

## Why do we need Energy Audit Assessment?

### Investor point of view

An audit is an important investor's tool which is used to evaluate your investment risk and prospects. Due to recent energy efficiency legalisation from various countries, any informed buyer would likely to query about energy efficiency of the building as they prefer pre-existing energy efficient installation.

Energy Audit Assessment provides independent assessment for existing building or architect's project. A positive conclusion of the report is more likely to barter a higher property value as it attracts more buyers, this in turn, benefits higher investment returns.

### Home owner point of view

Well documented shortage of fossil fuels and ever increasing demands will continue push energy wholesale market to a higher price level which is passed to industry and household. In addition, fossil fuels availability is subjected to geopolitical pressure between multi-national governments.

Home owner with an energy inefficient building will face ever increasing energy utilities bills. A heating system that runs entirely on electricity will be most uneconomic as it comes with most expensive bill.

Heating is essential in keep building in a good state and to enjoy comfortable living. To some extent, energy bill may become unaffordable forcing homeowner to switch off a heating system or limit heating to a specific room. This, in turn, may actually harm building as it encourages condensation, damaging interior and encourage mould growth which may be detrimental to your health, wellbeing and value of a property.

Energy Audit Assessment is designed to evaluate building insulation envelopes, heating system, hot water system and lighting. The report will outline identified issues and make economics recommendation.

As for home owner doing a renovation project, Energy Audit Assessment will provide factual information which them to optimise the design of the heating/cooling system as well as lighting system. This is more likely to lower renovation cost. It also offers a good opportunity to consider GSHP or Solar Thermal system.

Home owner wishing to protect their children in future, would benefit reduced impacts on climatic change as well as reduced pollution into environments. The Energy Audit Assessment will detail reduction of greenhouse gas emission in plain English.

For most home owner, the payback period would be a most important consideration. Where practical, the report will estimate the payback period for the energy efficient solution.

### EU and local government point of view

In 2001, about 178 million buildings accounting around 41% of energy consumed within the EU. Of this, 75% is consumed by residential buildings while other 25% within commercial buildings.

The EU recognises that energy efficiency is *the single most cost-effective and publicly acceptable way of meeting Kyoto commitment* in term of reduction of greenhouse gas emission which has long term environmental consequence due to climatic change.

The EU commission has an ambitious target to improve energy efficiency by 20% by 2020. Bulgaria has a key roles in achieving this objective target.

For more details, see [http://en.wikipedia.org/wiki/Kyoto\\_Protocol](http://en.wikipedia.org/wiki/Kyoto_Protocol)