

The Terms of Engagement for the Preparation of an Energy Performance Certificate

INTRODUCTION

The Energy Performance Certificate (EPC) for this dwelling was produced following an energy assessment inspection of the home undertaken by a qualified assessor, accredited by a scheme authorised by the Government. The EPC was produced using the RdSAP 2005 assessment methodology and has been produced under The Energy Performance of Buildings Regulations 2007.

The EPC rates the home's performance in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. It is in a standard format and has been prepared by a Domestic Energy Assessor who is accredited with a Domestic Energy Assessor Accreditation Scheme and holds the Diploma in Domestic Energy Assessment or a Home Inspector who is registered with a Home Inspector Certification Scheme and holds the Diploma in Home Inspection.

The Code of Practice for Domestic Energy Assessors sets out the principles that must be followed and applied by all Domestic Energy Assessors. The Domestic Energy Assessor or Home Inspector has a duty to satisfy the requirements of the EU Directive 2002/91/EC on the Energy Performance of Buildings and may also advise persons who may rely on the EPC regarding the best and most appropriate methods for improving the energy efficiency of the building, taking into consideration the building's existing construction.

The EPC may be included in a Home Information Pack commissioned on the property and will be electronically registered on the Communities and Local Government's Register of Energy Performance Certificates.

You are strongly advised to read these terms of engagement. No responsibilities can be accepted for the consequences should the readers fail to act upon specific reasonable advice provided by the Domestic Energy Assessor or Home Inspector whether or not they form part of the EPC.

TERMS OF ENGAGEMENT

The EPC has been commissioned on the basis of these Terms of Engagement by, or on behalf of, the seller of the property. It is agreed by the parties that the provisions of the Contracts (Rights of Third Parties) Act 1999 will apply.

This EPC will be carried out in accordance with the 'Minimum Requirements for Energy Assessors'.

These Terms of Engagement may not be amended by you or the Domestic Energy Assessor or Home Inspector. Any services the Domestic Energy Assessor or Home Inspector may agree to provide in addition to preparing this EPC must be by another contract.

Those parts of the property that have been inspected and those parts where an inspection has not taken place are set out below and form part of these terms.

Any personal information recorded by the Domestic Energy Assessor or Home Inspector regarding the seller will be held safely and securely and the seller has a right to see these records. The seller's contact details may be used during the process for monitoring the compliance and performance of Domestic Energy Assessors or Home Inspectors. Personal information about the various parties, in particular the owner, occupier(s) and seller of the property which has no relevance to the EPC will not be recorded by the Domestic Energy Assessor or Home Inspector.

PAYMENT

The terms of payment and fees payable for the EPC are as separately agreed between the Domestic Energy Assessor or Home Inspector and the Seller (or on the Seller's behalf).

WHAT THIS REPORT TELLS YOU

The EPC tells you about the energy efficiency of the property and gives appropriate recommendations to tell you how the energy efficiency might be improved.

WHAT THIS REPORT DOES NOT TELL YOU

It does not tell you about the construction and condition of the property.

WHAT WAS INSPECTED

The Domestic Energy Assessor or Home Inspector will undertake a methodical visual inspection of all relevant parts of the property, take accurate measurements and obtain all necessary information. The inspection must be conducted only from the property itself and any adjoining public space. Where a complete inspection is impractical and will significantly affect the result, a further inspection will be necessary and must be arranged.

Externally, all reasonably accessible parts of the property were inspected from within its grounds and adjoining public and communal areas, from ground level. To assist in inspecting any necessary elements of the property the Domestic Energy Assessor or Home Inspector used a ladder to climb no more than one storey and where it was safe and practical to do so.

Internally, the Home Inspector gained access to as many parts of the property as was safe and practical.

Please note that animals, especially dogs, should be contained and if, during the inspection, any Health & Safety matters become apparent Domestic Energy Assessor or Home Inspector may have to terminate the inspection.

WHAT WAS NOT INSPECTED

The Domestic Energy Assessor or Home Inspector did not carry out tests of services, or look at those parts of the property that are covered, unexposed and inaccessible. In particular the following were not inspected:

Exterior The parts of the property that can only be seen by entering somebody else's private grounds or property. Flat roofs that cannot be reached by climbing one storey with a ladder. (The Domestic Energy Assessor or Home Inspector Inspector did not walk on flat roofs).

Interior Areas that are behind secured trap doors, behind furniture or filled cupboards. Floor surfaces and under floor areas that were beneath fitted carpets and other fixed floor coverings. Roof voids, where there is no access or where the access is above one storey from the immediate floor level below, or where it would be unsafe. Insulation and other material in the roof space was not lifted or moved. The inside of chimneys, boiler and other flues.

Services No contractors' tests on services were carried out and the Domestic Energy Assessor or Home Inspector does not report on compliance with Regulations relating to such services to the property.

POSTPONEMENT / CANCELLATION

If for any reason you need to postpone or cancel the inspection please contact the Domestic Energy Assessor or Home Inspector or person(s) who instructed them immediately. Please note that a cancellation fee may apply.

WHAT YOU SHOULD DO IN THE EVENT OF A QUERY OR COMPLAINT

The Domestic Energy Assessor or Home Inspector is required to have a formal complaint handling process. Should you have a complaint about this EPC or the Domestic Energy Assessor or Home Inspector, you should contact the Domestic Energy Assessor or Home Inspector asking him/her for a copy of the complaint handling process. This procedure will describe how to make a formal complaint, who it should be addressed to, and what further recourse is available to you.

Upon receipt of any complaint the matter will be taken seriously and all efforts made to investigate the circumstances and resolve the issues. Should you not be satisfied with the way the complaint was handled you may refer the matter to the DEA Accreditation Scheme which will seek to resolve the complaint.

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