

## AN OVERVIEW OF

# What to expect from your Domestic Energy Assessment (EPC Assessment)

A Domestic Energy Assessment is conducted on a property in order to generate an Energy Performance Certificate (EPC). This assessment is conducted by a qualified Domestic Energy Assessor (DEA).

The assessment will typically be conducted in accordance with the following:

### Prior to the assessment:

Ahead of the assessment, please ensure that all rooms in the house are accessible, including the loft. There should be adequate room for the assessor to navigate the house and collect the necessary data, such as room and window measurements.

As the assessment is non-invasive, it is important that you have documentation available for evidence of features that the assessor cannot visually verify, such as insulation type. If this documentation is not available on the day of the assessment, assumptions will be made, which may impact the EPC rating.

### During the assessment:

On the day of the assessment, the assessor will arrive promptly and introduce themselves.

The assessment is non-invasive, meaning no drilling or hammering. The assessor will collect a range of data on the property, including (but not limited to):

- Property dimensions,
- Insulation levels,
- Heating systems
- Glazing type,
- Window measurements.

Throughout the assessment, the assessor will also take photographs to use as evidence of the data collected.

The duration of the assessment will depend on the size and complexity of the property. However, on average, the assessment should take between 30 minutes to 2 hours to complete.

Following the introduction of RdSAP 10 (the methodology that underpins the assessment), assessors are now required to spend more time on site in order to carry out the appropriate data collection. This means that the assessment may take longer than a previous assessment for the same property.





### After the assessment:

Once the assessment is complete, the assessor will input all the data collected into the relevant software and produce an EPC. The assessor will submit the EPC to an online register and will provide you with a relevant link to view it.

The EPC will provide an energy efficiency rating (displayed on an A-G scale), as well as a list of recommendations on how to improve the property's energy efficiency. Included on the EPC will be the address of the property, the floor area and the date the EPC was issued. The EPC is valid for 10 years or until another EPC for the same property is produced.

### Find Your EPC

To find an existing EPC for a property, you can search its postcode on the following sites:

**For properties in England, Wales or Northern Ireland:**

<https://www.gov.uk/find-energy-certificate>

**For properties in Scotland:**

<https://www.scottishepcregister.org.uk/>

If you have any questions regarding the EPC or assessment, you should contact the assessor in the first instance. They will be happy to help and answer any questions you may have.

### Notes:

The EPC rating and descriptions provided, such as 'very poor' or 'good' are generated by approved software and based on the data collected – they are not based on the assessor's opinion.

The recommendations provided are triggered solely by the information collected at the time of the assessment. The assessor does not choose the recommendations, and the text or descriptions within them cannot be altered.



### Contact an Elmhurst member today:

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