

Jane Smith





123 Oak Bay Avenue












HOME TYPE	YEAR BUILT	FLOOR AREA	LOCATION	PREPARED BY
detached	1938	2,425 ft ²	Victoria, BC	Michel Lavigne, REA

ANNUAL ENERGY	ENERGY INTENSITY	ANNUAL COST	CO ₂ FOOTPRINT
123.9 GJ / year	0.55 GJ / m ²	\$5,354 estimated	5173 kg / year

ENERGY USE BREAKDOWN

Space Heating (Oil Furnace) 51%  63.2 GJ/yr \$3,160/yr	Supplemental (Electric Baseboard) 14%  17.9 GJ/yr \$622/yr	Hot Water 14%  17.2 GJ/yr \$597/yr
Baseload Elec 21%  25.6 GJ/yr \$977/yr		

HEAT LOSS BY COMPONENT

Ceiling		7%
Above Grade Walls		44%
Foundation Walls (AG)		5%
Foundation Walls (BG)		11%
Rim Joists		4%
Exposed Floor		0%
Windows		14%
Doors		2%
Infiltration		12%

ADVISOR COMMENTS

Hi Jane, The upgrade list below gives you a good indication of what to focus on first. Insulating your main walls has a very quick payback, if they are indeed currently uninsulated. It will improve your comfort immediately. Replacing your oil furnace with a heat pump could be a high priority as well. The initial cost is high but the consistent heat and cooling option makes this upgrade an outstanding choice. Not to mention a clean carbon free energy source. I would also focus on the basement insulation, you can focus on the attic later. The windows are single pane and would typically be high on the list, but yours have storm panes, which doubles their performance. In a perfect world you would want new high performing Energy Star vinyl windows, however given the high cost and long payback its a low priority item.

RECOMMENDED UPGRADES

UPGRADE	PRIORITY	ENERGY SAVING	ANNUAL SAVINGS	INSTALL COST	SIMPLE PAYBACK
Air Source Heat Pump	High	41.7 GJ/yr	\$2,414/yr	~\$19,000	7.9 yr
Insulate Main Walls	High	26.8 GJ/yr	\$1,250/yr	~\$3,413	2.7 yr
Insulate Foundation Walls (BG)	Medium	14.4 GJ/yr	\$671/yr	~\$3,630	5.4 yr
Window Upgrade	Low	9.8 GJ/yr	\$457/yr	~\$20,740	>30 yr

UPGRADE	PRIORITY	ENERGY SAVING	ANNUAL SAVINGS	INSTALL COST	SIMPLE PAYBACK
Attic Insulation	Medium	9.4 GJ/yr	\$436/yr	~\$1,800	4.1 yr
Solar PV System	Low	4.8 GJ/yr	\$168/yr	~\$17,500	>30 yr
Insulate Pony Walls (AG Foundation)	Low	1.7 GJ/yr	\$78/yr	~\$1,779	22.7 yr
TOTAL (all upgrades)			\$5,474/yr	~\$67,861	12.4 yr

Air Source Heat Pump

Comfort: Even, consistent heat with no hot/cold cycling. Also provides cooling in summer — a growing need in Victoria.

Air Quality: No indoor combustion — eliminates NOx and CO₂ at the point of use.

Financial: Largest single energy saving upgrade available. Significantly reduces or eliminates gas dependency.

Insulate Main Walls

Comfort: Noticeably warmer interior wall surfaces. Reduces cold radiation and drafts near exterior walls.

Air Quality: Reduced infiltration through the wall assembly.

Financial: High upfront cost. Best value when combined with exterior cladding replacement or major renovation.

Insulate Foundation Walls (BG)

Comfort: Warmer basement floors and walls — reduces cold radiation in lower levels.

Air Quality: No direct air quality impact.

Financial: Moderate cost, good payback in homes with significant below-grade heat loss.

Window Upgrade

Comfort: Warmer glass surface eliminates the cold radiant effect near windows. Noticeably more comfortable in winter.

Air Quality: Improved air sealing at the frame reduces infiltration.

Financial: High upfront cost with moderate energy payback. Comfort, noise, and condensation benefits are significant.

Attic Insulation

Comfort: Reduces heat loss through the ceiling — warmer upper floors and more consistent temperatures year-round.

Air Quality: No direct air quality impact.

Financial: One of the best-value insulation upgrades in Victoria. High ROI, durable improvement.

Solar PV System

Comfort: No impact on home comfort.

Air Quality: Clean electricity generation — reduces reliance on grid power and lowers your carbon footprint.

Financial: Offsets electricity consumption and reduces monthly bills. Savings depend on system size, shading, and consumption pattern.

Insulate Pony Walls (AG Foundation)

Comfort: Eliminates cold drafts at floor level in rooms above the basement.

Air Quality: Reduces infiltration through the above-grade band.

Financial: Relatively low cost with good payback, especially in older homes with uninsulated pony walls.

Important Notice: This report was prepared by Briar House Energy Consulting based on homeowner-supplied information about building components, systems, and utility bills. Where photos were provided, building components were adjusted to reflect observed conditions. Energy estimates are based on a steady-state heat-loss model calibrated to H0T2000 (NRCan) methodology. Results are indicative only and may vary depending on occupant behaviour, actual weather conditions, and construction quality. Upgrade savings are estimates and actual results may differ. This report is not a substitute for a certified EnerGuide evaluation. Briar House Energy Consulting is not liable for decisions made based on this report. © 2026 Briar House Energy Consulting. Confidential — prepared for Jane Smith only.



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