

### **Required Pack Documents**

**Home information pack index** – lists all the documents contained in the pack

**Energy performance certificate and recommendation report (EPC)** – Provides a rating of both the energy efficiency and environmental impact of the building on the scale of A-G (where A is the most efficient and G is the least efficient) in a graphical format.

EPC's may be either produced by an 'Energy Assessor' or 'Home Inspector' who has been accredited under a scheme approved by the Secretary of State.

**Predicted energy assessment** – required for homes that are not yet built.

**Sale statement** – this provides a brief summary of the interest in the property being offered for sale.

**Evidence of title** – copy of certain land registry documents.

### **Examples of Authorised Pack Documents**

**A summary or legal interpretation of the contents**

**Relevant guarantees and warranties**

**Additional searches e.g. mining, environmental flood risk etc.**

**Home condition report.**