

Energy performance certificate - English reader's version

Præstevænget 10 · 5985 Søby Ærø · Energy report no. 311799828

Unofficial reader's translation and summary of the Danish original. The Danish energy performance certificate is the controlling official document.

Key information

This reader's version is based on the Danish energy performance report no. 311799828, prepared by Botjek A/S. It translates the report's key facts and recommendations for international readers; it is not a replacement for the original report.

Item	Value
Address	Præstevænget 10, 5985 Søby Ærø
Energy label	A
Report number	311799828
Validity	27 November 2024 - 27 November 2034
Prepared by	Botjek A/S, CVR 30711602
Building	Detached single-family house, built 1869; 373 m ² living area; 42 m ² unheated basement
Heating	Electricity / heat pump

Energy label and savings potential

The property has energy label **A**. The report estimates an annual energy cost of DKK 32,700 today. If all profitable measures are implemented, the estimated annual cost is DKK 27,500 - an annual saving of DKK 5,200 and a reduction of 0.75 tonnes of CO₂.

Recommended improvements

The principal profitable proposal is a new photovoltaic installation on the south-west-facing roof: approximately 20 m² of monocrystalline panels with an output of 4.2 kW. Estimated investment: DKK 40,800. Estimated saving: DKK 5,100 per year. The report notes that roof capacity, shading from trees and planning restrictions must be checked.

The report also identifies possible measures to consider together with other renovations: replacement of one north-gable first-floor window (estimated annual saving DKK 200), and replacement of two uninsulated external doors (estimated annual saving DKK 200 for each proposal).

Building and technical condition

The report records 300 mm mineral wool in the roof space; 150 mm insulation in sloping roof walls and walls to the knee-wall spaces; 250 mm insulation above those spaces; 36 cm solid brick external walls with internal lining and 150 mm insulation; mixed double and triple glazing; and natural ventilation. Heating is by heat pump, with radiators and underfloor heating in bathrooms and utility room.

Important limitations

Values are based on standardised use, not the current owner's actual consumption. No actual consumption figures were available to the consultant. Some construction information is based on drawings, owner information and professional estimates. Destructive investigations were not permitted, so the report is not a guarantee of concealed construction conditions.

Original Danish report: Energimærke - EnergyDocument.pdf.pdf