

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 m ² |

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 |

Primary Energy use

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

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions of the dwelling is: **1.1** Tonnes per year

With the recommended measures the potential CO₂ 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

Document Audit Trail

Document Title: Test

Generated: 2026-05-03 18:26:26

| 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@smartinsulation.co.uk> | piper@smartinsulation.co.uk | 93.89.141.85 |
| 2025-11-25 13:48:10 | Invitation sent to piper@smartinsulation.co.uk | piper@smartinsulation.co.uk | 93.89.141.85 |
| 2025-11-25 13:48:10 | Field ID 406 assigned to piper@smartinsulation.co.uk | piper@smartinsulation.co.uk | 93.89.141.85 |
| 2025-11-25 13:48:10 | Field ID 407 assigned to piper@smartinsulation.co.uk | piper@smartinsulation.co.uk | 93.89.141.85 |
| 2025-11-25 15:08:24 | Document signed by piper@smartinsulation.co.uk | piper@smartinsulation.co.uk | 93.89.141.85 |
| 2025-11-25 15:08:24 | All recipients have signed. Document marked as complete. | System | 93.89.141.85 |
| 2025-11-25 15:08:24 | Could not send completion email: upload failed | System | 93.89.141.85 |
| 2026-02-04 05:56:23 | Recipient opened document for signing from piper@smartinsulation.co.uk | 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.*