

Building Energy Rating (BER)

BER for the building detailed below is:

C3

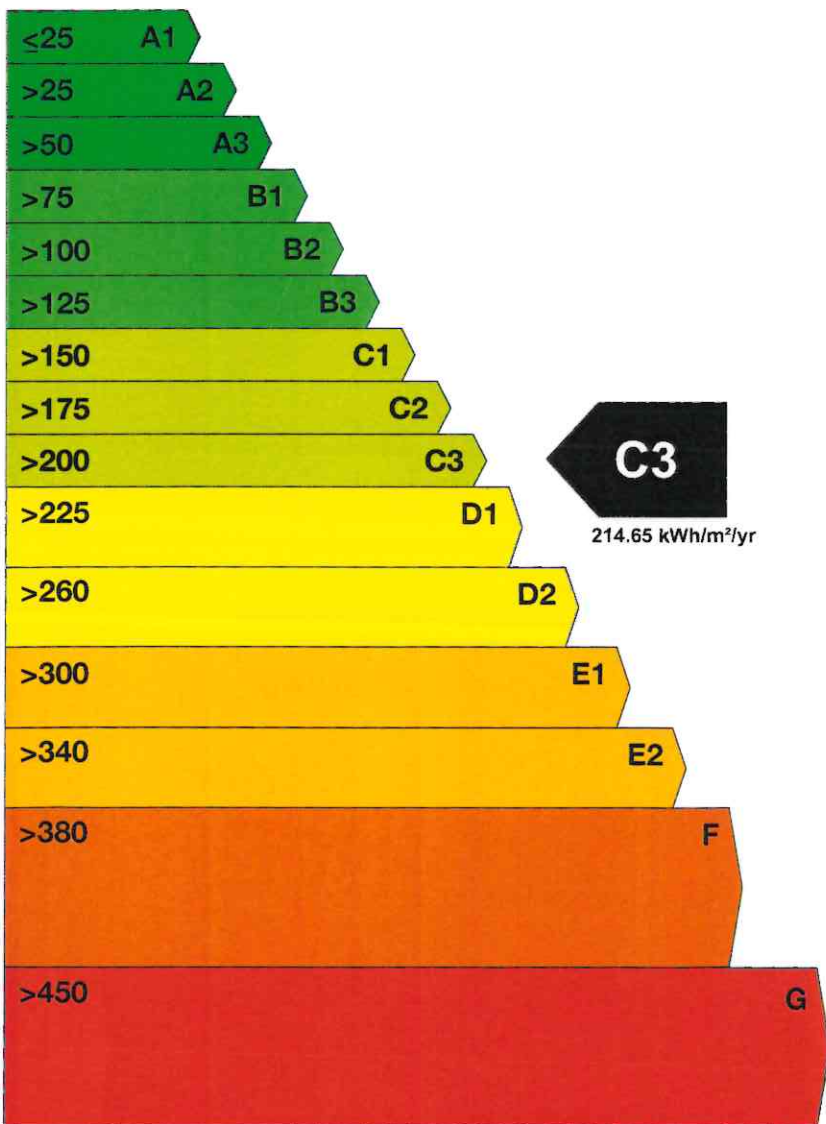
Address 72 ASHFIELD
CARNAMUGGAGH
CO. DONEGAL

Eircode F92EV5Y
BER Number 119216299
Date of Issue 06/03/2026
Valid Until 06/03/2036
Assessor Number 109940
Assessor Company No 109939

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating kWh/m²/yr MOST EFFICIENT



LEAST EFFICIENT

Carbon Dioxide (CO₂) Emissions Indicator kgCO₂/m²/yr

BEST
0

Calculated
annual CO₂
emissions

52.64 kgCO₂/m²/yr

WORST
>120

The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

Home Energy Upgrade Advisory Report

BER No. 119216299

Your Home's Energy Performance Potential



Loss of heat from your home



NOW	POTENTIAL
Fair	Good

An upgrade package to **stop losing money** on your energy bill

Your BER assessor has recommended a package of upgrades that will raise your home's energy performance.

Energy Performance of your home

Roofs

Walls

Windows

Floor

Space heating

Water heating

Renewables

NOW	POTENTIAL
Poor	Good
Fair	Good
Poor	Good
Good	No Upgrade
Very Good	Very Good
Very Good	Very Poor
Very Poor	Very Good

GRANTS AVAILABLE?



subject to availability, terms and conditions

For further information visit www.seai.ie/grants or call 01 8082100

Compare your home's performance | Before and after upgrades

Your home's current **energy performance**

NOW
C3

Your home's potential **energy performance**

POTENTIAL
A3

Benefits of upgrading your home

INCREASE your home's value



INCREASE your home's comfort



REDUCE your energy bills



SAVE

CO₂

4.3

= the same as planting 302 tree(s) each year

To find out more visit www.seai.ie

seai SUSTAINABLE ENERGY AUTHORITY OF IRELAND

Home Energy Upgrade Advisory Report

Your journey from

BER C3

to

BER A3

Your BER assessor has recommended a package of energy upgrades that maximise the energy performance of your home. The recommendations are for guidance only and can be completed at your own discretion. The recommendations are just one potential pathway to an improved BER and it is open to you to discuss alternative packages with your professional advisors.

Package of energy upgrades to save money, make your home more comfortable and protect the environment

Recommended Package of Energy Upgrades	Cost (Approx.) ⁴	Grant Available ⁵	Comfort
External doors 1.4 W/m ² K average U-Value ^{1,2}	€	✓	★ ★ ★ ☆ ☆
Roof insulation; pitched (at ceiling) 0.16 W/m ² K, pitched (on slope) 0.20 W/m ² K, room in roof (on side) 0.20 W/m ² K, flat 0.22 W/m ² K average U-Value ^{1,2}	€	✓	★ ★ ★ ★ ☆
Wall insulation 0.27 W/m ² K average U-Value ^{1,2}	€ €	✓	★ ★ ★ ★ ★
Windows double glazing 1.4 W/m ² K average U-Value ^{1,2}	€ €	✓	★ ★ ★ ★ ★
Air-to-air heat pump with fully integrated heating and cooling	€ € € €	✓	★ ★ ★ ★ ★

¹ A dwelling where more than 25% of the surface of the building envelope undergoes renovation. Where a dwelling undergoes a major renovation, the energy performance of the whole dwelling should be improved to the cost-optimal level by achieving a B_{req} or by implementing the energy performance improvements as set out in the Building Regulations Part L Technical Guidance Document.

- ² This energy upgrade will reduce your home's heat loss and is an important first step to improving the energy efficiency of your home.
- ³ A dwelling should have low heat loss to ensure the heat pump runs efficiently. An ideal heat loss indicator (HLI) is less than 2.0 W/(K m²). An upper HLI limit applies to SEAI grants. Where the HLI is between 2 and 2.3 W/(K m²), additional heat pump grant eligibility criteria apply.

⁴ Investment Cost Legend

€	< 5,000
€ €	5,000 - < 15,000
€ € €	15,000 - < 30,000
€ € € €	30,000 - 50,000

- ⁵ A grant for this type of upgrade is available at the time of publication of this report. Grant availability is subject to eligibility criteria and should be checked to see if the works to your own home meet the eligibility criteria. Eligibility criteria are subject to change.

subject to availability, terms and conditions

For further information visit
www.seai.ie/grants

or call
01 8082100

Home Energy Upgrade Advisory Report

Start your journey to upgrade your home

If you're not ready for the maximum SEAI grant, consider picking one or two energy upgrades, selecting areas with the poorest performance.



GRANT APPLICATION

To start your application today visit
www.seai.ie/grants

Simple energy upgrades - quick, cheap, easy

Draughtproofing

Draughtproofing, fitted to windows, doors and loft or attic hatches, improves airtightness and thermal comfort, reduces heat loss, improves noise insulation and reduces dust ingress.

Lighting

Correct lighting levels are essential for visual comfort, safety and for aesthetic effects. Fit efficient electric lighting and maximise the use of daylight.

Potential impact of the recommended energy upgrades

Energy upgrade	Now		Potential	
	Value	Energy Efficiency	Value	Energy Efficiency
Home Heat Loss Indicator (HLI) ¹	2.629 W/(K·m ²)	Fair	1.835 W/(K·m ²)	Good
External doors (average U-Value ²)	2.900 W/m ² K	Poor	1.400 W/m ² K	Very Good
Roof insulation (average U-Value ²)	0.396 W/m ² K	Poor	0.160 W/m ² K	Good
Wall insulation (average U-Value ²)	0.550 W/m ² K	Fair	0.270 W/m ² K	Good
Windows double glazing (average U-Value ²)	3.100 W/m ² K	Poor	1.400 W/m ² K	Good
Air-to-air heat pump with fully integrated heating controls (Primary Energy Efficiency ³)	86%	Very Good	200%	Very Good
Install closed room heater or stove with flue. Min 60% efficiency (Primary Energy Efficiency ³)	25%	Poor	50%	Good
Solar Photovoltaic (PV) electricity System 2kWp.	N/A	N/A	1,718 kWh/y	N/A
Lighting	61.84 Lm/W	Very Good	66.90 Lm/W	Very Good
Renewable Energy Ratio (RER)	0%	Very Poor	57%	Very Good

1. The Home Heat Loss Indicator (HLI) is a summary of the overall performance of the home. It includes all the fabric and ventilation upgrades listed in the table
2. A U-value is a measure of the heat loss through the building fabric. The higher the U-value, the greater the heat loss
3. Primary energy efficiency is the efficiency divided by the primary energy conversion factor
4. Indicators are based on the average elemental U-values in the BER and where partial upgrades occur, average U-values may remain above the optimum U-value.

Home Energy Upgrade Advisory Report

Your Home's Details

Home Address

72 ASHFIELD CARNAMUGGAGH CO. DONEGAL, F92EV5Y

House Details

Year of construction: 2001

Dwelling type: Semi-detached house

Total floor area: 96.84 m²

About the Home Energy Upgrade Advisory Report

This document is a first step to assist you in engaging with a professional to determine suitable energy upgrades for your home.

It was prepared by a BER assessor using general assumptions and information from your BER assessment. The improvement in the BER has been estimated based on the assumption of certain values for energy upgrades and is provided as an indicator only.

This document is for information only and does not constitute professional or legal advice. The homeowner waives and releases any and all claims against SEAI and/or the BER assessor arising from the contents of this advisory report.

Use this document to:

Better understand how your home performs and how to make it more comfortable and affordable to run.

Provide information on home energy upgrades to discuss further with a professional or contractor.

Identify small simple steps you can take to improve the comfort of your home, if grant supported works aren't suitable for you right now.

Start the grant application process with SEAI, who may have substantial support available.

Recommended Energy Upgrades

The recommendations contained within your advisory report have been generated based on the data inputs contained within your BER assessment. SEAI recommends you seek professional advice and use

Ventilation

Care should always be taken to ensure sufficient levels of ventilation in each room. Signs of inadequate ventilation are persistent condensation and mould growth and should be addressed as the first step when the

home is upgraded, as the building conditions will be quite different to the original situation.

Further information on upgrading your home is available in **S.R. 54:2014 Code of Practice for the Energy Efficient Retrofit of Dwellings**, available from www.nsa.ie.

Building Regulations

The aim of the building regulations is to provide for the safety and welfare of people in and about buildings. Where applicable, works should be completed in accordance with the relevant Building Regulations. The primary responsibility for compliance with the requirements of the Building Regulations rests with the designers, builders and owners of buildings. Technical Guidance Documents for the Building Regulations and other supporting documents are available from the Department of Housing, Local Government and Heritage website at www.housing.gov.ie.

Costs

The investment cost indicators are guidelines only. Actual costs will vary depending on house size, specification and market conditions. Cost indicators may be calculated based on a partial upgrade if some sections of the building element are already adequately insulated.

Please consider the environment before printing this document.

BER Privacy Notice: www.seai.ie/publications/BER-Privacy-Notice.pdf

Radon

Radon gas is a high concentration causes lung cancer and is estimated to be responsible for 300 cases per annum in Ireland. Retrofitting provides an opportunity to test for, and remediate for, radon, where indicated. A radon test is low cost and non-disruptive. The only way to know if a home has a radon issue is to test. Further information on radon, including testing, is available on the EPA website www.epa.ie.

Heat producing Appliances

It is important to ensure that there is an adequate air supply to all heat producing appliances e.g. any fixed appliance (including a cooker or an open fire) which is designed to burn solid fuel, oil, bio-fuel or gas and to provide permanent ventilation for all non-room sealed combustion appliances. Useful health and safety information can be found on the Carbon Monoxide safety website: www.carbonmonoxide.ie. Further guidance on air supply for heat producing appliances is available in Section 7 and Section 10 Ventilation of S.R. 54:2014 Code of Practice for the Energy Efficient Retrofit of Dwellings.

Evidence for BER

Documentary evidence of energy upgrades is required for your BER and should be retained and provided to your BER assessor to ensure the energy performance uplift is captured in your BER. Your BER Assessor can advise you on documentary evidence requirements. Further information is available on <https://www.seai.ie/home-energy/building-energy-rating-ber/>.