

Detached House built 1997

Total Building Area (m2): 198.6

	BER Rating	Energy Value	Potential Energy Savings	Total Annual Space Heating Demand	Heating costs per year [1] [2]	
		(kWh/m2/yr)	€	kWh/yr	€/yr	
Dwelling Current Condition	C	206.6	-	41,031	€5,087.81	
Dwelling Post Works	A	47	€3,781.03	9,334	€1,306.79	
CO2 Savings per year 7.70 Tonnes						
Equivalent Planted Trees	546	Trees				
Item	Recommendation				kWh/m²/yr	BER
Roof Insulation	Install 200mm of attic insulation				192.9	C
New windows with a uvalue of 1.2 New Door with a uvalue of 1.2	Replace all windows with new models with a U-Value of 1.2 & Replace all doors with new doors with a U_Value of 1.2				180	C
Chimneys & Vents	Install non-closable vents in all bedrooms				178	C
Walls	Pump existing cavity wall with 50mm of insulating bead				163.87	C
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.				47	A3
Typical Cost of Works €					€24,200	
Estimated Payback (Years)					6.4	

[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