

Semi-Detached, Built 1977 Total Building Area (m2): 112

		BER Rating		Potential Energy Savings	Total Annual Space Heating	Space Heating costs per year			
			Energy Value	€	kWh/yr	€/yr			
			(kWh/m2/yr)						
	Dwelling Current Condition	E1	314.6	-	35,235	€4,164.16			
	Dwelling Post Works	A3	55	€3,583.36	6,160	€580.80			
CO2 Savings per year		7.5 Tonnes							
Equivalent Planted Trees		536	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					286.6		€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					238.6		€8,000	
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.					0		€800	
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					131.6		€15,000	
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.					55		€12,000	
Total Cost €								€36,700	
Simple Payback (Years)		NOTE See [1] actual payback may be longer						10.2	

[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