, HAYLE, TR27 5JD
Report Date	25/11/2025 09:39:05 AM
Property Type	Semi-detached house
Floor Area [m^2]	74 m²

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations. It is to be used solely to allow an energy assessor to sense check the assessment details prior to lodgement.

Energy Rating

The current energy rating of this property is [D/63] and its potential is [B/86]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Granite or whin, as built, no insulation (assumed)	Very Poor
Walls	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, no insulation	Very Poor
Floor	Solid, no insulation (assumed)	N/A
Windows	Fully double glazed	Poor
Main heating	Electric storage heaters	Good
Main heating controls	Controls for high heat retention storage heaters	Good
Secondary heating	Room heaters, electric	N/A
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Below average lighting efficiency	Average
Air tightness	(not tested)	N/A

OVERVIEW

OVERVIEW REPORT

Primary Energy use

The primary energy use for this property per year is 233 kilowatt hour (kWh) per square metre

Estimated CO_2 emissions of the dwelling

The estimated CO_2 emissions of the dwelling is: **1.1** Tonnes per year

With the recommended measures the potential CO_2 emissions could be **0.4** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Flat roof or sloping ceiling insulation	£132	3	£132	66
Internal wall insulation	£440	10	£572	76
Floor insulation (solid floor)	£91	2	£663	78
Increase hot water cylinder insulation	£205	5	£868	83
Hot water cylinder thermostat	£44	2	£912	85
Solar water heating	£93	1	£1,005	86

Estimated energy use and potential savings

Estimated energy cost for the property over a year **£1816**

Over a year you could save **£1005**

25/11/2025

OVERVIEW

Document Audit Trail

Document Title: Test
Generated: 2026-10-30 16:48:20

Timestamp	Action	User Email	IP
2025-11-25 13:47:14	Document uploaded	User	93.89.141.85
2025-11-25 13:48:09	Recipient added: Piper smith <piper@sma	piper@smartinsulation.co.uk	93.89.141.85
2025-11-25 13:48:10	Invitation sent to piper@smartinsulation	piper@smartinsulation.co.uk	93.89.141.85
2025-11-25 13:48:10	Field ID 406 assigned to piper@smartinsu	piper@smartinsulation.co.uk	93.89.141.85
2025-11-25 13:48:10	Field ID 407 assigned to piper@smartinsu	piper@smartinsulation.co.uk	93.89.141.85
2025-11-25 15:08:24	Document signed by piper@smartinsulation	piper@smartinsulation.co.uk	93.89.141.85
2025-11-25 15:08:24	All recipients have signed. Document mar	System	93.89.141.85
2025-11-25 15:08:24	Could not send completion email: uploade	System	93.89.141.85
2026-02-04 05:56:23	Recipient opened document for signing fr	piper@smartinsulation.co.uk	57.141.0.3

This certified PDF contains the original signed document and a complete audit trail.
Tampering with this file invalidates its certification.