

Sample EPC explained

Fictional annotated example — not an issued EPC

Every value in this document is invented for illustration. It shows no real address, full postcode, UPRN, certificate reference, assessor, occupant, property record or recommendation package, and it does not reproduce official certificate artwork. The accessible, indexable primary version is epcbenchmark.co.uk/sample-epc.

CURRENT (EXAMPLE) 61 · BAND D	POTENTIAL (EXAMPLE) 79 · BAND C
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Property	Example mid-terrace house, illustrative record (no address shown)
Dates	Example assessment date: 14 March 2023 · certificates are normally valid for 10 years
Building details	House, mid-terrace · 1930–1949 (example) · 84 square metres (example)
Heating and hot water	Boiler and radiators, mains gas · programmer, room thermostat and TRVs (example)
Fabric	Cavity walls, no insulation (assumed) · pitched roof, 100 mm loft insulation · suspended floor, no insulation (assumed) · mostly double glazing (all example)
Recommendations	Illustrative package only: insulation and heating controls. No point gain or saving is attached to any measure.
Identifiers	Certificate reference and UPRN: not shown in this example

Eight annotations

1. Current and potential energy rating and band

A domestic EPC shows a modelled score and its band, plus a potential score if the certificate's recommended measures were carried out. The potential figure is modelled from the certificate's recommendation package under standard assumptions. It is not an absolute physical ceiling or a guaranteed outcome.

2. Assessment and validity dates

A certificate describes the building as recorded on the assessment date. Check the date and current official record before relying on a saved copy.

3. Non-identifying building details

A certificate records property type, built form, construction age band and floor area. EPC Benchmark shows four separate comparisons: all homes in the postcode district; homes of the same property type in that district; homes in the same construction-age band in that district; and homes of the same property type and construction-age band across England and Wales. The two local attribute views are separate: the site does not combine district, property type and age into one comparison group. It does not match on built form or floor area.

4. Main heating and hot water

The certificate records the main heat generator, fuel, heating controls and hot-water provision. Read these entries alongside the fabric descriptions.

5. Walls, roof, floor, windows and insulation

Where an element could not be inspected or supported by acceptable evidence, an assumed value may be recorded. An assumption alone is not proof of an error. If an entry appears not to reflect the home on the assessment date, check relevant evidence and contact the assessor. A correction, cancellation or replacement of the lodged record, or a reassessment, may be appropriate; the outcome is not guaranteed.

6. Improvement recommendations and ordering

Certificates show a modelled recommendation package for the assessed building. Read the stated package itself, then check each measure's suitability and dependencies with an assessor or qualified installer. EPC Benchmark attaches no point gain to an individual measure.

7. Indicative costs

Where shown, costs are indicative assessment ranges, not quotations. They may not reflect access, condition or current local prices.

8. Identifier fields

Real certificates include a certificate reference and UPRN. Neither is shown here. EPC Benchmark does not request, collect, store or display them.

How to use this sample

- Read the score before the letter: a band spans several points.
- Check the assessment date and whether recorded elements still describe the building.
- Read fabric and heating entries element by element.
- Treat recommendations and costs as modelled context, then take professional advice.
- Retrieve the actual certificate from the official register for a specific home.

What it cannot tell you

- It cannot tell you what a household will spend: an EPC uses standard occupancy assumptions, not metered use.
- It is not a survey, valuation, safety inspection or statement of legal compliance.
- It does not confirm that a measure is suitable or what installation would cost today.
- It cannot describe work carried out after the assessment date.

Sources and licence

Official register: <https://www.gov.uk/find-energy-certificate>

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