

Semi Detached built 1980

Total Building Area (m2): 89

|                                                                                   |            |              |                          |                            |                            |
|-----------------------------------------------------------------------------------|------------|--------------|--------------------------|----------------------------|----------------------------|
|  | 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                                                        | E2         | 367          | -                        | 32,663                     | €5,552.71                  |
| Dwelling Post Works                                                               | A3         | 59           | €4,817.57                | 5,251                      | €735.14                    |
| CO2 Savings per year 7.87 Tonnes                                                  |            |              |                          |                            |                            |
| Equivalent Planted Trees 562 Trees                                                |            |              |                          |                            |                            |

| Item                                                              | Recommendation                                                                                                                                                                                                                                                                                                                                                                        | kWh/m <sup>2</sup> /yr | BER | MEDIAN Cost<br>Nett Grant [2] |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|-------------------------------|
| New windows with a uvalue of 1.2<br>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                                                                                                                                                                                                                                                              | 300                    | D2  | €9,500                        |
| 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.                                                                                                                                                                                                               | 291                    | D2  | €800                          |
| Wall Insulation                                                   | Install 62.5mm of Unilin drylining with a Thermal Conductivity of 0.022 on all external walls including walls into unheated spaces. Only on original walls                                                                                                                                                                                                                            | 212                    | C3  | €18,000                       |
| 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. | 59                     | A3  | €12,000                       |
| Total Cost €                                                      |                                                                                                                                                                                                                                                                                                                                                                                       |                        |     | €40,300                       |
| Simple Payback (Years)                                            |                                                                                                                                                                                                                                                                                                                                                                                       |                        |     | 8.4                           |

[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