

Building Energy Rating (BER)

BER for the building detailed below is:

D1

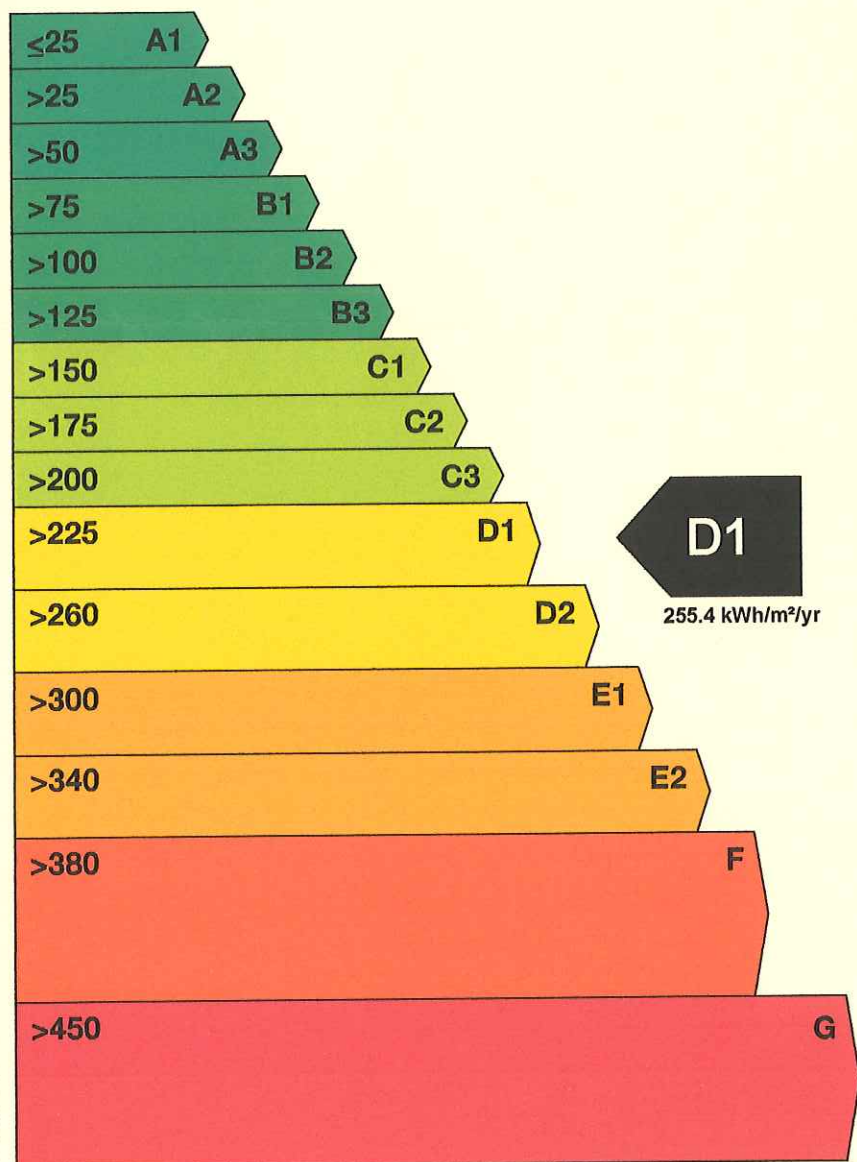
Address APT 14 MARYMOUNT
CARRICK-ON-SHANNON
CO. LEITRIM

BER Number 108513078
Date of Issue 24/03/2016
Valid Until 24/03/2026
Assessor Number 100972
Assessor Company No 100972

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
55.16 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.

[Redacted]

The following information was obtained from the records of the [Redacted] during the period [Redacted] to [Redacted].

[Redacted]

[Redacted]

[Redacted]

[Redacted]



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



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: 24/03/2016

Assessor: Thomas Owens

Address: APT 14 MARYMOUNT
CARRICK-ON-SHANNON
CO. LEITRIM
N41 X827

BER: 108513078

MPRN: 10017165656

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.

Chimneys

This dwelling has no chimneys.
No specific action is advised.

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

Draught Lobby

This dwelling has a draught lobby.
No specific action is advised.

Suspended Wooden Floor

This dwelling has a solid floor.
No specific action is advised.

Draught Stripping

This dwelling has 100% draught stripping.
No specific action is advised.

Ventilation System

This dwelling has natural ventilation.
No specific action is advised.

Building Elements

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.

Part of the pitched roof insulated on the ceiling in this dwelling has a U-Value of less than 0.4 and greater than 0.16.

The insulation in this roof can be improved.

Cost: Medium Impact: Low

Walls

Part of the wall area in this dwelling has a U-Value of less than 0.6 and greater than 0.27.

The insulation in this wall can be improved.

Cost: High Impact: Low

Windows

Some of the windows in this dwelling with a U-Value of less than 4 and greater than or equal to 2.7.

The heat loss through these windows can be significantly reduced.

Cost: High Impact: Medium

Doors

All doors in this dwelling have a U-Value of less than or equal 2. These doors have reasonable insulation qualities.

No specific action is advised.

Hot Water

General Operational Advice on Hot Water.

Ensure that the hot water cylinder insulation is not disturbed or damaged. Incomplete insulation increases heat loss and costs money.

A cylinder thermostat is not required for the hot water system in this dwelling.

No specific action is advised.

Hot Water Cylinder Insulation

The hot water cylinder has factory fitted insulation.

No specific action is advised.

Lighting - Low Energy Bulbs

The low energy lighting in this dwelling is less than 50%.

Replacement of traditional light bulbs (tungsten or incandescent) with energy saving bulbs (CFL or LED) can reduce lighting costs significantly. They also last considerably longer than ordinary light bulbs thereby saving on replacement costs. Consider replacing traditional light bulbs with energy saving bulbs.

Cost: Low Impact: Medium

Dist. System losses and gains (control category)

There are good heating system controls in this dwelling.

No specific action advised.

Efficiency of Main Heating System (Electricity)

General Operational Advice on Efficiency of Electric Heating Systems.

Electric storage heaters are more cost effective if you use electricity supplied at a cheaper night-time rate. Checking your tariff with your electricity supplier could save you money.

This dwelling has an electric main heating system.

Traditional electricity production is energy intensive and the use of direct electric heat sources can have a very negative impact on your BER result. A number of alternatives should be considered. Renewable or Low Carbon heat sources can be considered as replacements for electric heating. Two such alternatives are biomass boilers and heat pumps. A biomass boiler burns renewable fuel such as wood pellets and therefore is less damaging to the environment than fossil fuels. Biomass boilers usually require more fuel storage space than gas/oil boilers. Heat pumps use electricity to extract "free" heat from the ground, air or water. This extracted heat is then used to heat your home. Heat pumps run on electricity but for every one unit of electricity used about 3 to 4 units of heat can be provided. Heat pumps operate more efficiently when providing space heat via an underfloor heating system rather than radiators. Gas or Oil boilers can also be considered as an alternative to electric heating. Where installing a gas or oil boiler a condensing boiler should be used. A condensing gas or oil boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this dwelling. While boiler upgrades can be undertaken at your own discretion, please note that, in the case of replacement boilers, it is a mandatory requirement under current Building Regulations that a replacement boiler has a minimum efficiency of 86%. Boilers with efficiencies of greater than 90% are available.

Condensing boilers need a drain for the condensate which can limit where they are located. This can be borne in mind if you are considering remodelling the room. For further details please refer to publications "Detailed Guide to Heating Your Home" and "A Guide to Renewable Energy in the Home" available on www.seai.ie

Cost: High **Impact:** High

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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