

Mid Terrace, Built 1910 Total Building Area (m2): 137

	BER Rating	Energy Value	Potential Energy Savings	Total Annual Space Heating	Space Heating costs per year [1]
		(kWh/m2/yr)	€	kWh/yr	€/yr
Dwelling Current Condition	G	499.29	-	68,403	€8,083.96
Dwelling Post Works	B1	55	€7,379.46	7,472	€704.50

CO2 Savings per year	20.7 Tonnes
Equivalent Planted Trees	1,479 Trees

Item	Recommendation	kWh/m ² /yr	BER	MEDIAN Cost Nett Grant [2]
Roof Insulation	Top up all roof insulation to 400mm to achieve a U-Value of 2.00	469.55	G	€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	417.62	F	€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.	385.98	F	€800
Ground Floor Upgrades	Lift existing floor and insert 150mm of insulation under new screed.	298.96	D2	€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	156.83	C1	€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, 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.	55	A3	€12,000
Total Cost €				€32,700
Simple Payback (Years)	NOTE See [1] actual payback may be longer			4.4

[1] The homeowner is likely not spending this on heating - the house is probably not being heated to the standard 21C temperatures

[2] 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