


Detached House, built pre-1977

Total Building Area (m2): 128.6

	BER Rating	Energy Value	Potential Energy Savings	Total Annual Space Heating	Space Heating costs per year
		(kWh/m2/yr)	€	kWh/yr	€/yr
Dwelling Current Condition	D2	262.22	-	32,657	€3,690.24
Dwelling Post Works	B2	122.59	€2,090.12	14,160	€1,600.12
CO2 Savings per year 6.78 Tonnes					
Equivalent Planted Trees	484	Trees			

RECOMMENDED WORKS

Item	Recommendation	kWh/m ² /yr	BER	MEDIAN Cost Nett Grant[1]
Doors and Windows	New windows with a u-value of 1.2 and a Solar Transmittance of 0.6 New roof lights with a u-value of 1.2 and a Solar Transmittance of 0.6 New door with a U-value of 1.5 Remove Garage doors and block off vents	241.60	D1	€9,200
Wall Insulation	Install 62.5mm of Unilin drylining with a Thermal Conductivity of 0.022 on all external walls including walls into unheated spaces. Or 100mm of External Wall Insulation with a Thermal Conductivity of 0.038 on all walls that are not drylined.	151.60	C1	€15,800
Heating system and Controls	Install full time and temperature controls with 3 zones two heating and one HW. Install and air to water HP. As part of this upgrade, we have allowed for the blocking up of any and all open fires.	138.89	B3	€9,100
PV Photovoltaic	Install 2 kW PV System	122.59	B2	€5,000
TOTAL COST €				€39,100
SIMPLE PAYBACK YRS				18.7

[1] These costs are net of SEAI and are based on a SEAI survey of actual retrofit works carried out by certified contractors in 2024

The house pictured is not the actual home surveyed, but it has the same characteristics