

Detached House, Built 1989 Total Building Area (m2): 184

	BER Rating	Energy Value (kWh/m2/yr)	Potential Energy Savings €	Total Annual Space Heating kWh/yr	Space Heating costs per year €/yr
Dwelling Current Condition	C1	166.91	-	30,711	€3,629.53
Dwelling Post Works	A3	70	€2,415.13	12,880	€1,214.40
CO2 Savings per year		5.6 Tonnes			
Equivalent Planted Trees		400 Trees			

Item	Recommendation	kWh/m ² /yr	BER	MEDIAN Cost Nett Grant [1]
Roof Insulation	Top up all roof insulation to 400mm to achieve a U-Value of 2.00	156.94	C1	€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	142.64	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	97.64	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.	70	A3	€12,000
Total Cost €				€41,900
Simple Payback (Years)				17.3

[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