

Detached House built 1983

Total Building Area (m2): 82

	BER Rating	Energy Value	Potential Energy Savings	Total Annual Space Heating	Heating costs per year [1]
		(kWh/m2/yr)	€	kWh/yr	€/yr
Dwelling Current Condition	D2	298	-	24,436	€4,154.12
Dwelling Post Works	A3	70	€3,350.52	5,740	€803.60
CO2 Savings per year 5.78 Tonnes					
Equivalent Planted Trees 413 Trees					

Item	Recommendation	kWh/m ² /yr	BER	MEDIAN Cost Nett Grant [2]
Roof Insulation	Ensure all areas of the roof have 300mm insulation and draught strip attic hatch	283	D2	€800
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	D2	€6,500
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.	262	D2	€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	244	D1	€14,000
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.	70.3	A3	€9,000
Total Cost €				€31,100
Simple Payback (Years)				9.3

[1] Assumes (and this is critical) that the electrical load for the Heat Pump is shifted as much as possible to cheaper rates on a Smart meter plan

[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