

Semi Detached House, Built 2001 Total Building Area (m2): 103

	BER Rating		Potential Energy Savings	Total Annual Space Heating	Space Heating costs per year		
		Energy Value (kWh/m2/yr)	€	kWh/yr	€/yr		
	Dwelling Current Condition	C2	184.39	-	19,044	€2,463.76	
Dwelling Post Works	A3	74.74	€2,815.33	7,719	€1,801.14		
CO2 Savings per year 3.4 Tonnes							
Equivalent Planted Trees		Trees					
Item	Recommendation				kWh/m²/yr	BER	MEDIAN Cost Nett Grant [1]
Roof Insulation	Top up all roof insulation on ceiling to 400mm and improve flat roof to achieve a U-Value of 2.00				178.4	C2	€700
New windows with a uvalue of 1.2 New Door with a uvalue of 1.4	New windows with a u-value of 1.2 and a Solar Transmittance of 0.6 including roof windows New door with a U-value of 1.4				164.77	C1	€8,500
Blocking of Chimneys & Vents	Install closable vents in all bedrooms if not already installed and block all others. Remove open fires and stoves and block chimneys. Draught strip all attic hatches.						€800
Ground Floor Upgrades	Lift existing floor and insert 150mm of insulation under new screed. Underfloor heating above insulation.						€3,000
Wall Insulation	Install 62.5mm of Unilin drylining with a Thermal Conductivity of 0.022 on all external wallsincluding walls into unheated spaces. Or 100mm of External Wall Insulation with a Thermal Conductivity of 0.038				90.03	B1	€16,000
Heating system and Controls	Install full time and temperature controls with 3 zonestwo heating and one HW. Install and air to water HP with a Seasonal Space Heating Efficiency, ηs / SCOP/A of 127 minimum and Water Heating Efficiency, ηwh 125 minimum. HW cylinder taken as 200L with a Declared loss of 1.5 KWH/day. As part of this upgrade, we have allowed for the blocking up of any and all open fires.				74.74	A3	€12,000
Total Cost €							€41,000
Simple Payback (Years)							22.8

[1] These costs are net of SEAI and are based on a SEAI survey of actual retrofit works carried out by certified contractors in 2025

The house pictured is not the actual home surveyed, but it has the same characteristics