



PREPARING FOR YOUR EPC APPOINTMENT

A practical guide to help your assessment run smoothly and ensure the assessor can record the property as accurately as possible.

Before the visit Make all rooms and relevant areas accessible, and have supporting documents ready.	During the visit The assessor will inspect, measure and record the property's construction and energy features.	After the visit The assessment information is reviewed and used to prepare the property's Energy Performance Certificate.
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1. BEFORE THE ASSESSOR ARRIVES

Provide access to the whole property

The assessor will need access to every room and all relevant areas, including the loft or loft hatch, rooms within the roof, extensions, conservatories, boiler and heating controls, hot-water cylinder, gas and electricity meters, and accessible internal and external areas. Please remove obstacles and arrange safe access before the appointment.

Complete improvements before the assessment

The EPC reflects the property's energy performance as it stands on the inspection date. Planned or unfinished improvements cannot normally be included, so relevant energy-efficiency work should be completed before the assessment wherever possible.

Prepare supporting documents

The assessor can only record improvements that are visible or supported by suitable evidence. Please have any relevant documents ready on the day.

- Insulation certificates or warranties
- FENSA certificates for replacement windows
- Building Regulations or Building Control completion documents
- Documents for extensions or loft conversions
- Boiler installation or heating-system records
- Evidence of underfloor, cavity-wall or roof insulation
- Renewable-energy installation documents

Without suitable evidence, the assessor may need to use standard assumptions based on the property's age and construction.

2. WHAT THE ASSESSOR WILL REVIEW

During the appointment, the assessor will take measurements, record the property layout and collect information about its construction and energy features.

Property type, age and construction

The approximate age of the property, construction type, external walls, wall thickness and any visible insulation will be reviewed. If insulation was added during refurbishment, please provide documents or make a small section visible where practical.

Heating and hot water

The assessor may inspect the boiler, radiators, thermostats, heating controls and hot-water cylinder. Please ensure these areas are accessible.

Windows and glazing

The glazing and window construction will be recorded. If replacement windows have been installed, provide the FENSA certificate or other evidence where available.

Lighting

The assessor will record the proportion of fixed low-energy lighting. Where bulbs are concealed by covers, it may be helpful to make some visible for inspection and photography.

Extensions and loft conversions

If the property has been extended or the loft converted, provide the approximate date of the work and any Building Control completion documentation. Without evidence, standard age-based assumptions may be applied.

Loft insulation

The assessor may need to inspect and measure loft insulation. If the loft is boarded and insulation is hidden beneath, please make a small section safely accessible where possible.

External areas

The front and rear of the property may be inspected to review wall construction, extensions, roof type and other relevant features. If cavity-wall or external-wall insulation is no longer visible, provide the related certificate or warranty.

Gas and electricity meters

Please make sure both meters are accessible on the day of the appointment.

IMPORTANT INFORMATION

The assessment must be based on what the assessor can see and verify during the appointment. If relevant evidence is unavailable, standard assumptions may be required, which can affect the final energy rating and recommendations. Please provide supporting documents before or during the visit, as changes may not be possible after the certificate has been completed and registered.

3. YOUR EPC WITH VALORFRAME

EPC assessment can be booked as a standalone service or added to your photography and floor-plan appointment. Combining services can reduce separate property visits and keep your listing preparation organised through one simple booking process.

Our accredited domestic energy assessor partners provide professional EPC assessments and reports in line with government requirements.

APPOINTMENT CHECKLIST

- All rooms and relevant areas are accessible
- Loft hatch and meters can be reached safely
- Boiler, heating controls and hot-water cylinder are accessible
- Certificates and supporting evidence are ready
- Details of extensions, loft conversions or refurbishment dates are available
- A responsible person is available to provide access where required

Questions before your appointment?

Please contact Valorframe Property Visuals before the visit so we can help you prepare.