

Detached built 1998

Total Building Area (m2): 203

	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	B	137.81	-	27,975	€3,468.95
Dwelling Post Works	A	65	€1,622	13,195	€1,847.30
CO2 Savings per year 6.25 Tonnes					
Equivalent Planted Trees 446 Trees					
Item	Recommendation			kWh/m ² /yr	BER
Roof Insulation	Install 300mm of attic insulation			131	B
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			115	B
Wall Insulation	Pump Cavity wall with 50mm of cavity Bead			106	B
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, 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.			89.3	A
Energy Generation	Install 6kW PV			65	A
Typical Cost of Works €	€32,300				
Estimated Payback (Years)	19.9				

[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