

## Property Age, extensions & conversions

One of the key areas of the EPC is in correctly identifying the age of your property and any extensions or roof conversions.

The reason this is important is that, where no additional insulation has been added, the EPC software will use the building regulations in force at the time of construction. As the regulations have become ever more strict over the years, it means a newer property will assume to have better levels of insulation than say, a Victorian property.

## Loft insulation

Access to any loft spaces will be needed in order to measure the depth of insulation. Note that any boarding that is in place over the joists will limit the insulation levels to the depth of the joist. So, for example, 250mm insulation between joists that has been compressed by boarding will be recorded as the depth of the joist (typically 100mm).

For parts of a property with no loft access then again, the software will default to what would have been installed at the date of construction.

If you have insulation at both joist and rafter level, the insulation at rafter level is ignored. This is because the air will be trapped at joist level.

## Wall thickness, type and insulation

The depth of your walls will be recorded either through a window reveal or door opening.

This is to assist in identifying construction type and will allow the software to calculate the rate of transfer of heat through the structure (also known as a U-value) as solid and cavity walls will be different.

For cavity walls, we will look for signs of drill holes in the mortar, or overspill in meter boxes or loft, indicating the presence of retro filled cavity wall insulation. With heavily rendered or painted walls, or where re-pointing has taken place, it may not be possible to see any drill holes. In these instances we would have to record the walls as not being insulated, unless a certificate of cavity wall insulation from the installer can be provided.

## Heating

We will need to check the make and model of any boiler or heat pump installed as the software will determine the efficiency based on this information.

We will check whether you have a central thermostat and programmer and count the number of radiators with thermostatic radiator valves (TRVs). You will need 50% or more TRVs within the property for the software to record them.

## Hot Water

We will record any hot water cylinders present, the type of insulation (foam or jacket), the depth of that insulation, whether the cylinder has a thermostat and whether there is a single or dual immersion present.

## Windows

We will need to measure and record all the windows within the property. Whether they are single, double or triple glazed, together with their frame type (UPVC, wooden or metal). We will also estimate the glazing gap between double glazing panes and estimate the age of the windows. Some frames have date stamp on them to help.

Glazing installed after 2002 have a better level of heat retention, so if you have a FENSA certificate, please have this ready for us to see. We will also check the FENSA website back at the office to see how many windows were fitted after 2002.

## Lighting

The number of lights in the property and the number of energy efficient bulbs are counted and recorded.

## Bath/Showers/Wet Rooms

The number of these types of rooms are recorded along with the type of showers (electric or boiler fed).

## Renewable technologies

If you have any solar panels, will need to record the type, orientation and, if PV, the peak kilowatt power. This should be shown on the MCS certificate provided by the installer, which we will need to see. We will also need to see and record the inverter and meter.

## Floor plan

We will be generating a floor plan as we go round the property and will need to measure the rooms. For the EPC, only the floor area and length of external walls will need to be recorded. If we are generating a floor plan for an agent or for private use, then all rooms will be measured.

## Producing the EPC

Following our visit, your EPC is created using all the measurements and evidence gathered on site. This is done back in the office, and you will get your EPC within the timescale we confirm on the day as sometimes this will vary depending on our workload at any given time.

If you have any questions about how an EPC works or what is involved in the survey, just let us know! This article covers some of the most basic parts of the survey, which is usually required in every home, but there are various additional items that need to be recorded, depending on the home in question.