

Mid Terrace, Built 1920 Total Building Area (m2): 89

		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	274.05	-	24,390	€2,882.51		
Dwelling Post Works	B1	80	€2,211.19	7,120	€671.31		
CO2 Savings per year 5.6 Tonnes							
Equivalent Planted Trees	400	Trees					
Item	Recommendation				kWh/m²/yr	BER	MEDIAN Cost Nett Grant [1]
Roof Insulation	Top up all roof insulation to 400mm to achieve a U-Value of 2.00				243.81	D1	€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				256.96	D1	€6,000
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.						€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				177.11	C2	€10,000
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, 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.				70	B1	€12,000
Total Cost €							€32,700
Simple Payback (Years)							14.8

[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