HiPerHaus
BUILDING PERFORMANCE SPECIALISTS

SAMPLE REPORT

Home Performance Assessment

How your home really performs — and how to improve it

PROPERTY	**14 Sample Street, Stirling SA 5152**
CONSTRUCTION	**Brick veneer, suspended timber floor**
YEAR BUILT	**c. 1995 · Single storey · 168 m2**
ASSESSMENT DATE	**12 June 2026**
ASSESSOR	**Jonathen Hindry, HiPer Haus**
REPORT REF.	**HPA-SAMPLE-0001**

This is an illustrative sample. Figures shown are representative of a typical existing home, not a real measurement.

HiPer Haus · 08 7110 0075 · hello@hiperhaus.com.au · www.hiperhaus.com.au

OVERVIEW

Executive summary

This home is comfortable in mild weather but struggles in winter and on hot days. The underlying cause is significant uncontrolled air leakage combined with limited fresh-air ventilation — the home loses conditioned air faster than the heating and cooling can replace it, and moisture builds up in the cooler months.

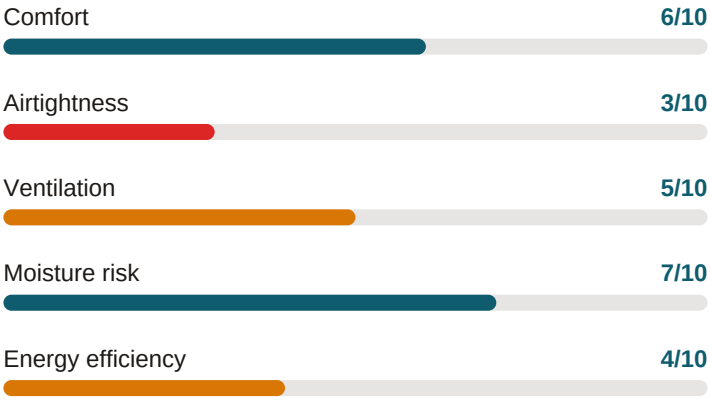
The blower door test measured **12.5 air changes per hour at 50 Pa (ACH50)**, well above the ~5 ACH50 of a good new build and roughly 20x leakier than a Passive House. The good news: most of the leakage is concentrated in a handful of locations that can be sealed cost-effectively, and targeted improvements will deliver a noticeable lift in comfort and a meaningful reduction in running costs.

HiPer Home Performance Score

A benchmark you can improve over time.

58

OVERALL / 100



DIAGNOSTIC RESULT

Airtightness — blower door test

Result	This home	Good new build	Passive House
Air changes @ 50 Pa	12.5 ACH50	~5 ACH50	0.6 ACH50
Equivalent leakage area	~ 1,149 cm2	~ 460 cm2	~ 55 cm2
As a single hole	~ 38 cm across	~ 24 cm	~ 8 cm

What it means: at this leakage rate, a large share of the energy used to heat and cool the home is continually lost to outside air. Reducing leakage is the single highest-impact improvement available to this home.

DIAGNOSTIC RESULT

Air leakage — where it's going

Under depressurisation, smoke diagnostics located the main leakage paths. Each is ranked by impact and ease of fixing.

Location	Share	Finding	Priority
Ceiling & roof space	25%	Unsealed ceiling penetrations and access hatch	High
Windows	15%	Perished seals; gaps at frame-to-wall junction	High
Doors	12%	Gaps under thresholds; daylight visible	Medium
Downlights	10%	12 vented downlights open to roof space	High
Floor & subfloor	10%	Perimeter gaps drawing subfloor air	Medium
Exhaust fans	8%	No effective backdraft dampers	Medium
Wall penetrations	7%	Unsealed services through external wall	Low
Other junctions	13%	Skirtings, power points, construction gaps	Low

OBSERVATIONS

Ventilation & moisture

Ventilation

Bathroom exhaust underperforms and ducts into the roof. Bedrooms have no dedicated fresh-air pathway — with doors closed overnight, air becomes stale and CO2 rises. Kitchen extraction is adequate but unbalanced.

Moisture & condensation

Condensation observed on bedroom windows in winter. Relative humidity sits high in the cooler months. Early surface mould noted to one south-facing wall — a symptom of cold surfaces plus inadequate ventilation.

THE PLAN

Recommendations & improvement roadmap

What to do, in what order, and what each step achieves.

Immediate — highest impact, lowest cost

Action	Expected benefit
Seal ceiling penetrations & insulate/seal the access hatch	Cuts the single largest leak; warmer rooms, lower heating use
Fit sealed downlight covers or convert to surface fittings	Closes 12 direct holes into the roof space
Replace perished window seals; seal frame junctions	Removes draughts; reduces condensation on glass
Fit door seals and thresholds	Eliminates visible perimeter draughts

Medium-term — comfort & air quality

Action	Expected benefit
Upgrade bathroom exhaust with backdraft damper, duct to outside	Removes moisture at source; lowers mould risk
Seal subfloor perimeter & service penetrations	Stops cold subfloor air; steadier floor temperatures
Introduce controlled fresh-air to bedrooms	Fresher air overnight; lower CO2 and humidity

Future — whole-of-home performance

Action	Expected benefit
Retest airtightness after sealing works	Verifies and quantifies the improvement achieved
Consider MVHR once airtightness improves	Continuous filtered fresh air with heat recovery
Stage insulation upgrades to walls/ceiling	Lower heating & cooling demand; year-round comfort

This is a sample report.
Your own assessment measures your home and gives you a plan like this, tailored to it. Book a free 15-minute consultation at www.hiperhaus.com.au or call 08 7110 0075.