

EPC Assessment Info 2015

The Domestic Energy Performance Certificate assessment and procedure.

THE ASSESSMENT

We will require access to all parts of the property unless instructed, prior to the inspection taking place, in writing of any restricted areas.

It will be necessary as part of the inspection to use a camera to photograph both internal and external features of the property, therefore it is advised that any valuables or personal possessions that you do not wish to be in view are removed and securely stored away prior to the inspection. Please also ensure that all pets i.e. dogs, cats or other animals, are securely under your control during the entirety of the inspection.

LIMITATIONS OF THE ASSESSMENT

The inspection of a property is an evidence-based assessment.

The software used calculates your property's Reduced Standard Assessment Procedure (RD-SAP) rating and triggers the recommendations from data that is recorded during the inspection.

There are obvious limitations to this process whereby during the inspection not all areas of the property are accessible/visually accessible, which may mean that the property is not reflected with complete accuracy, negatively or positively.

In order to help the assessor to give the most accurate rating possible we require that you provide all necessary documentation/certificates containing all evidence to prove any added improvements that you may have made to the original building.

Where possible relevant documents and/or certificates must be provided to prove insulation upgrades i.e. the type and amount of insulation added to all walls and roofs, where access is visually restricted, for all window installations and to prove the date of construction for any additional extensions added to the original building.

Supporting documents/ certificates can be in the form of documents obtained from your local planning or building control or from your local council, or documents/certificates stamped with a registered body logo i.e. CIGA National Insulation Association (NIA), FENSA etc.



Photographic evidence provided to us on the day without the above types of supporting documentation will not be accepted.

Property agents can request further information about the service from the Department of Communities and Local Government at

INFORMATION COLLECTED ON THE DAY OF ASSESSMENT

✓ CONSTRUCTION DATES

A date for when the original property was built or converted is required as well as for any extensions. If evidence cannot be provided to prove the date of construction for added extensions then they will be assumed as having the same date of construction as the original property.

✓ MEASUREMENTS

It is a requirement as part of the inspection to measure the total floor area of the property as well as measuring all room heights and thickness of the external walls on each level of the property.

✓ WALL CONSTRUCTION AND INSULATION

We will assess the wall construction of the building by looking at the external brickwork to decide whether it is made up of solid brick, stone, cavity, timber framed or system build construction.

✓ ROOF CONSTRUCTION, INSULATION AND PARTY WALLS

We will look at the general construction of the roof to assess whether it has a pitched or flat roof. Access into loft voids, where possible, will be required in order to assess and measure the thickness of roof insulation (if any) and also to view and assess the construction of the property's party wall(s).

✓ LIGHTING

We will assess the amount and type of fixed lighting in each room of the property, also taking note of whether the bulbs are standard or energy efficient.

✓ WINDOWS AND DRAUGHT PROOFING

We will assess the type of glazing that is installed in each room of your property, taking a note as to whether they are single, secondary or double glazed. All UPVC windows installed prior to 2002 will also have the gap in between the two panes measured for the thickness. In some cases a date of installation can be found on the frame of the windows.

✓ SPACE HEATING, CONTROLS AND HOT WATER

We will assess the type of primary heating system that is installed in your property as well as taking note of the controls i.e. room thermostats, heating programmer and thermostatic radiator valves (TRVs). We will require access to all gas boilers in order to take note of the make and model number, and the hot water cylinder (if there is one) in order to measure the thickness of insulation. We will also take note of any secondary heating you may have i.e. gas, electric or fuel burning fires.

If you are found in violation of the regulations there are fines of

£200



You can view all energy Performance Certificate's by visiting the EPC register website free of charge at www.epcregister.com