

Building Energy Rating (BER)

BER for the building detailed below is:

D1

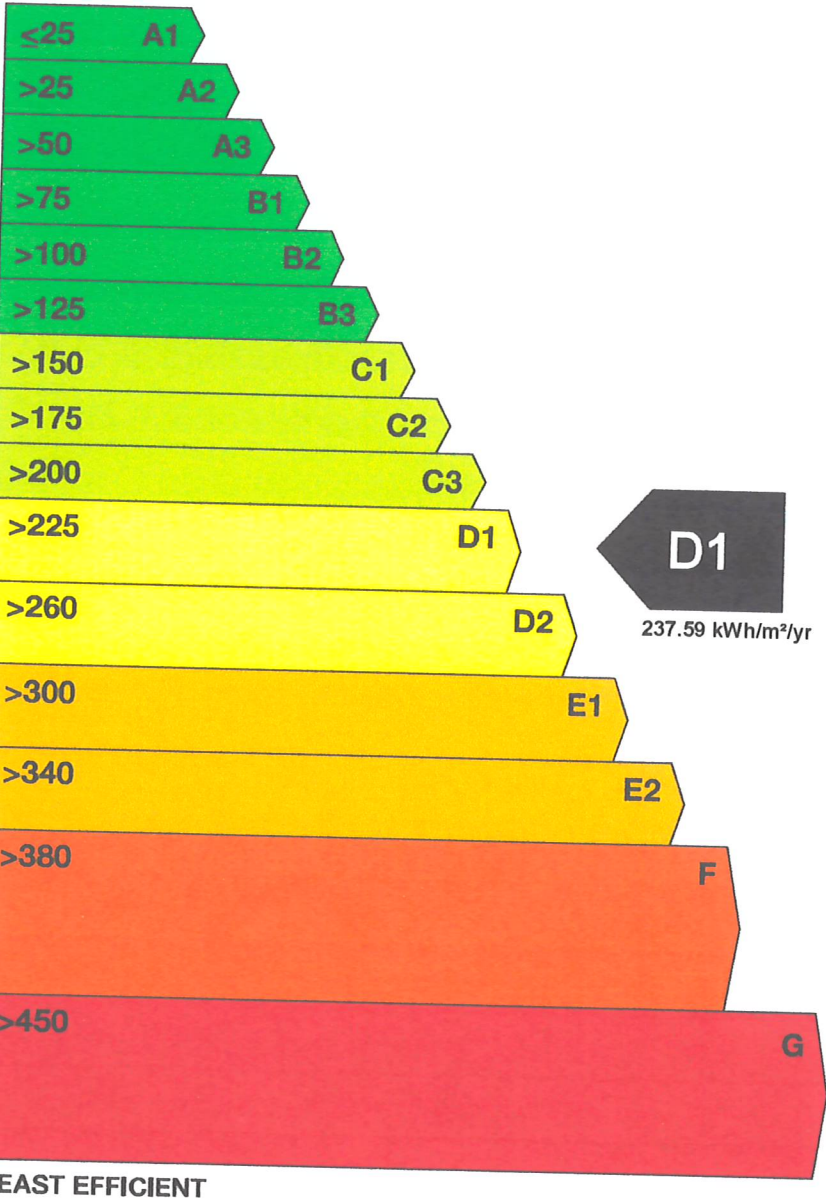
Address MONAUGHRIM CROSS
CLONEGAL
ENNISCORTHY
CO. WEXFORD

BER Number 108548041
Date of Issue 08/04/2016
Valid Until 08/04/2026
Assessor Number 101669
Assessor Company No 101669

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



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

BEST
0

Calculated
annual CO₂
emissions

58.11 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.



Building Energy Rating (BER)

ADVISORY REPORT

Energy use in our homes is responsible for more than a quarter of Ireland's total CO₂ emissions. Reducing energy use will save you money and is good for the environment. This report provides advice on improving your Building Energy Rating, reducing your energy usage and costs, while improving the comfort and condition of your home.

Report Date: 08/04/2016

Assessor: Des Lennon

Address: MONAUGHRIM CROSS

CLONEGAL

ENNISCORTHY

CO. WEXFORD

Y21 XR23

BER: 108548041

MPRN: 10012655609

About this Advisory Report

Energy use in our homes is responsible for almost a quarter of Ireland's total CO₂ emissions. Reducing energy use will save you money and is good for the environment. This report provides advice on improving your BER, reducing your energy usage and costs, while improving the comfort of your home. The improvement measures recommended in this report are not mandatory and can be completed at your own discretion. Some improvements may require the use of suitably qualified installers or professional advice. All works should be completed to the relevant health and safety standards. Where applicable, works should be completed to the relevant Building Regulations.

In this report an associated cost and impact are provided for the recommendations specific to your home. Costs and impacts are divided into categories and these are defined as follows:

Low Cost are improvements that are expected to cost less than 100 euro to complete.

Medium Cost are improvements that are expected to cost 100 euro to 1,000 euro to complete.

High Cost are improvements that are expected to cost more than 1,000 euro to complete.

The above costs are guidelines only and actual costs will vary depending on house size, work specification and market conditions.

Low Impact are measures that will make a small improvement in energy efficiency.

Medium Impact are measures that will make a medium improvement in energy efficiency.

High Impact are measures that will make a large improvement in energy efficiency.

Implementing any improvement measure will reduce your energy consumption. When implementing improvements it is sensible to prioritise those with a low cost and a high

impact first. The money saved by reducing energy usage can help to pay for the improvement measures. Moreover apart from increasing the comfort and costs the measures could increase the value of your home and reduce its environmental impact.

Ventilation

General Operational Advice on Ventilation

Care should always be taken to ensure a sufficient level of ventilation to maintain fresh air levels in each room and to remove moisture, water vapour and pollutants. For health and safety reasons it is important to ensure an adequate air supply to combustion appliances e.g. gas, oil or solid fuel. Signs of inadequate ventilation are persistent condensation and mould growth. If such problems exist, they should be addressed first, since reducing ventilation may make the problem worse. In a typical home 20% of all heat loss is through ventilation and draughts. Energy consumption can be improved while maintaining adequate ventilation. If draught sealing is damaged at any time make sure to replace it. When draughtproofing or making houses more airtight, it is important to maintain recommended ventilation standards.

Radon concentrations can increase in existing houses as a result of greater airtightness. Further information on Radon is available from the Radiological Protection Institute of Ireland in their publication "Radon in Homes". This guide can be downloaded from www.rpii.ie.

Chimneys

This dwelling has one or more chimneys.

The chimney(s) in this dwelling increase heat loss by allowing heated air to escape. When making improvements it is important for safety reasons to ensure that proper ventilation is provided in rooms with combustion appliances. There are 3 upgrade options available to you to reduce the heat loss through the chimney(s):

(a) Installing a closed-in stove will reduce heat losses, and will also be approximately twice as efficient as an open fire, giving the same heat for half as much fuel.

Cost: High **Impact:** Medium

(b) Supplying outside air directly to the heating appliance instead of drawing heated air from the room will reduce heat loss in the room. If possible, the appliance should be room sealed i.e. takes its air supply directly from outside. This will eliminate all air exchange with the room in which it is situated.

Cost: High **Impact:** Low

(c) Installing a chimney damper will reduce heat losses when the fireplace is not in use. If the chimney is never used it can be permanently sealed which involves installing a permanent insulated panel. An adjustable vent should be incorporated into the panel to avoid the chimney space becoming damp.

Cost: Medium **Impact:** Low

Fan & Vents

This dwelling has one or more fans/vents.

The fans and vents in this dwelling increase heat loss by allowing heated air to escape but can be important in ensuring adequate ventilation.

If there is no cover on the inside of the vents, installing controllable vent covers will allow you to control the air flow through the vents, and so can help reduce heat loss. It is important not to permanently close or cover over air vents as they are required to provide ventilation for the removal of moisture, pollutants and operation of combustion appliances. It is important for safety reasons to have proper ventilation in any room which contains combustion appliances. For further details please refer to publication 'A Detailed Guide to Insulating Your Home' available on www.seai.ie.

Cost: Low **Impact:** Low

Building Elements

Floors

General Operational Advice on Floors

Floors can be a source of significant heat loss and dampness in a dwelling. For example heat loss through the ground floor of a two storey house typically accounts for about 10% of total heat loss. For a single storey house this figure is about 15%. However, if a house is well insulated everywhere except for the ground floor, this percentage will be higher. A U-Value is a measure of the heat loss through the fabric of the building. The lower the U-Value the better and the higher the U-Value the greater the heat loss. Floors with a U-Value greater than 0.25 could be improved in a number of ways. A relatively simple way to reduce heat loss through a ground floor is to lay a carpet with foam backing or a foam underlay ensuring that both carpet and underlay are laid wall to wall. Sealing of gaps in the ground floor will help to reduce draughts. Modern insulation methods for new houses may also be implemented in existing houses. In some cases this would be disruptive and costly, but if work needs to be done on the floor anyway, this is a good time to consider an insulation upgrade. For further details please refer to publication 'A Detailed Guide to Insulating Your Home' available on www.seai.ie

Part of the floor area in this dwelling has a U-Value of less than 0.6 and greater than 0.25.

The insulation in this floor can be improved.

Cost: High **Impact:** Low

Roofs

General Operational Advice on Roofs

Proper insulation will help retain valuable heat and improve overall comfort levels. If insulation is disturbed or damaged at any time, e.g. in attic space, make sure to restore or replace it.

Heat loss through an un-insulated roof of a typical house can account for up to 30% of the total heat loss. Installing insulation will reduce this heat loss, and hence reduce the energy demand of the dwelling. A U-Value is the measure of the heat loss through the fabric of the building. The lower the U-Value the better and the higher the U-Value the greater the heat loss. Modern pitched roofs or habitable roof spaces that are insulated between the rafters, have a U-Value less than or equal to 0.2. Modern flat and pitched roofs that are insulated at ceiling level, have a U-Value less than or equal to 0.16. Blanket insulation, rigid board insulation or expanding foam may be used to achieve

generate electricity. The electricity is used throughout the home to supplement the electricity from an energy supplier. The turbine should not be subject to wind shelter. To be effective, the turbine should be at a height well clear of nearby roofs and other obstructions.

Cost: High **Impact:** High

General Advice on Energy Use in Your Home

The way we use energy in our homes can reduce energy consumption. Some simple everyday measures will save money, improve comfort and reduce your impact on the environment. Some of these are outlined below.

Appliances: New kitchen appliances carry an energy rating label which rates energy efficiency on a scale of A to G. When buying new appliances look for A rated products which are more energy efficient and cost less to run. Do not under or overload appliances, such as dishwashers and washing machines. For washing machines, a 40°C rather than a 60°C wash cycle cuts electricity use by approximately a third. (Modern washing powders and detergents can work equally effectively at lower temperatures.) Defrost your freezer regularly to save energy and extend the operating life. Equipment on standby uses up to 20% of the energy it would use when fully on. When an appliance is not in use, turn it off fully.

Lighting: Avail of natural daylight whenever possible and avoid leaving electric lights switched on in unoccupied rooms. All lighting lamps carry an energy label similar to that on appliances (i.e. an A to G label) so always choose the most efficient to suit your particular needs.

Useful Links and Sources of Further Information

Useful energy saving tips are available on www.change.ie (Tel. 1890 242643) and www.powerofone.ie. For specific queries on BER please contact SEAI on 1890734237 or by email info@ber.seai.ie. There are many useful documents available on The Sustainable Energy Authority of Ireland's (SEAI) website www.seai.ie

The most recent Technical Guidance Documents for the Building Regulations and other supporting documents are available from the Department of Environment, Heritage and Local Government website www.environ.ie on the link to Building Standards (Tel. 1890 202021). Some of these documents are listed below.

Technical Guidance Document Part L Conservation of Fuel and Energy - Dwellings;
Technical Guidance Document Part J Heat Producing Appliances;
Technical Guidance Document Part F Ventilation.

When performing building works it is important to take the correct health and safety measures. Useful health and safety information on ventilation, radon and combustion devices can be found on the Carbon Monoxide safety website:

www.carbonmonoxide.ie Tel. 1850797979 and The Radiological Protect Institute of Ireland website www.rpii.ie/radon Tel. 01 269 77 66.

Please consider the environment before printing this document

Further advice on improving the energy efficiency of your home is available from the Sustainable Energy Authority of Ireland, www.seai.ie

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Programmes 2007 - 2013
Co-funded by the Irish Government
and the European Union

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Des Lennon

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 Ballymurphy Road
 Tullow
 Co.Carlow Mob: 085 7749521

INVOICE

INVOICE 1145
 DATE: 08.04.2016

TO:
 Michael Kennedy
 Suite 8 Grange Road Office Park
 Rathfarnham
 Dublin 16

BER ASSESSOR

New and Existing Dwellings and Apartments
 BER Assessor Number - **101669**

COMMENTS OR SPECIAL INSTRUCTIONS:

P.O. NUMBER	TERMS
DL 494	Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	BER Assessment of House at Monaughrim Cross Clonegal Enniscorthy Co.Wexford. Per instructions of Mattew at REA Dawson Auctioneers <i>Copy sent to Kennedy Lowe. (ALAN)</i>		€200.00
		SUBTOTAL	
		OTHER	
		TOTAL DUE	€200.00

Make all cheques payable to Des Lennon
 If you have any questions concerning this invoice, contact Des @ 085 7749521/Email bercarlow@gmail.com

Thank you for your business!

Des Lennon.
Carraig Rua
Ballymurphy Road
Tullow
Co.Carlow

Ber Assessor Reg No:101669
Mob: 085 7749521
Email des@fsiireland.com

Letter of Engagement

Ref: DL494 Date: 7-4-16

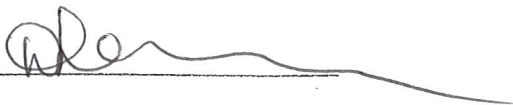
To: Michael Kennedy (Receiver)
Suite 8 Grand Rd. Office Park
Kathfordham
DVB 16

Dear

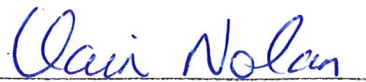
Thank you for appointing me to carry out a Building Energy Rating (BER) Assessment of WINDAUGHRIM CLONBEGAL ENNISCOMY Co Wexford
I am happy to accept this assignment on the following terms and conditions:

1. The BER Assessment will be carried out in accordance with the Code of Conduct for BER Assessors. In particular, it will be carried out in an independent manner by me based on drawings, (if available) and other data supplied by you and any other investigations required. On the basis of this information, I will complete a BER assessment of the building and submit it to Sustainable Energy Ireland (SEI) for publication.
 2. All information and documentation that you supply to me in connection with this application (whether requested by me or otherwise) will become the property of SEI. I have an obligation to you to protect the confidentiality of this information and will not disclose it without your agreement to do so unless otherwise required to do so by law. If I am required by law to release any such information I shall notify you promptly if possible.
 3. I and SEI shall have no responsibility for any loss or damage that may arise as a result of the Building Energy Rating assessment or result. The methodology used for the BER assessment incorporates standard occupancy assumptions and a range of technical judgments on the energy efficiency of various building components and attributes. A BER may change over time due to many factors including deterioration or modification to the fabric of the building, or its elements. As a result, an energy rating is only a guide to the overall energy efficiency of a building. In practice, energy efficiency is highly dependent on how occupants use the building.
 4. I have an ongoing responsibility to ensure the accuracy of BER certificates issued based upon my assessment. For that purpose, it may be necessary for me and/or Sustainable Energy Ireland (SEI) or its agents to visit the building to check that it complies with the drawings and collected data upon which the BER Certificate has been based. You and/or the owner(s) or subsequent owners of the building may be requested to allow me or the employees of SEI or its agents to visit the building for this purpose. If you decide not to facilitate such a request, SEI may decide to revoke the relevant BER Certificate.
 5. My fee for the BER Assessment will be € 200. This fee is inclusive of all costs including payment to SEI for publication of the relevant BER assessment(s).
- Please confirm your agreement with the terms of this letter by signing the acceptance form below and returning it to me at your earliest convenience or, alternatively, please let me know if you have a different understanding of the terms of my appointment.

Yours sincerely,



BER Assessor



Owner or Representative

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