



## EPC PRE INSPECTION CHECKLIST

- Please ensure any documents relevant to your EPC are submitted a minimum of 48hrs before your booking to ensure that we can pass these over to the assessor attending. This would include building control documents, planning application documents, warranties, guarantees or letter from social housing landlord. Invoices of the work done or statements from the builder are not acceptable evidence. For windows we can accept FENSA certificate, manufacturer's guarantee or building control. If a house is converted into flats or loft conversion and the works took place from 1980s onwards there is likely insulation in the walls and roof, so if the insulation is not visible on inspection, provide the evidence mentioned above for wall and roof insulation.
  
- All areas / rooms in the property must be accessible. We do not provide ladders or similar apparatus.
  
- All rooms in the property should be open and not locked.
  
- PAYG Gas & Electricals meters must have enough credit as the engineer may need to check equipment if is in working to support your EPC efficiency rating