

# Renovation Project Report

Energy-performance (PEB) upgrade plan, detailed cost estimate & property assessment

## REFERENCE

**QW-417-984**

Date: 15-06-2026

## CLIENT

**Sophie Laurent**

sophie.laurent@example.be

## PROPERTY ADDRESS

**Rue du Bailli 47, 1050 Ixelles**

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# Project Summary

## Executive Summary

An at-a-glance overview of the project, scope and estimated cost.

PROPERTY INFORMATION	House · 142 m <sup>2</sup> · Mid-range
ROOMS	4
TRADES	Other
TOTAL ESTIMATE	<b>€61.757,19</b>

## Client Information

NAME	Sophie Laurent
EMAIL	sophie.laurent@example.be
PHONE	+32 470 12 34 56
ADDRESS	Rue du Bailli 47, 1050 Ixelles

## Property Information

PROPERTY TYPE	House
AREA	142 m <sup>2</sup>
FINISH LEVEL	Mid-range

## Scope Overview

ROOM	AREA	WORK TYPES
Kitchen	24 m <sup>2</sup>	Plumbing, Tiling, Cabinets
Bathroom	12 m <sup>2</sup>	Plumbing, Tiling, Shower
Living room	38 m <sup>2</sup>	Painting, Electrical
Bedroom	18 m <sup>2</sup>	Painting

TOTAL ESTIMATE

**€61.757,19**

Subtotal: €51.039,00

VAT (21%): €10.718,19

Figures reviewed and approved by our renovation experts.

# Property Assessment

## Property Details

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PROPERTY TYPE	House
TOTAL AREA	142 m <sup>2</sup>

## Scope of Work & Cost Estimate

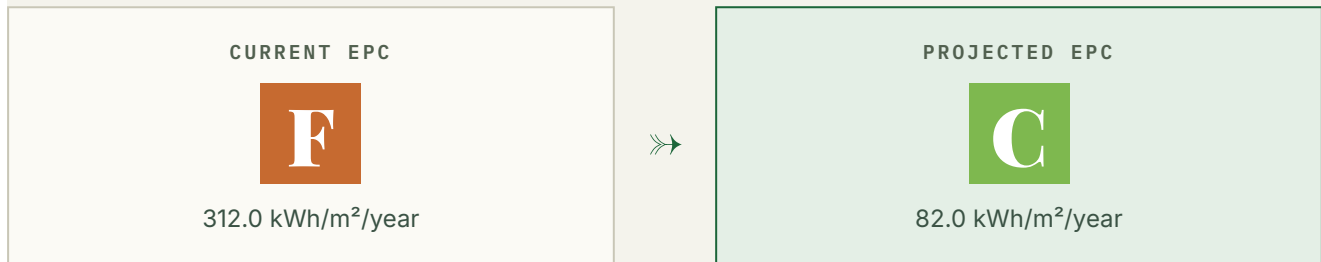
DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
<b>OTHER</b>				
Exterior wall insulation — mineral wool 80 mm	m <sup>2</sup>	95,00	€44,20	€4.199,00
Roof insulation — PIR boards 120 mm	m <sup>2</sup>	64,00	€60,00	€3.840,00
Air/water heat pump — monobloc 11 kW	u	1,00	€13.900,00	€13.900,00
Balanced ventilation (MVHR) — 92% recovery	u	1,00	€5.100,00	€5.100,00
Kitchen renovation — mid-range	u	1,00	€14.200,00	€14.200,00
Bathroom renovation — mid-range	u	1,00	€9.800,00	€9.800,00
			Subtotal	€51.039,00
			VAT (21%)	€10.718,19
			<b>Total</b>	<b>€61.757,19</b>

# Energy Efficiency Analysis

## PRE-PURCHASE FRAMING

This energy chapter is built to support a purchase decision and a mortgage file. EPC/PEB upgrades typically become available after acquisition; budget them into the post-purchase plan and the bank narrative.

## Current EPC » Projected EPC



## Energy Recommendations Based on Your Project

### 1 Roof Insulation

Roof insulation is typically the single biggest energy win — 25-30% of heat escapes through an uninsulated roof. Minimum R-value: R $\geq$ 5 (Brussels/Wallonia), R $\geq$ 4.5 (Flanders).

**Install:** Roof insulation 20-22cm mineral wool or PUR (R $\geq$ 5)

**COST** €30-115/M<sup>2</sup>    **SAVINGS** €400-800/YEAR    **ROI** 3-6 YEARS

### 2 Wall Insulation

Walls account for 20-25% of heat loss. Options: cavity wall fill (cheapest, €15-25/m<sup>2</sup>) or external insulation (most effective, €80-150/m<sup>2</sup>).

**Install:** Wall insulation — cavity fill or external cladding (R $\geq$ 3.5)

**COST** €15-150/M<sup>2</sup>    **SAVINGS** €300-600/YEAR    **ROI** 4-8 YEARS

### 3 Window Glazing Upgrade

Upgrading from single to double glazing reduces window heat loss by 50-70%. Triple glazing achieves even better performance for north-facing windows.

**Install:** Double glazing (U $\leq$ 1.1) or triple glazing (U $\leq$ 0.8)

**COST** €150-500/M<sup>2</sup>    **GLAZING**    **SAVINGS** €120-300/YEAR    **ROI** 5-10 YEARS

#### 4 Heating System Upgrade

A condensing boiler saves 15-20% vs old boilers. A heat pump saves 50-70% but needs good insulation first. Federal: heat pumps = 6% VAT (2026-2030), fossil = 21% VAT.

**Install:** Condensing boiler or heat pump system

**COST** €3000-12000/SYSTEM **SAVINGS** €300-1200/YEAR **ROI** 4-8 YEARS

**Heat pumps: 6% VAT (2026-2030) — saves €750+ on a €5,000 system**

#### 5 Floor Insulation

Floor insulation reduces heat loss through the ground by 10-15%. Essential for underfloor heating efficiency. Best done during renovation when floors are already being replaced.

**Install:** Floor insulation XPS/PUR 8-12cm ( $R \geq 3.5$ )

**COST** €20-55/M<sup>2</sup> **SAVINGS** €100-250/YEAR **ROI** 4-7 YEARS

#### 6 Heat Recovery Ventilation

A system D ventilation unit recovers 80-95% of heat from exhaust air. Critical for well-insulated homes to maintain air quality without opening windows.

**Install:** Mechanical ventilation with heat recovery (system D, 80-95% recovery)

**COST** €3000-7000/SYSTEM **SAVINGS** €200-500/YEAR **ROI** 6-12 YEARS

#### 7 Solar Hot Water

Solar thermal covers 50-70% of hot water needs. Works well with heat pump or condensing boiler as backup.

**Install:** Solar thermal hot water system (4-6m<sup>2</sup> panels)

**COST** €3000-6000/SYSTEM **SAVINGS** €150-350/YEAR **ROI** 8-15 YEARS

### Total additional energy investment

Total additional energy investment	€9215 – €25820
Estimated annual energy savings	€1570 – €4000/year
EPC reduction	-230 kWh/m <sup>2</sup> /year

## Regional Energy Subsidy Programs

Belgium offers significant renovation subsidies that vary by region. The following programs may apply to your project:

REGION	PROGRAM	WEBSITE
Bruxelles	Renolution	<a href="http://renolution.brussels">renolution.brussels</a>
Vlaanderen	Mijn VerbouwPremie	<a href="http://mijnverbouwpremie.be">mijnverbouwpremie.be</a>
Wallonie	Primes Énergie	<a href="http://energie.wallonie.be">energie.wallonie.be</a>

**Disclaimer:** Subsidy amounts, eligibility criteria, and application processes differ by region and are updated annually. Verify eligibility directly with your regional authority before committing.

## Material Specifications

Material quantities derived from project scope. Prices not included — for procurement planning only.

ITEM	UNIT	QUANTITY	WASTE
<b>OTHER</b>			
Exterior wall insulation — mineral wool 80 mm	m <sup>2</sup>	95,00	Incl.
Roof insulation — PIR boards 120 mm	m <sup>2</sup>	64,00	Incl.
Air/water heat pump — monobloc 11 kW	u	1,00	Incl.
Balanced ventilation (MVHR) — 92% recovery	u	1,00	Incl.
Kitchen renovation — mid-range	u	1,00	Incl.
Bathroom renovation — mid-range	u	1,00	Incl.

**Note:** Quantities include standard waste factors. Final quantities may vary based on site conditions and material choices.

## **Client Notes & Attachments**

*No additional notes or attachments were provided.*

# Terms, Validity & Signatures

## Report Validity

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REPORT DATE	15-06-2026
VALID UNTIL	15-07-2026
REFERENCE	QW-417-984

## Terms & Conditions

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- All prices include VAT at the rate specified unless stated otherwise.
- Prices are calibrated against published Belgian construction-sector reference rates (the ABEX index) and validated by our renovation experts. Actual prices may vary by region and contractor.
- Final pricing requires on-site inspection. This estimate is indicative.
- Any changes to scope after acceptance may affect pricing and timeline.

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QOTE  
AUTHORIZED SIGNATURE

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SOPHIE LAURENT  
CLIENT ACCEPTANCE