

EPC-What Does The Domestic Energy Assessor Do?

Energy Performance Certificate EPC Survey By A Domestic Energy Assessor

Your certified and recognized Domestic Energy Assessor goes to your property to do the EPC study, which will take around 60 minutes. The assessor will remember of the following:

- Size of your home
- Building of your house
- Any insulation
- Lighting
- Heating/water system and controls

Based on this information, [the EPC](#) reveals you how good ... or bad ... the energy efficiency of the home is.

It ranks your property's energy performance from A to G, with A as 'Very Efficient'

Some Concerns The Domestic Energy Assessor May Ask.

- When was the property constructed? When were any extensions and conversions made?
- If you transformed the loft into a space, when was the work performed?
- Has the home been examined for, or does it have any cavity wall insulation?
- Have you very recently added any double glazed windows or doors?
- Does the property have any under-floor insulation? Can this be seen, or do you have the invoices for this work?
- Are you on a single or double electrical energy meter?
- Have you installed any heat recovery innovation?

.Counting The Number And Kind Of Lights.

The Assessor will want access to every room in the property to count the number of light fittings you have and the variety of low energy light bulbs you utilize.

Low Energy light bulbs are the CFT or LED type or typical florescent tube sort. Only set fittings are included in the EPC survey so free-standing lamps are not counted.

Inspect The Loft Insulation-Is It Deep Enough?

The Assessor carries out an examination of your loft space if this is possible.

They require to check how much loft insulation exists across the loft and where it lies i.e. either laid on the joists or attached to the rafters.

The existing recommendation is to have at least 270mm of loft insulation laid at the joists. Whilst in the loft we also try to establish what type of wall divides the home from next door.

What Type Of Windows-Are They Losing Heat?

The [Domestic Energy Assessor](#) makes a visual evaluation of each window to learn if it is single, double, triple glazing or has

secondary glazing.

If there is double-glazing then when was it fitted i.e. prior to or after 2002?

If you have a FENSA certificate or BFRC data to hand, this will taken as evidence.

In certain situations the size of the space in double glazed units will be measured.

If your residential property has a conservatory, this will also be examined and information taken.

Is The Boiler Effective?

The largest parts of the computation for the EPC is your property's heater. If you have one or more boilers, it is useful to have the handbook for that particular design to hand for the assessor.

The assessor remembers of the time and heat controls. If you have one or more space thermostats, this is likewise noted along with any thermostatic radiator valves working your house.

And if you have any other type of heating such as coal, log, oil, LPG, electrical or gas coal-effect fire.

Photos Record What Has Actually Been Seen.

Throughout the EPC study, the assessor takes photographs of the different aspects that have been surveyed and pictures of the outside of your home.

Each month a number of the studies are contacted for audit by the accreditation bodies to ensure that a high level of survey is preserved and we require photographs for this purpose.

Measurements Are Essential To Develop Energy Uses And Losses.

Throughout the EPC study, the assessor takes a variety of measurements including the height of the main rooms on each flooring and the dimensions of your home.

Prior to leaving, the assessor sketches a plan of your home keeping in mind any extensions, alterations, and measurements.

What Happens Next-When Do You see The Report?

Based upon the measurements and other info established the Domestic Energy Assessor will then go back to the workplace and do the essential estimations.

The report will then be submitted to the government website and you can [look for a copy](#) though the Assessor will have sent you a copy.

The certificate will provide the following details.

The date of the survey, a referral number and the expiration date.

The A-G energy-efficiency score.

Actions and suggestions so that you can improve the energy-efficiency of the structure.

A summary of the property's functions and their energy ranking based upon u-values.

The quantity of time that the assessor will walk round at your property depends on the size of your residential property in addition to the access that they have the ability to get to all of the locations of the house.

Although the process of getting an EPC is thorough, as long as you have reasonably easy access to all parts of your property, it is not a disruptive procedure. In addition to being a legal requirement when you offer or lease a residential property, it can also be a beneficial tool to improve its energy-efficiency.