

ENERGY PERFORMANCE CERTIFICATE

INTRODUCTION

The new compulsory Energy Performance Certificate (EPC), initiated by the EU in January 2003, will be introduced in the UK from August 2007. The Energy Performance Certificate will form part of a Home Information Pack, and will detail average costs for heating, hot water and lighting in the home. It will also quantify how energy efficient the home is and how to cut costs with energy efficiency measures. Whenever a building is constructed, sold or rented out, an EPC not more than 10 years old must be made available by the owner or by the owner to prospective purchasers or tenants.

The EPC (that can be prepared only by qualified Home Inspectors or Domestic Energy Assessors), will advise consumers on which energy measures - ranging from thicker loft insulation right through to solar panels - could cut carbon emissions from their home and improve their energy rating.

TERMS OF ENGAGEMENT

The Energy Performance Certificate (EPC) will be commissioned by the owner/vendor/landlord or agent for the owner/vendor/landlord. Keith Marjason as Domestic Energy Assessor will undertake to prepare the EPC based upon a single inspection of the property for an agreed fee and publish/lodge the EPC for public inspection as required by law. A digital camera will be used to record certain features of the property and the heating services. Payment for services provided shall be paid on the date of inspection or within 30 days of date of invoice.

Neither you nor the Domestic Energy Assessor can amend these Terms of Engagement. Any services the Domestic Energy Assessor may agree to provide in addition to preparing this EPC must be set out in a separate, written contract.

WHAT THE ENERGY PERFORMANCE CERTIFICATE TELLS YOU

Energy Performance Certificates tell you how energy efficient a home is on a scale of A-G. The most efficient homes - which should have the lowest fuel bills - are in band A. The Certificate also tells you, on a scale of A-G, about the impact the home has on the environment. Better-rated homes should have less impact through carbon dioxide (CO₂) emissions. The average property in the UK is in bands D-E for both ratings. The Certificate includes recommendations on ways to improve the home's energy efficiency to save you money and help the environment.

COMPLAINTS

We operate a **complaints handling procedure**, a copy of which is available on request.

English Law will govern this contract.