

## Sussex Inspections top tips to a better EPC

The following tips are simple measures that can be easily carried out before an Inspection and will help maximize the energy rating of your property.

The Energy Performance Certificate measures a property's energy efficiency on a scale of 1-100, with 100 being the most energy efficient. This scale is then divided into one the A-G bands as seen on fridges and washing machines. Therefore, while making a 1 point improvement does not sound much, it could be enough to place the property into the next up energy band.

### Minor measures

- **Fit low energy light bulbs:** Lighting costs are one of the items considered by the Energy Performance Certificate. While it does not make a huge difference, fitting as many low energy light bulbs as possible will improve the rating. A 20 watt low energy bulb will replace a 100 watt and a 9-11 watt is the equivalent to a 40-60 watt bulb.
- **Boiler information:** An Inspection will try to establish the exact make and model of the gas or oil heating boiler. Where this is possible, the exact efficiency of the boiler can be established. This is likely to be higher than the software default setting for that type of boiler. Establishing the boilers details from visual inspection can be difficult, so please leave any information manuals and service history for the Inspector to view.
- **Loft Space:** The Inspection includes a requirement for checking the insulation level s in any loft spaces. Try to make sure the Inspector can gain access to the loft space (The Inspector will bring a suitable ladder). As with boilers, if the loft space is not inspected and the true level of insulation established it is likely to have a negative effect on the energy rating.
- **Hot water tank** the biggest simple improvement that can be made is fitting a hot water tank insulation jacket. This is particularly true of older cylinders without a factory fitted foam jacket. A £15 insulation jacket could easily send a property into the next band up, if there is none presently fitted.

### Major measures

The following are more complicated measures that can make a big improvement; however these are more likely to be carried out after an EPC is completed. If you are interested in installing any of these measures, please contact us for more information.

- Increasing the level of any loft insulation. Sussex Inspections recommend that where possible loft Insulation is increased to 200mm (8")
- Cavity filling with insulation any cavity walls. If your property is fitted with cavity walls, filling them with insulation is probably the biggest improvement that can be made.