

# Energy Efficiency Report



# FirstRate Report



**YOUR HOUSE ENERGY RATING IS:** ★★☆☆☆☆ **6 STARS**  
**in Climate: 24** **SCORE: 29 POINTS**

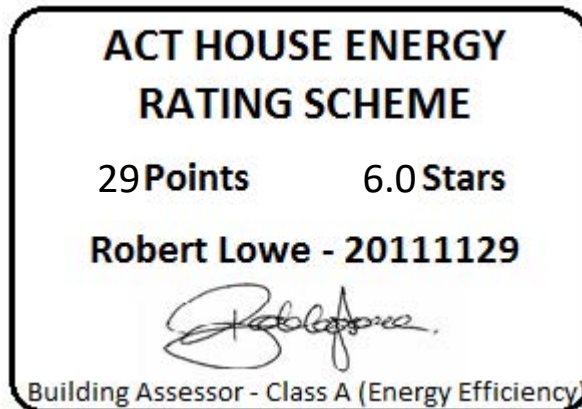
**Name:** Walsh

**Ref No:** 68478

**House Title:** Unit 51 Block 1 Section 47 WRIGHT

**Date:** 26-02-2026

**Address:** 51/41 Philip Hodgins St, Wright ACT 2611



## IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

	POOR			AVERAGE				GOOD			V. GOOD	
Star Rating	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
<b>Current</b>	29	<input type="text"/>										
<b>Potential</b>	29	<input type="text"/>										

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

**Design options**

**Additional points**

## ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

<b>Current Rating</b>	<b>29</b>	<b>★★★★★★</b>
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Largest windows in the dwelling;

**Direction : North East**

**Area : 13 m<sup>2</sup>**

The table below shows the total score for the dwelling when these windows face the direction indicated.

**Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.**

<b>ORIENTATION</b>	<b>POINT SCORE</b>	<b>STAR RATING</b>
1. North East	29	★★★★★★
2. East	24	★★★★★★
3. South East	22	★★★★★★
4. South	25	★★★★★★
5. South West	28	★★★★★★
6. West	25	★★★★★★
7. North West	26	★★★★★★
8. North	30	★★★★★★

<b>FirstRate Mode</b>
<b>Climate: 24</b>

**RATING SUMMARY for: Unit 51 Block 1 Section 47 WRIGHT, 51/41 Philip Hodgins St, Wright ACT 2611,**

Assessor's Name:

Net Conditioned Floor Area: 142.8 m<sup>2</sup>

Feature				Points		
				Winter	Summer	Total
<b>CEILING</b>				<b>10</b>	<b>0</b>	<b>10</b>
Surface Area:	4	Insulation:	6			
<b>WALL</b>				<b>12</b>	<b>-2</b>	<b>10</b>
Surface Area:	4	Insulation:	6	Mass:	0	
<b>FLOOR</b>				<b>9</b>	<b>1</b>	<b>9</b>
Surface Area:	2	Insulation:	-3	Mass:	11	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>7</b>	<b>0</b>	<b>6</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	47 %			
Exhaust Fans	17 %	Doors	17 %			
Down Lights	0 %	Gaps (around frames)	18 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>0</b>	<b>0</b>
Cross Ventilation	0					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>-2</b>	<b>-11</b>	<b>-13</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>NE</b>	13	9%	-17	23	-7	-1
<b>SE</b>	4	3%	-5	2	-1	-4
<b>SW</b>	8	5%	-10	5	-3	-8
<b>Total</b>	24	17%	-32	30	-11	-13

\* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 1 point

				Winter	Summer	Total
<b>RATING</b>	★ ★ ★ ★ ★ ★			<b>35</b>	<b>-12</b>	<b>29*</b>

\* includes 7 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Walsh  
HouseTitle Unit 51 Block 1 Section 47 WRIGHT  
StreetAddress 51/41 Philip Hodgins St, Wright ACT 2611  
FileCreated 26-02-2026  
Comments

## Climate Details

State Canberra  
Town 2600  
Postcode 24  
Zone

## Floor Details

<u>ID</u>	<u>Construction</u>	<u>Sub Floor</u>	<u>Upper</u>	<u>Shared</u>	<u>Foil</u>	<u>Carpet</u>	<u>Ins RValue</u>	<u>Area</u>
1	Concrete Slab on ground	No Subfloor	No	No	No	Tiles	R0.0	4.0m <sup>2</sup>
2	Concrete Slab on ground	No Subfloor	No	No	No	Carp	R0.0	12.0m <sup>2</sup>
3	Concrete Slab on ground	No Subfloor	No	No	No	Float Timb	R0.0	83.0m <sup>2</sup>
4	Timber	NA	Yes	No	No	Tiles	R0.0	2.0m <sup>2</sup>
5	Timber	NA	Yes	No	No	Carp	R0.0	46.5m <sup>2</sup>

## Wall Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Ins RValue</u>	<u>Length</u>	<u>Height</u>
1	Brick Veneer	No	R2.0	18.9m	2.6m
2	Weatherboard	Yes	R0.0	25.9m	2.6m

## Ceiling Details

<u>ID</u>	<u>Construction</u>	<u>Shared</u>	<u>Foil</u>	<u>Ins RValue</u>	<u>Area</u>
1	Attic - Low Ventilation	No	Yes	R4.0	99.0m <sup>2</sup>

## Window Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Utility</u>	<u>Glass</u>	<u>Frame</u>	<u>Curtain</u>	<u>Blind</u>	<u>Fixed &amp; Adj Eave</u>	<u>Fixed Eave</u>	<u>Head to Eave</u>
1	NE	2.1m	2.7m	No	SG	ALIMPR	HB	No	1.0m	1.0m	1.0m
2	SW	2.1m	1.8m	No	SG	ALIMPR	HB	No	0.0m	0.0m	0.0m
3	SE	2.1m	1.8m	No	SG	ALIMPR	HB	No	0.0m	0.0m	0.0m
4	NE	1.2m	2.5m	No	SG	ALIMPR	HB	No	0.5m	0.5m	0.6m
5	SW	1.2m	1.8m	No	SG	ALIMPR	HB	No	0.5m	0.5m	0.6m
6	SW	1.2m	0.7m	No	SG	ALIMPR	NC	No	0.5m	0.5m	0.6m
7	SW	0.6m	1.8m	Yes	SGT	ALIMPR	NC	No	0.5m	0.5m	0.6m
8	NE	1.2m	1.8m	No	SG	ALIMPR	NC	No	0.5m	0.5m	0.6m
9	NE	2.1m	0.9m	No	SGT	ALIMPR	NC	No	0.0m	0.0m	0.0m

## Window Shading Details

<u>ID</u>	<u>Dir</u>	<u>Height</u>	<u>Width</u>	<u>Obst Height</u>	<u>Obst Dist</u>	<u>Obst Width</u>	<u>Obst Offset</u>	<u>LShape Left Fin</u>	<u>LShape Left Off</u>	<u>LShape Right Fin</u>	<u>LShape Right Off</u>
1	NE	2.1m	2.7m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	2.0m	0.3m
2	SW	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	1.5m	0.5m	2.5m	1.0m
3	SE	2.1m	1.8m	0.0m	0.0m	0.0m	0.0m	3.0m	0.3m	0.0m	0.0m

## Zoning Details

Is there Cross Flow Ventilation ?      Average

### Air Leakage Details

Location      Suburban  
Is there More than One Storey ?      Yes  
Is the Stairwell Separated by Doors ?      No  
Is the Entry open to the Living Area ?      Yes  
Is the Entry Door Weather Stripped ?      Yes  
Area of Heavyweight Mass      0m<sup>2</sup>  
Area of Lightweight Mass      0m<sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	0
External Doors	0	0

Unflued Gas Heaters      0  
Percentage of Windows Sealed      98%  
Windows - Average Gap      Small  
External Doors - Average Gap      Small  
Gaps & Cracks Sealed      Yes

# Insurance Certificates & Tax Invoice



## Pest Controllers Combined Liability Certificate of Currency

The Policy below is current until 4.00pm on the expiry date shown below

**INSURED:** ACT Property Inspections Pty Ltd

**BUSINESS DESCRIPTION:** General Pest & Weed Control  
Timber Pest Inspections  
Termite Barrier Installations  
Pre-Purchase House Pest Inspections  
Building Inspections (Non Pest Related)  
Energy Efficiency Ratings  
Compliance Reports

**POLICY REFERENCE:** 09A349653PLB

**PERIOD OF INSURANCE:** From: 4.00pm on 30/03/2025  
To: 4.00pm on 30/03/2026

**POLICY CLASS:** Pest Controllers Combined Liability

**SUMS INSURED:** **Section 1: General Public & Products Liability**

**\$20,000,000** Our maximum liability in respect of any claim or series of claims for Personal Injury, Property Damage or Advertising Liability caused by or arising out of any one occurrence; and

**\$20,000,000** Our total aggregate liability during any one period of insurance for all claims arising out of Your Product

**Section 2: Professional Indemnity**

**\$5,000,000** Our maximum liability in respect of any Claim or any series of Claims inclusive of costs and expenses.

**\$10,000,000** Our total aggregate liability for all Claims inclusive of costs and expenses.

This Certificate of Currency is subject to the Policy Documentation to be read in conjunction with the Definitions, Conditions and Exclusions in the Pest Controllers Combined Liability Insurance Policy.

Date Issued: 28 March 2025



**ACT  
PROPERTY  
INSPECTIONS**

# TAX INVOICE

Agata Walsh  
51/41 Philip Hodgins St  
WRIGHT ACT 2611  
AUSTRALIA

**Invoice Date**  
19 Feb 2026

**Invoice Number**  
INV-68478

**ABN**  
33 600 397 466

ACT Property Inspections  
(02) 6232 4540  
Unit 1, 33 Altree Ct  
PHILLIP ACT 2606  
ABN: 33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
ACTPLA - EER ESDD Lodgement Fee (no GST)	1.00	41.91	GST Free	41.91
Energy Efficiency Report	1.00	348.26	10%	348.26
			Subtotal	390.17
			TOTAL GST 10%	34.83
			<b>TOTAL AUD</b>	<b>425.00</b>

**Due Date: 5 Mar 2026**

Payment Terms: 7 Day Account

Please pay within the payment terms to avoid an admin fee. Note: all bank/legal fees incurred in obtaining payment will be the customer's responsibility

Direct Deposit

BSB: 012084

Account Number: 194679655

Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques - please make payable to ACT Property Inspections Pty Ltd

[View and pay online now](#)