

Detached House built 1999

Total Building Area (m2): 191

	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	C	158	-	30,178	€3,742.07
Dwelling Post Works	A	70	€1,870.27	13,370	€1,871.80
CO2 Savings per year	6.79 Tonnes				
Equivalent Planted Trees	485 Trees				
Item	Recommendation			kWh/m ² /yr	BER
Roof Insulation	Ensure all areas of the roof have 300mm insulation and draught strip attic hatch			152	C
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.			150	C
Wall Insulation	Pump Cavity wall with 50mm of Cavity Bead			139	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.			53	A
Typical Cost of Works €	€19,900				
Estimated Payback (Years)	10.6				

[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