

Detached House, Built 1950 Total Building Area (m2): 104

	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	D2	294	-	30,612	€3,979.61
Dwelling Post Works	B1	80	€1,879.61	8,326	€2,100.00

CO2 Savings per year 3.4 Tonnes

Equivalent Planted Trees	243	Trees			
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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	279.58	D2	€900
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	265.35	C1	€9,200
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 walls including walls into unheated spaces. Or 100mm of External Wall Insulation with a Thermal Conductivity of 0.038	199.52	B1	€16,000
Heating system and Controls	Install full time and temperature controls with 3 zones two heating and one HW. Install and air to water HP with a Seasonal Space Heating Efficiency, η_s / SCOP/A of 127 minimum and Water Heating Efficiency, η_{wh} 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.	80.6	B1	€12,000
Total Cost €				€41,900
Simple Payback (Years)				22.3

[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