

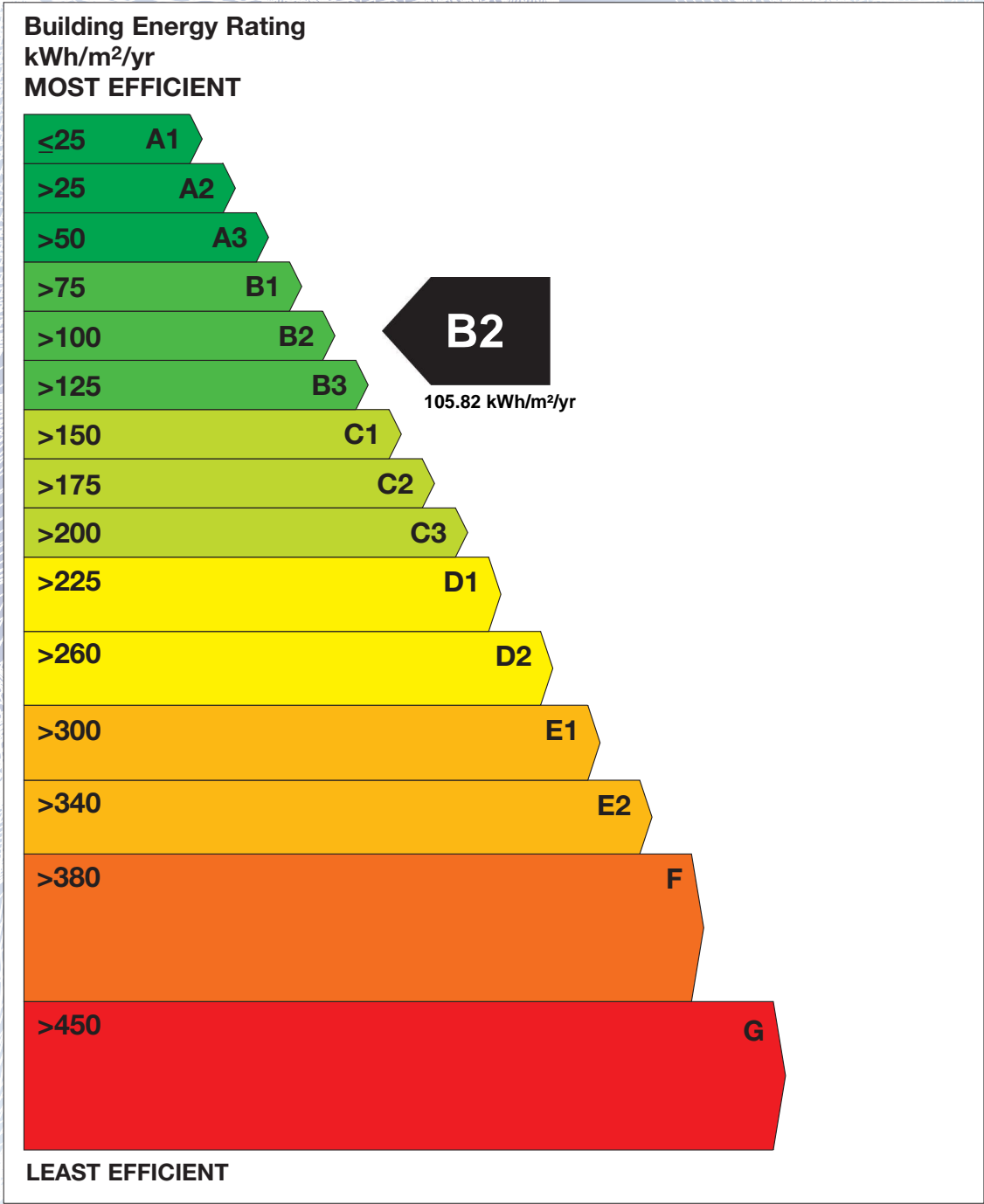
# Building Energy Rating (BER)

BER for the building detailed below is: **B2**

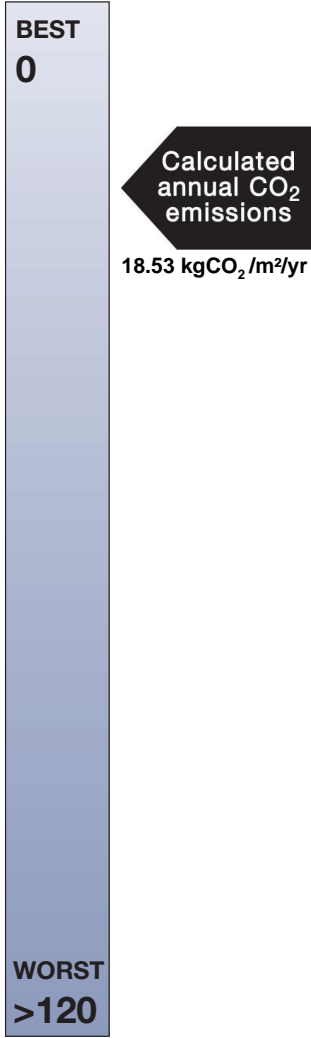
Address	11 WAINSFORT GROVE DUBLIN 6W
Eircode	D6WPF67
BER Number	114729676
Date of Issue	31/07/2025
Valid Until	31/07/2035
Assessor Number	109629
Assessor Company No	109628

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/m<sup>2</sup>/yr).

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



**Carbon Dioxide (CO<sub>2</sub>) Emissions Indicator**  
kgCO<sub>2</sub>/m<sup>2</sup>/yr



The less CO<sub>2</sub> 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.