

**103 Partridge Way, Old Sarum, Salisbury, SP4
6PX**

68873

Thursday, 03 April 2025

Prepared For Sanctuary Housing.

39 Issues Identified



Weather Conditions

External air temperature 17°C in shade, 21°C in direct sunlight.

Internal air temperature 20°C.

Time 12:30.

Wind speed <5mph

Cloud cover 5%.

At the time of survey the outside and inside air temperatures and surface temperatures were similar and the patio door was open. So therefore the temperature differences will not be an accurate representation.



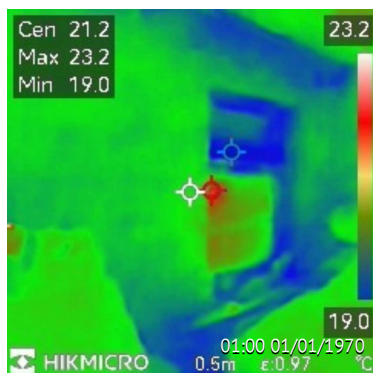
General Condition Notes

At time of survey the storage and electric heaters were not on suggesting they have not been on overnight. Tenant advised that they are on an economy 7 tariff and the heaters do work but property loses heat very quickly and costing the tenant £300 per month.

Windows And Doors are UPVC double glazed with 24mm thick units.

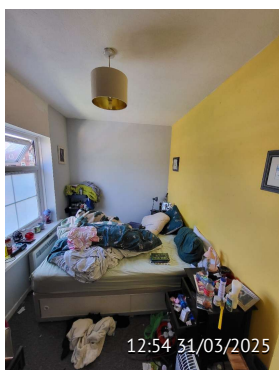
All windows and trickle vents were closed restricting any airflow throughout the property which is contributing to condensation and mould build up.

External wall construction seems to be aircrete block - 75mm cavity - 100mm face brick. Cannot see into cavity from loft space to visually inspect cavity insulation but from holes drilled externally suggests pumped insulation. Drylined walls internally on board adhesive.



Back Bedroom External Wall.

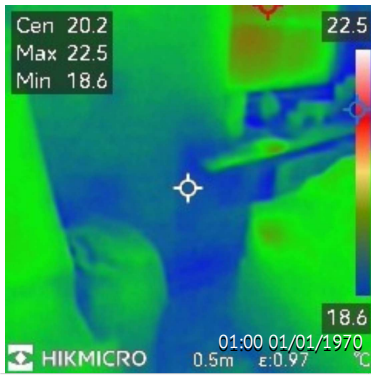
There seems to be various cold spots across the external wall although the temperature differences are minimal on thermal imaging camera. Outside wall temp. 14°, internal wall temp. 20°. Personal belongings and furniture against external walls restricting air flow possibly leading to mould build up behind.



Back Bedroom Cont.

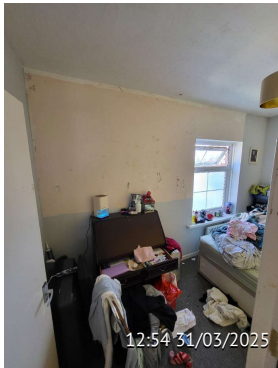
Dimplex electric heater with programmer.

Dims. 4m x 2.250mm.



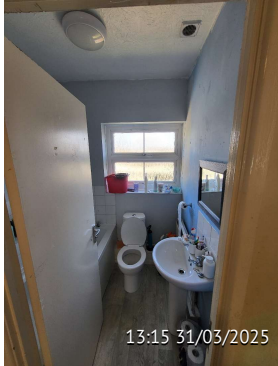
Back Bedroom Cont

Could benefit from removing a few bricks externally to visually inspect if pumped insulation has filled all areas. Or drill various holes and use borescope camera or similar.



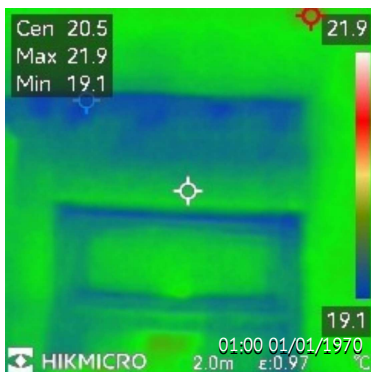
Back Bedroom Cont

I opened windows within this room to measure D.G.U. thickness.



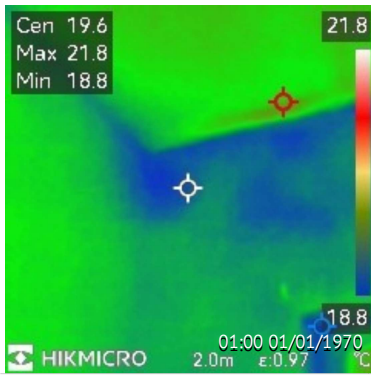
Bathroom

Dims. 1680mm x 1900mm

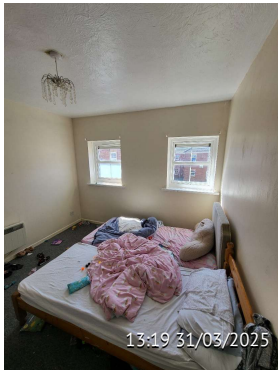


Bathroom Cont.

As before thermal imaging camera is showing different temperature spots across surface of wall. Again would advise checking cavity wall insulation for complete coverage. Extractor fan in full working order and is an in-line loft mounted unit. Dimplex convector heater with built in programmer.

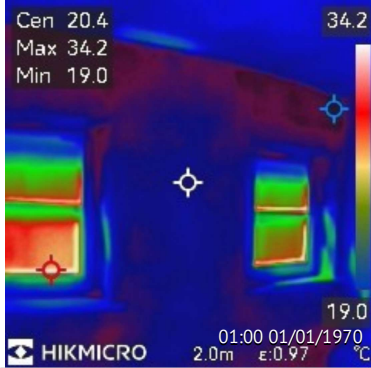


Bathroom Cont



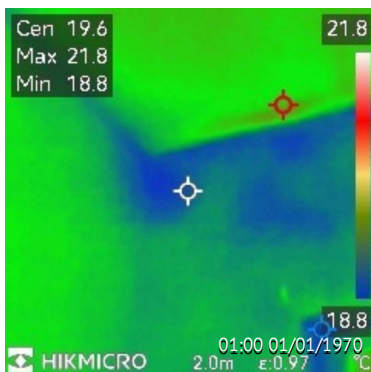
Front Large Bedroom

External wall showing some irregular surfaces temperatures indicating possible cold spots or missing insulation within cavity.
Room dimensions 3550mm x 3250mm.



Front Large Bedroom cont.

Internal wall temp. 20° Outside Wall temp. 25°

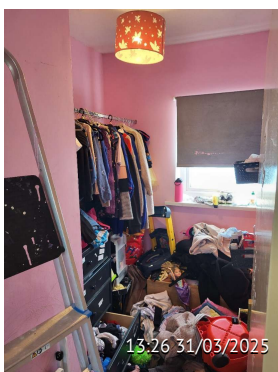


Front Large Bedroom Cont



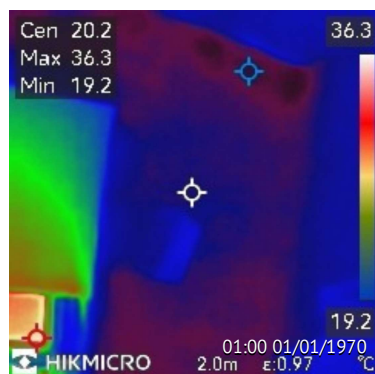
Front Large Bedroom Cont.

Dimplex convector heaters with timer.



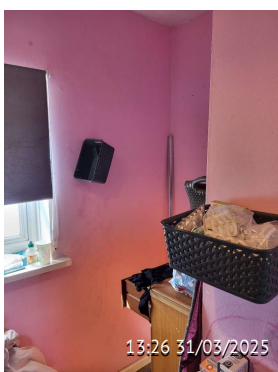
Front Small Bedroom

Room dimensions 2.4m x 2.8m. Lots of personal belongings and furniture up against external wall which could be contributing to mould build up from lack of ventilation. As mentioned before all windows and trickle vents were closed at time of survey.

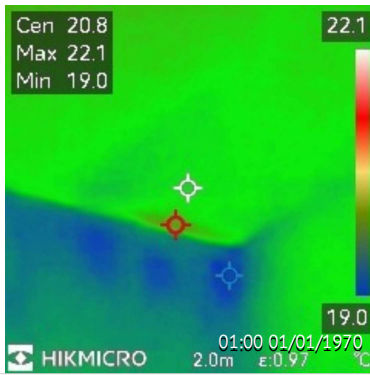


Front Small Bedroom Cont

As before there is small irregularities between surface temps across the wall.



Front Small Bedroom Cont

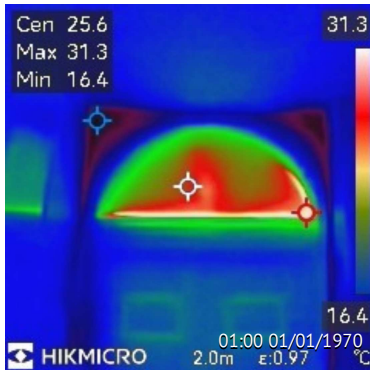


Front Small Bedroom Cont



Loft Space

Loft insulation is laid well and is approx. 270mm thick. There is a lack of ventilation within the roof space and previous signs of condensation marks on the underfelt. Would benefit from installing roof tile vents to both front and rear roof elevations. Tenant complains of the tops of 1st floor walls front and back getting damp in the winter period. This could be due to condensation building up on underside of felt and running down to eaves.

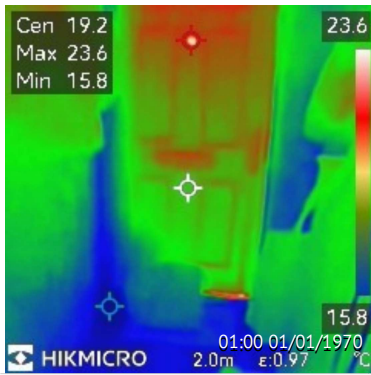


Hallway And Front Door.

There is evidence of cold spotting to top of front door, this is due to the pvc cladding around the arch window. This is only 70mm thick and is contributing to heat loss.

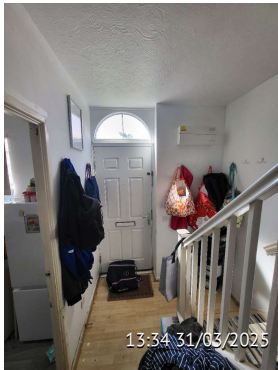


Hallway And Front Door Cont

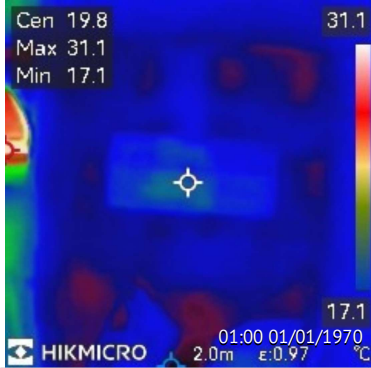


Hallway And Front Door Cont

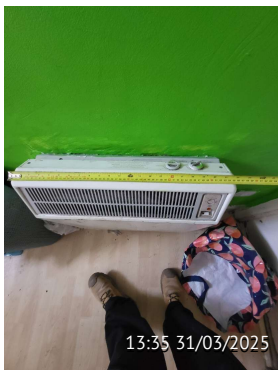
Again various temperature differences around the front door wall. Would benefit from visual inspection of cavity wall pumped insulation at various points to determine if full coverage has been achieved.



Hallway And Front Door Cont



Hallway And Front Door Cont



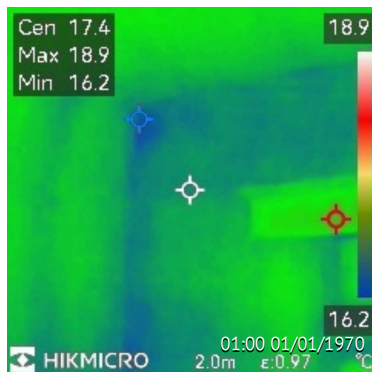
Hallway And Front Door Cont

Storage heater. Dimplex. Storage heaters were cold at time of survey but Tenant says they don't get very hot. Could benefit from more modern versions which have increased efficiency, better insulation and advanced control features making them retain heat longer.



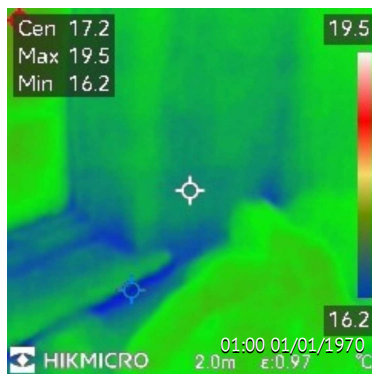
Kitchen

Room dimensions 4.1m x 1.8m
Extractor fan is humidity tracking style.

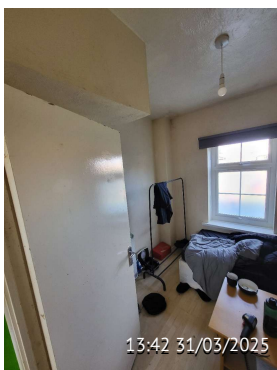


Kitchen Cont

As before there are some cold spots evident across the external wall.



Kitchen Cont



Downstairs Bedroom

Room dimensions 2.5m x 2.7m.



Downstairs Bedroom Cont



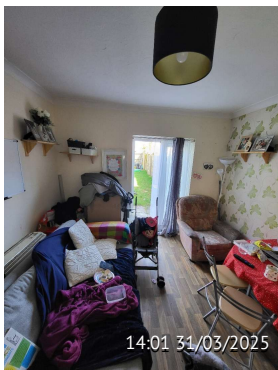
Downstairs Bedroom Cont

There is high levels of condensation/mould to this bedroom to ceilings and walls. The window and trickle vents where closed and there is a freestanding freezer in the corner. I feel this room has been restricted from air flow combined with high humidity levels and thus has caused condensation build up with no ventilation. Would suggest a passive through wall vent to encourage airflow and reduce the risk of tenant closing windows and doors etc.. Will require mould treatment and redecorating.



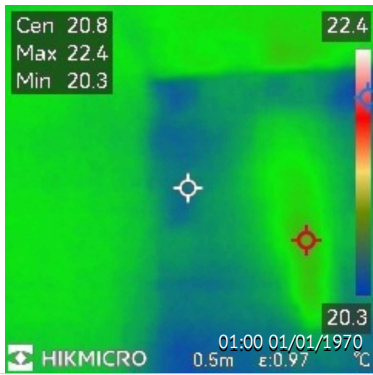
Downstairs Bedroom Cont

Storage heater Dimplex.



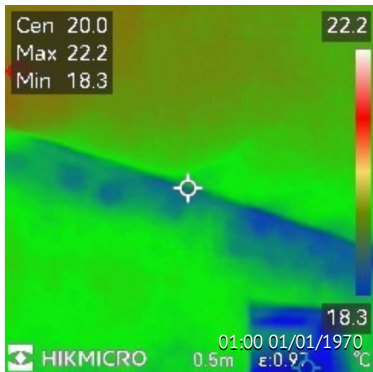
Lounge

Room dimensions 4.1m x 4.1m. Storage heater Dimplex, again older style could benefit from modern upgrade.

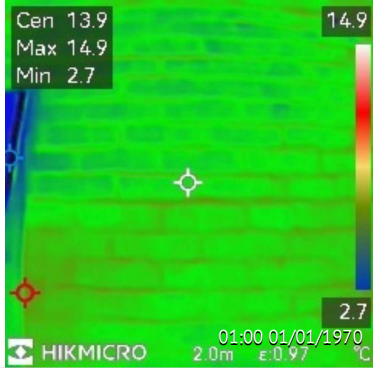


Lounge

Various temperatures difference across wall surface again could be indication of partial fill pumped cavity insulation. Inside wall temp. 16.8° external wall temp. 14.1°

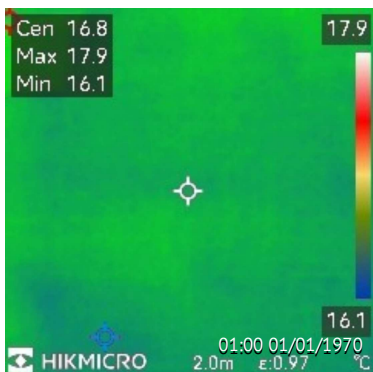


Lounge Cont



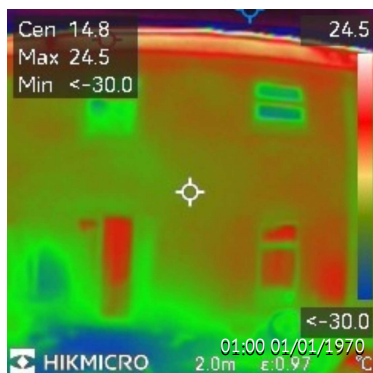
Lounge Cont

Rear external wall temp.



Lounge Cont

Internal wall temp.



Rear Elevation Overall



Front Elevation Overall

General Recommendations.

- Visual inspection at various points to front and rear elevations to inspect pumped cavity insulation. Either drill holes and borescope or brick removals.
- Install roof tile vents to front and rear elevations to encourage airflow.
- Upgrade storage heaters to more efficient versions.
- Encourage occupiers to keep trickle vents open throughout and or open windows to encourage airflow throughout. Routinely move furniture and belongings away from external walls where possible and wipe down surfaces to reduce mould build up from lack of airflow. Regularly wipe down windows and window sills to prevent mould growth.
- Install passive vent into downstairs small bedroom to encourage permanent airflow. Also treat mould to whole room. Increase insulation or similar to arch window above front door.