

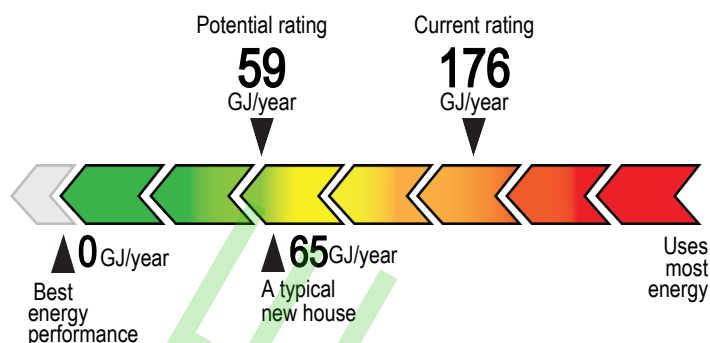
RENOVATION UPGRADE REPORT

ENERGUIDE

214-620 View St
Victoria, BC V8W 1J6



Year built: 1947



Assessment date:
April 01, 2019

Evaluated by:
City Green Solutions

Quality assured by:
City Green Solutions

This report identifies your home's energy savings opportunities by providing you with recommended renovation upgrades. It complements your EnerGuide label and your Homeowner Information Sheet and includes:

- 🏠 Your customized action plan to improve the energy efficiency of your home;
- 🏠 Information on your rating and potential contribution to greenhouse gas (GHG) emission reductions;
- 🏠 Before and after heat loss and energy use estimates;
- 🏠 Important health and safety information; and
- 🏠 Additional energy savings tips.

YOUR ENERGY EFFICIENCY ROADMAP

Your energy advisor has prioritized your recommended upgrades based on the potential energy savings, the life expectancy of your home components, the interactions between systems, your potential renovation plans and the costs to perform the upgrades.



By implementing all upgrades, you are helping to fight climate change and could **reduce GHG emissions by up to 6.7 tonnes per year.**

RECOMMENDED ENERGY EFFICIENCY UPGRADES

A customized plan to improve the energy efficiency of your home is found below:



1. Perform air sealing

- ❑ Improve the airtightness of your house by 47% to achieve 8.5 air change(s) per hour at 50 pascals.

This upgrade could reduce the energy consumption of your house by 1 gigajoules per year.

Did you know?

Air leakage accounts for 10 percent of the estimated annual heat loss of your house.

Useful tips

Air sealing is one of the most cost-effective energy-saving measures you can undertake. It is typically performed before and during other upgrades to ensure optimal benefit. Air sealing can help to minimize potential moisture damage and improve comfort by reducing drafts, heat loss, dust and outdoor noise in your home.

Consult chapter 4 of [Keeping the Heat In](#) to learn more and take action.

Air leakage locations identified by your energy advisor are listed below:



☐



2. Insulate attic

- ❑ Increase the insulation value of your attic (1st Fl. Hip) by RSI 7.57 (R-43.0).
- ❑ Increase the insulation value of your attic (1st Fl. East Gbl - no access) by RSI 7.57 (R-43.0).
- ❑ Increase the insulation value of your attic (1st Fl. East Gbl 2 - no access) by RSI 7.57 (R-43.0).

This upgrade could reduce the energy consumption of your house by 15 gigajoules per year.

Did you know?

Ceilings account for 11 percent of the estimated annual heat loss of your house.

Useful tips

The following are some of the items to consider before insulating the attic:

- ❑ Ensure the roof does not leak.
- ❑ Ensure electrical work is up-to-date and that all desired ceiling fixtures have been installed.
- ❑ Look for opportunities to air seal before insulation is added.
- ❑ Ensure adequate attic venting is installed and that it is not blocked by insulation.
- ❑ Ensure all exhaust fans and ducts penetrating the attic are sealed and vented to the outside.

Consult chapter 5 of [Keeping the Heat In](#) to learn more and take action.

Your energy advisor's comments



3. Insulate main walls

- ☐ Increase the insulation value of your main walls (1st Fl. - Vinyl Ext.) by RSI 2.25 (R-12.8).
- ☐ Increase the insulation value of your main walls (1st Fl. - Stucco Ext.) by RSI 2.25 (R-12.8).

This upgrade could reduce the energy consumption of your house by 27 gigajoules per year.

Did you know?

Main walls account for 25 percent of the estimated annual heat loss of your house.

Useful tips

Main walls can be insulated from the interior, exterior or both using a variety of materials and methods. Refer to your energy advisor's comments to determine the best approach.

Consult chapter 7 of [Keeping the Heat In](#) to learn more and take action.

Your energy advisor's comments



4. Insulate foundation

- ☐ Increase the insulation value of 100% of your basement walls (Basement) from the interior by RSI 2.25 (R-12.8).
- ☐ Increase the insulation value of 100% of your pony walls (Basement) by RSI 2.25 (R-12.8).

This upgrade could reduce the energy consumption of your house by 19 gigajoules per year.

Did you know?

Your foundation accounts for 27 percent of the estimated annual heat loss of your house.

Useful tips

Assess the status of your foundation for water leaks, cracks and flooding and remediate these issues before beginning any insulation job. Foundations can be insulated from the interior, exterior or a combination of both depending on accessibility and the complexity of the building. Refer to your energy advisor's comments to determine which would be best suited for your foundation.

Consult chapter 6 of [Keeping the Heat In](#) to learn more and take action.

RECOMMENDED ENERGY EFFICIENCY UPGRADES - CONTINUED

Your energy advisor's comments



5. Upgrade heating system

- ☐ Install a new electric forced-air furnace.
- ☐ Install a new ENERGY STAR certified air-source heat pump that has a heating seasonal performance factor (HSPF) of 8.09.

This upgrade could reduce the energy consumption of your house by 87 gigajoules per year.

Did you know?

Space heating accounts for 74 percent of the estimated annual energy use of your house.

Useful tips

Perform any planned building envelope upgrades before your heating contractor begins work since a more energy efficient building envelope may mean that a smaller heating system could be installed. The contractor should first conduct a heat loss calculation before deciding on the capacity and model of your heating system.

Your *Homeowner Information Sheet* provides important details and a reference for this calculation. Inform your heating contractor of any building envelope upgrades performed since your evaluation, or that will be undertaken since these may render certain details in your *Homeowner Information Sheet* inaccurate.

Consider purchasing a system that is ENERGY STAR certified when available. Consult Natural Resources Canada's website at <https://www.nrcan.gc.ca/energy/products/categories/heating/13740> for information on choosing a heating system.

Your energy advisor's comments



6. Insulate exposed floors

- ☐ Increase the insulation value of your exposed floor (1st Fl. East Ovlg) by RSI 3.23 (R-18.3).

This upgrade could reduce the energy consumption of your house by 1 gigajoules per year.

Did you know?

Exposed floors account for 2 percent of the estimated annual heat loss of your house.

Useful tips

RECOMMENDED ENERGY EFFICIENCY UPGRADES - CONTINUED

There are many materials and methods that may be used to insulate an exposed floor. Consult your energy advisor's comments to determine which have been recommended.

Consult chapter 6 of [Keeping the Heat In](#) to learn more and take action.

Your energy advisor's comments



7. Upgrade windows

- ☐ Replace 15 windows with ENERGY STAR certified models for zone 1.

This upgrade could reduce the energy consumption of your house by 15 gigajoules per year.

Did you know?

Windows account for 22 percent of the estimated annual heat loss of your house.

Useful tips

Replacing windows can improve aesthetics, reduce noise from outside, reduce maintenance, increase property resale value, improve comfort and reduce condensation during cold weather. ENERGY STAR certified windows, patio doors and skylights are rated for three climate zones in Canada and are among the most energy efficient in the marketplace.

Consult chapter 8 of [Keeping the Heat In](#) to learn more and take action.

Your energy advisor's comments



8. Upgrade doors

- ☐ Replace 2 doors with ENERGY STAR certified models for zone 1.

This upgrade could reduce the energy consumption of your house by 2 gigajoules per year.

Did you know?

Doors account for 3 percent of the estimated annual heat loss of your house.

Useful tips

ENERGY STAR certified doors are rated for three climate zones in Canada and are among the most energy efficient in the marketplace. If there is a window in the door, consider units with low-E coatings and inert gas fills.

Consult chapter 8 of [Keeping the Heat In](#) to learn more and take action.

RECOMMENDED ENERGY EFFICIENCY UPGRADES - CONTINUED

Your energy advisor's comments



9. Upgrade cooling system

- ☐ Install a new ENERGY STAR certified air conditioner.

This upgrade could increase the energy consumption of your house by 2 gigajoules per year.

Did you know?

Space cooling accounts for 0 percent of the estimated annual energy use of your house.

Useful tips

Perform any planned building envelope upgrades before your contractor begins work since a more energy efficient building envelope may mean that a smaller cooling system could be installed. The contractor should first conduct a heat gain calculation before deciding on the capacity and model of your cooling system.

Your *Homeowner Information Sheet* provides important details and a reference for this calculation. Inform your contractor of any building envelope upgrades performed since your evaluation, or that will be undertaken, since these may render certain details in your *Homeowner Information Sheet* inaccurate.

Consider purchasing a system that is ENERGY STAR certified. Consult Natural Resources Canada's web site at <https://www.nrcan.gc.ca/energy/products/categories/cooling-ventilating/13756> for more information.

Your energy advisor's comments



Water conservation measures

- ☐ Replace one toilet with a low-flush or dual-flush toilet that meets the Uniform North American Requirements (UNAR).

Did you know?

Water conservation is an important part of a home energy savings plan. Whether you are on municipal water or a well, water conservation can lessen your impact on the environment by reducing the energy use associated with water treatment and delivery, including the energy used for sewage treatment.

Toilets alone can account for approximately 30 percent of indoor water use.

Useful tips

RECOMMENDED ENERGY EFFICIENCY UPGRADES - CONTINUED

Replacing your toilet with a low flush or dual flush model can significantly reduce water consumption.

Your energy advisor's comments



Learn more about energy efficiency upgrades

Natural Resources Canada has developed [Keeping the Heat In](#), a guide that explains basic principles of building science and offers guidance on home renovation projects such as adding insulation and air sealing.

NOTES:

- 🏠 Energy use reductions are calculated with each upgrade taken on its own. Combinations of upgrades may produce slightly different results.
- 🏠 If negative savings are shown, please see your energy advisor's comments for an explanation.

ENERGY EFFICIENCY FORECAST

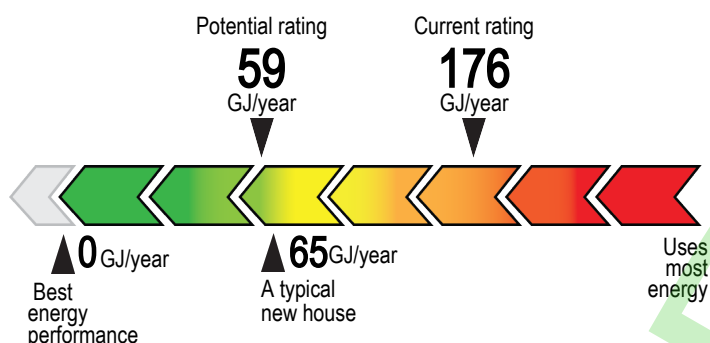
YOUR HOME'S ENERGY POTENTIAL



By implementing the recommended upgrades, you will not only see an improvement in your EnerGuide Rating but you might also reduce greenhouse gas (GHG) emissions.

Note that the energy consumption indicated on your utility bills may be higher or lower than your EnerGuide Rating. This is because the EnerGuide Rating is based on standard assumptions regarding how many people live in the home and how it is operated. Refer to your *Homeowner Information Sheet* for details on the EnerGuide Rating System standard operating conditions.

EnerGuide Rating



A **gigajoule (GJ)** is a unit of energy that can represent all energy sources found in Canadian homes such as electricity, fossil fuels and wood.

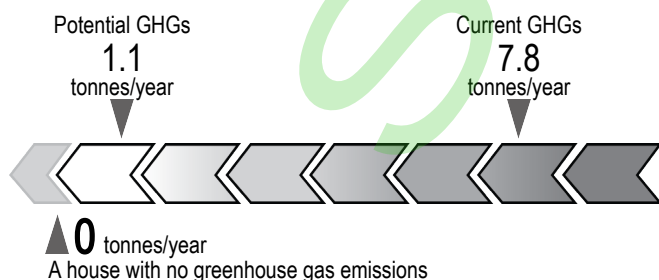
A **typical new house** is a reference point for comparing your rating to a similar house built to current energy efficiency standards.

Rated energy intensity



The **Rated energy intensity** is an estimate of your home's annual energy use relative to its size. It allows you to compare the energy used by homes of different sizes on a "per square metre" basis.

Rated greenhouse gas (GHG) emissions

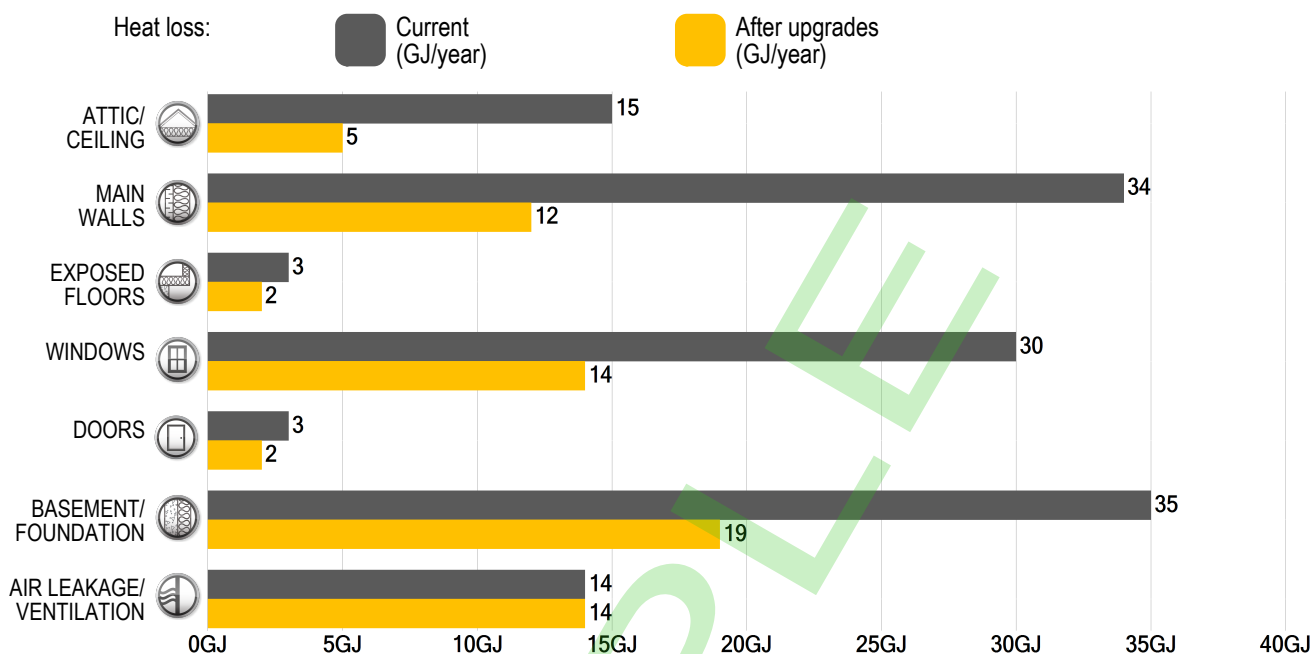


Every time we use energy from fossil fuels such as oil and gas, we produce **greenhouse gas (GHG) emissions** that contribute to climate change. We can reduce these emissions by making homes more energy efficient and lowering energy use.

ENERGY EFFICIENCY FORECAST - CONTINUED

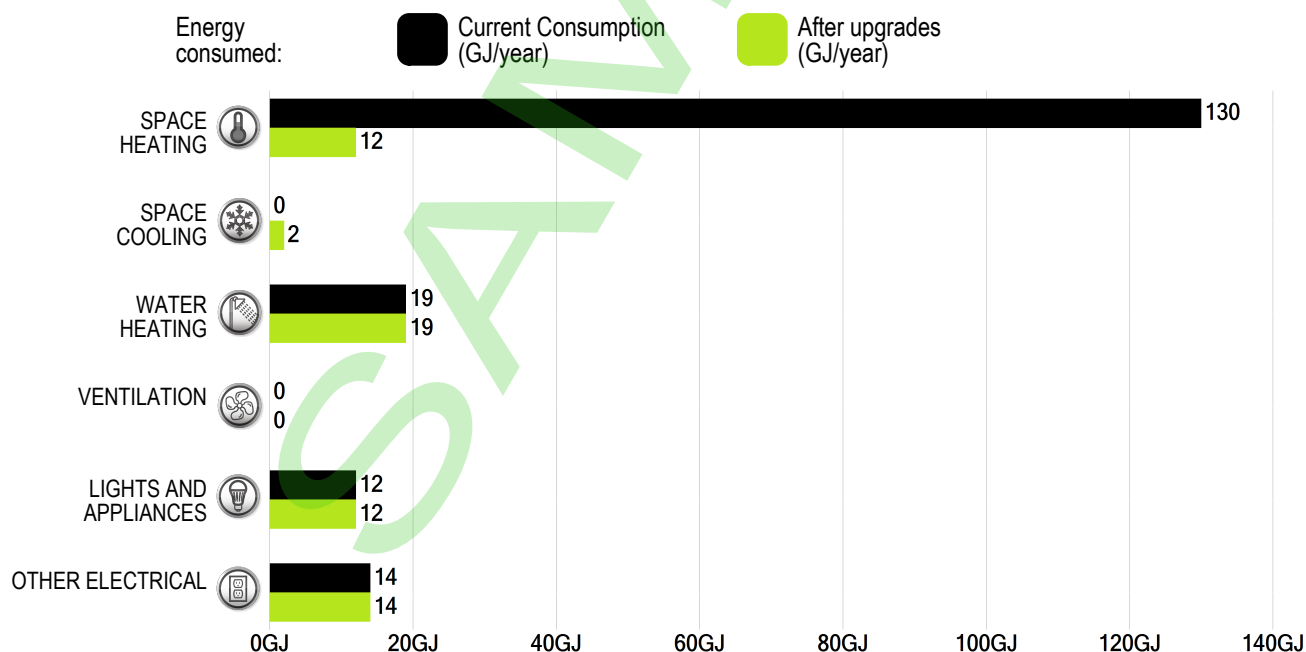
BEFORE AND AFTER: Estimated heat loss through the building envelope*

This bar chart shows where heat is lost from your house. The dark bars show the areas where you are currently losing heat. The longer the bar, the more heat you are losing. The light bars show the estimated heat loss if you were to complete all the recommended upgrades as outlined.



BEFORE AND AFTER: Estimated energy use*

This bar chart shows the potential for improving the energy performance of your house. The dark bars show your current rated consumption. The longer the bar, the more energy you are using. The light bars show the rated energy consumption if you were to complete all the recommended upgrades as outlined.



*Calculated using standard operating conditions. Refer to your *Homeowner Information Sheet* for more information.

HEALTH AND SAFETY INFORMATION

If your energy advisor has identified a potential health or safety concern related to insufficient outdoor air, risk of combustion fumes being drawn into the home or the presence of vermiculite, a warning has been included in your *Homeowner Information Sheet*. However, energy advisors are not required to have expertise in health and safety matters, and it is the sole responsibility of the homeowner to consult a qualified professional to determine potential hazards before undertaking any upgrades or renovations. Visit Natural Resources Canada's webpage *Health and safety considerations for energy-efficient renovations*.

🏠 Humidity control

A relative humidity level of between 30 and 55 percent is recommended for optimal health and comfort. For more information on assessing moisture levels in your house, visit the Canada Mortgage and Housing Corporation's website.

🏠 Radon

Radon is a naturally occurring radioactive gas that is colourless, odourless and tasteless. It is formed from the radioactive decay of uranium, a natural material found in some soil, rock and groundwater. When radon is released into the outdoor air, it gets diluted to low concentrations and is not a concern. However, in enclosed spaces like houses, it can sometimes accumulate to high levels, which can pose a risk to both you or your family's health. For more information, visit Health Canada's website.

🏠 Asbestos and vermiculite insulation

Vermiculite insulation installed in homes may contain asbestos. This can cause health risks if inhaled. If you find vermiculite insulation during renovations, avoid disturbing it. If you suspect the presence of asbestos in your home and plan to undertake renovations (including insulation or air sealing work) that may cause the vermiculite insulation or asbestos to be disturbed, contact professionals who are qualified to handle asbestos before you proceed with the renovations.

🏠 Combustion gases

The use of fuel-burning heating equipment can inadvertently lead to hazardous combustion gases being drawn into your home. Always consult a qualified heating and ventilation contractor when servicing or replacing this type of equipment and ensure you have a functioning carbon monoxide detector. Refer to the publication entitled *Combustion gases in your home: What you should know about combustion spillage* on Natural Resources Canada's website to learn more about combustion spillage.

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Natural Resources Canada does not endorse or make any representation of warranty as to the accuracy or applicability of the energy advisor's comments with respect to your particular home.

Natural Resources Canada does not endorse the services of any contractor, nor any specific product, and accepts no liability in the selection of materials, products, contractors nor the performance of workmanship.

The rating and potential savings in this report are based on the conditions of your home at the time of the evaluation and the use of EnerGuide standard operating conditions.

ADDITIONAL INFORMATION - CONTINUED

Along with the upgrade recommendations, here are some simple actions you can take to be more comfortable, save money and reduce GHG emissions:

ENERGY-SAVING TIPS

- ☐ Install and set-up programmable electronic thermostats to reduce the heating temperature at night and when you are away. For each degree of setback, you can save up to 2 percent on your heating bills.
- ☐ When replacing appliances, electronics and office equipment, look for ENERGY STAR® certified products. ENERGY STAR certified products are among the most efficient and use up to less than half as much energy in standby mode (i.e. when they are turned "off") than non-certified products. You can also look for the EnerGuide product label to help you select the most energy efficient model. For more information, go to energystar.gc.ca.
- ☐ Replace your light bulbs with ENERGY STAR certified ones, such as light emitting diodes (LEDs). They last longer and use less electricity.
- ☐ Insulate the first two metres of the hot and cold water pipes starting from the water heater with insulating foam sleeves or pipe wrap insulation. By doing so, you will save on your water heating costs and reduce your water consumption. For a fuel-fired water heater, maintain a 15 cm (6 in.) clearance between the water piping insulation and the vent pipe.
- ☐ If you use a block heater for your car, use a timer. Set the timer to turn on one to two hours before you plan to start your vehicle.
- ☐ Replace your kitchen and bathroom exhaust fans with ENERGY STAR certified exhaust fans vented to the outside.
- ☐ Install a timer on your bathroom exhaust fans so that the fans are not left running for extended periods of time.
- ☐ Install low-flow shower heads (rated at 7.6 litres per minute or less) and faucet aerators.
- ☐ Fix leaky faucets and outside hose bibs.
- ☐ Plug your entertainment systems and office equipment into power bars that can be easily turned off when equipment is not in use.

NOTES:

Questions about this report?

Please contact your energy advisor.

NRCan.gc.ca/myenergiguide