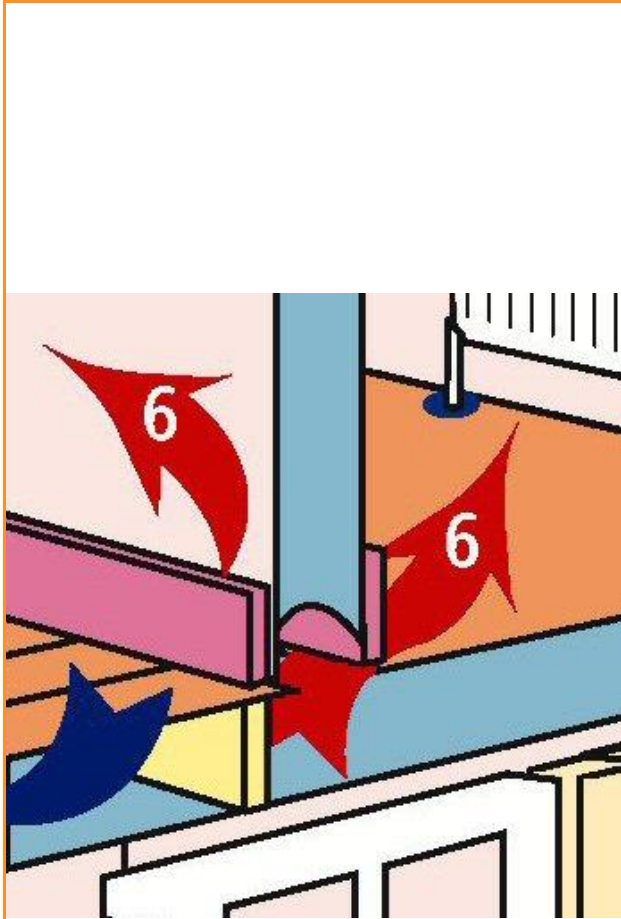




Common Leakage Sites no.6

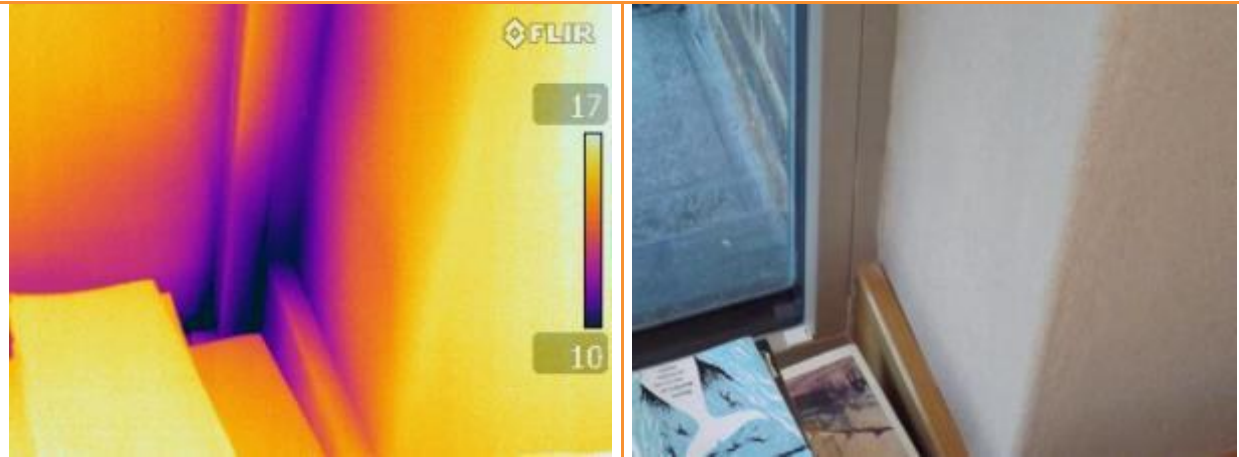
Along the top and bottom edges of skirting boards.



In this instance air is normally leaking from the floor void, although it could be from an unheated wall cavity, into the room around the top or bottom edges of the skirting board. This is usually due to inadequate sealing of the wall to floor joint allowing air through which then manifests itself at the edges of the skirting board which has been placed over said joint, but it can be from penetrations through the wall where the skirting board has been attached. This will also apply to the skirting board equivalent at the top of the wall, pre formed coving, which will hide flaws in the wall to ceiling joint. Another example would be where wood panels are used to clad a wall or ceiling and the air from the wall to floor / ceiling joints emerges through joints in the wood panelling. From an external perspective this kind of leakage can manifest as warm air escaping around the external edges of floors where they overhang or join the external walls.



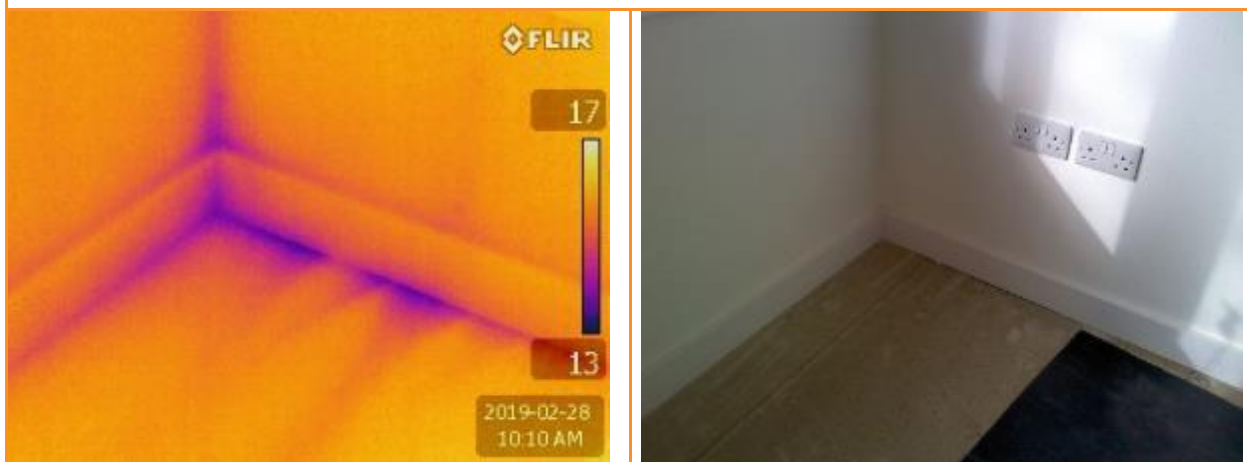
Building Fabric Leakage 6: Along the top and bottom edges of skirting boards



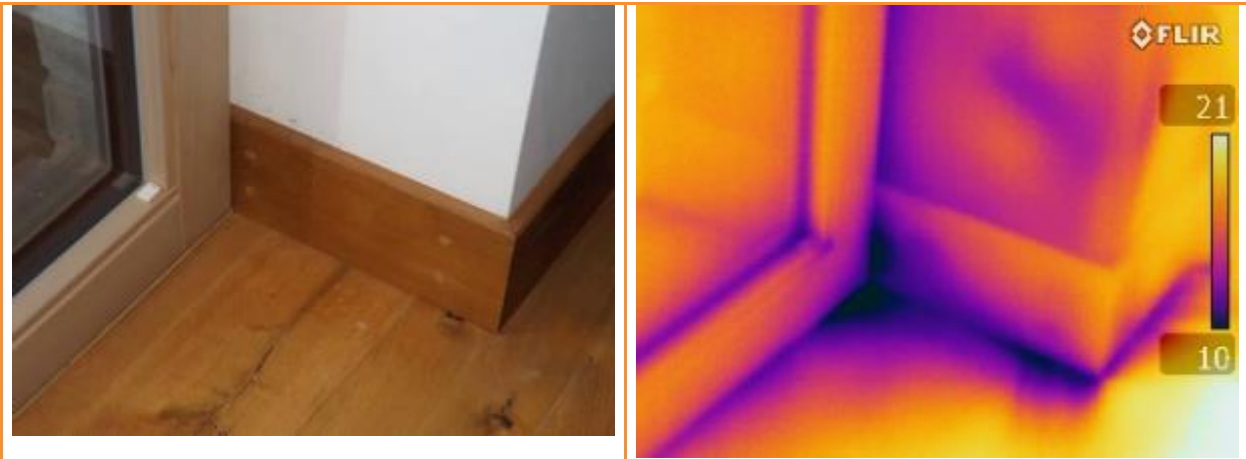
6.01: Internal thermographic image whilst dwelling is depressurised showing leakage showing leakage around skirting board at side of window.



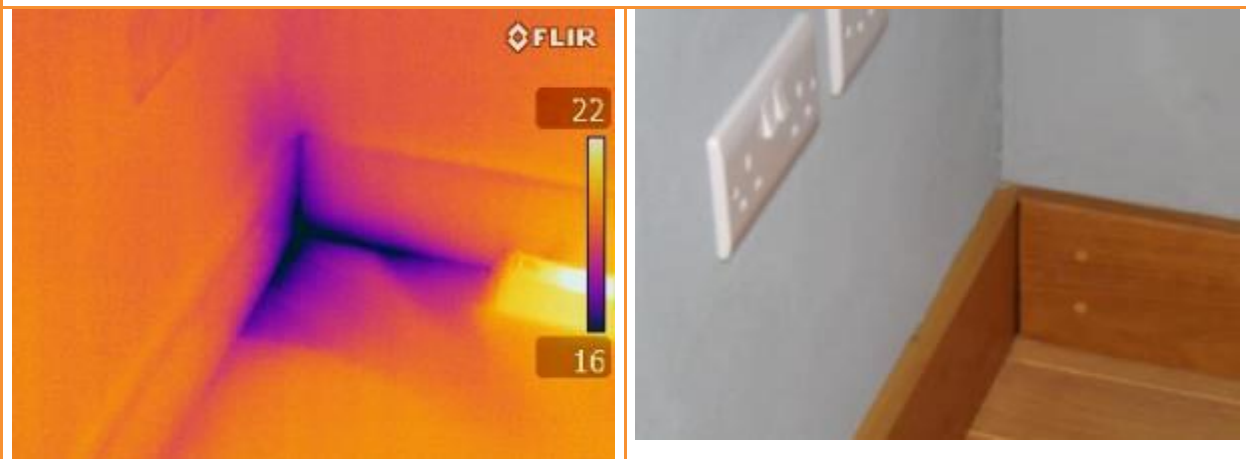
6.02: Internal thermographic image whilst house is depressurised showing leakage along bottom edge of skirting board along internal partition wall.



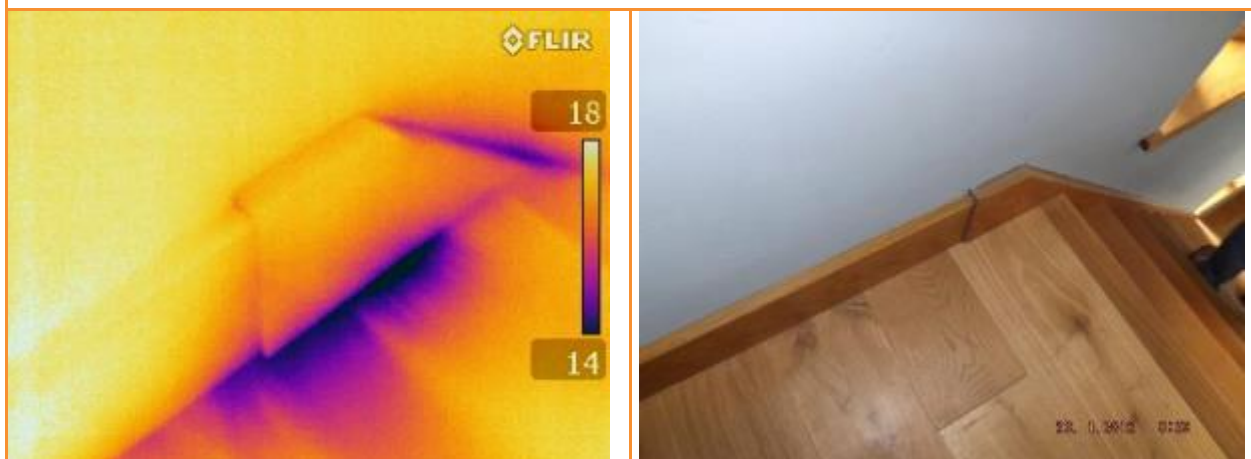
6.03: Internal thermographic image whilst house is depressurised showing leakage along base of skirting board on the first floor.



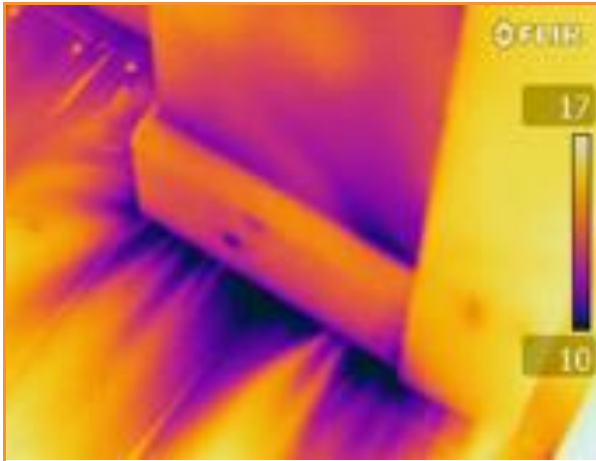
6.04: Internal thermographic image whilst dwelling is depressurised showing leakage beneath skirting at lower corner of opening.



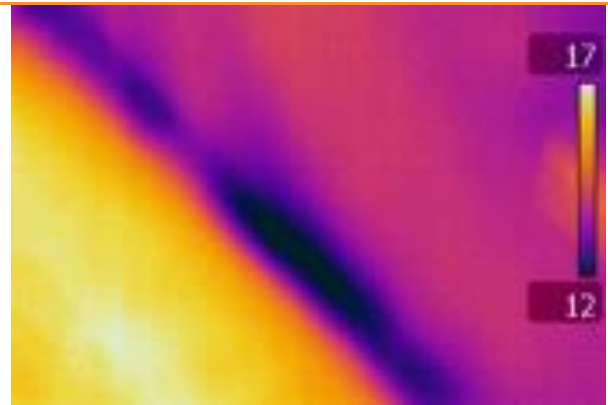
6.05: Internal thermographic image whilst house is depressurised showing leakage in corner at joint in skirting boards.



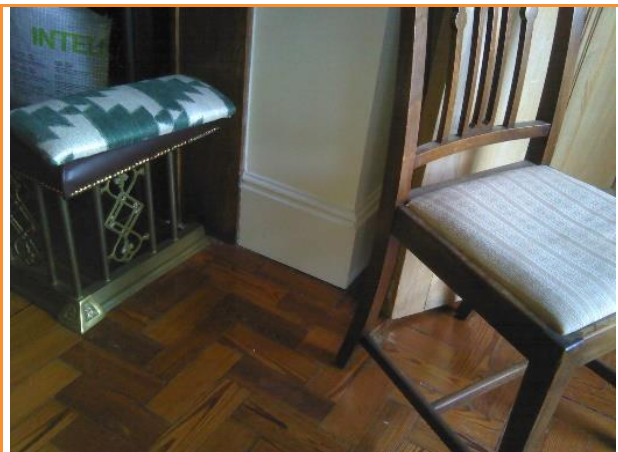
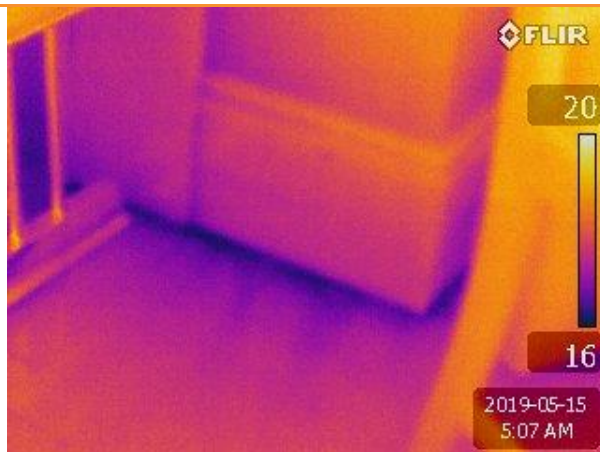
6.06: Internal thermographic image whilst dwelling is depressurised showing leakage at side of stairs outside bedroom.



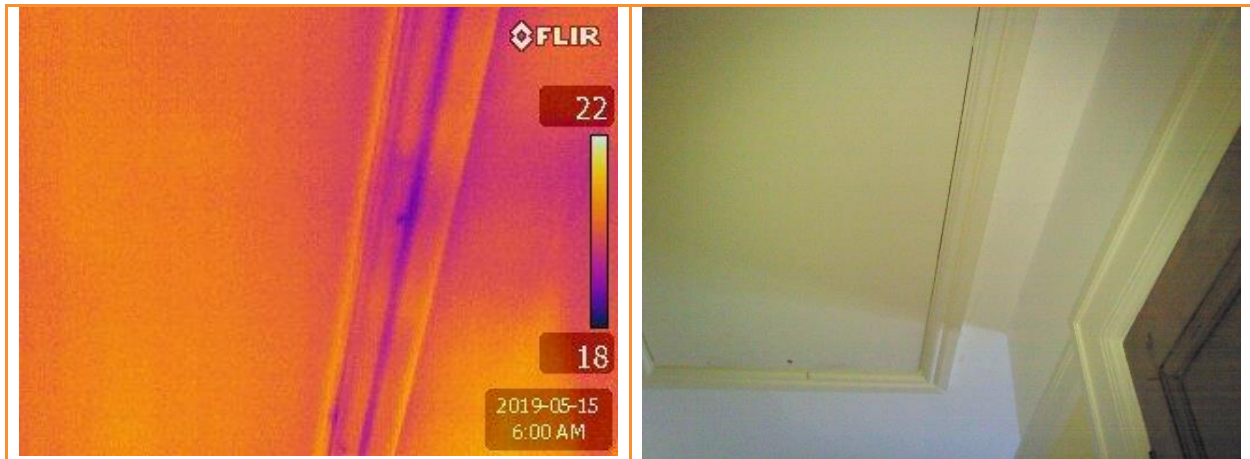
6.07: Internal thermographic image whilst house is depressurised showing substantial leakage at base of first floor internal partition wall to master bedroom – location where extension abuts original dwellings.



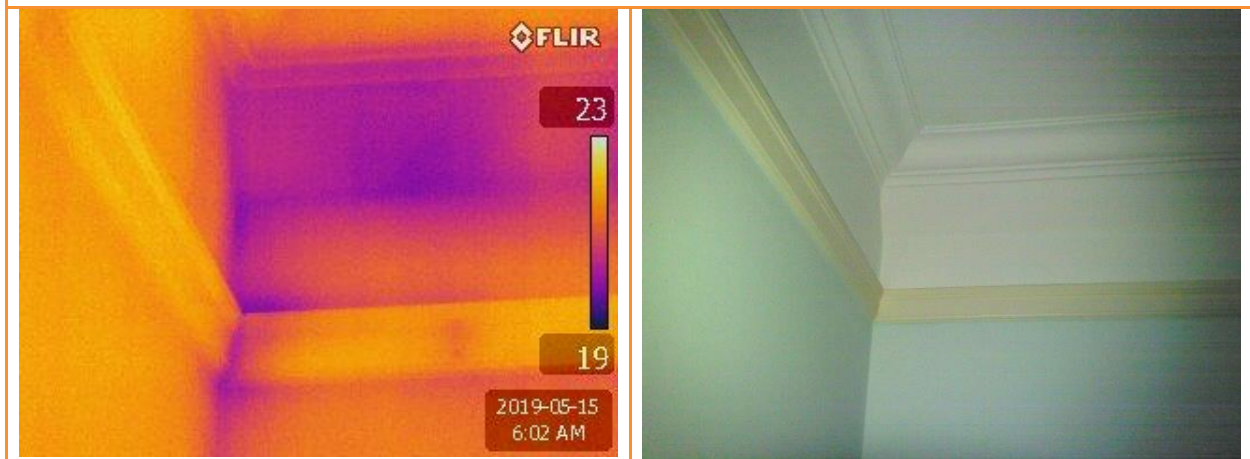
6.08: Internal thermographic image whilst house is depressurised showing substantial leakage along the base of an internal partition wall.



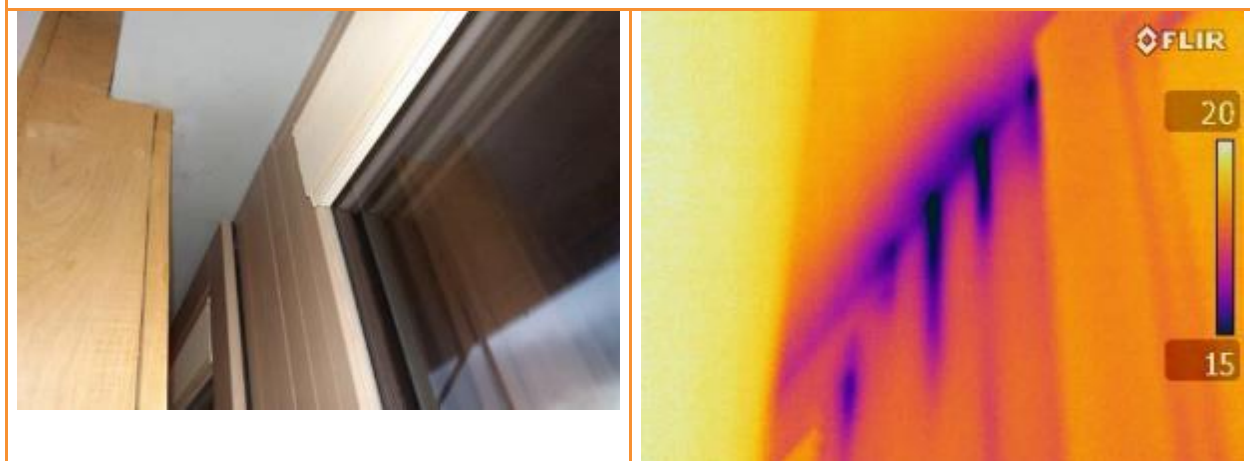
6.09: Internal thermographic image whilst house depressurised, showing leakage at bottom edge of skirting board next to internal fireplace in centre of house, ground floor



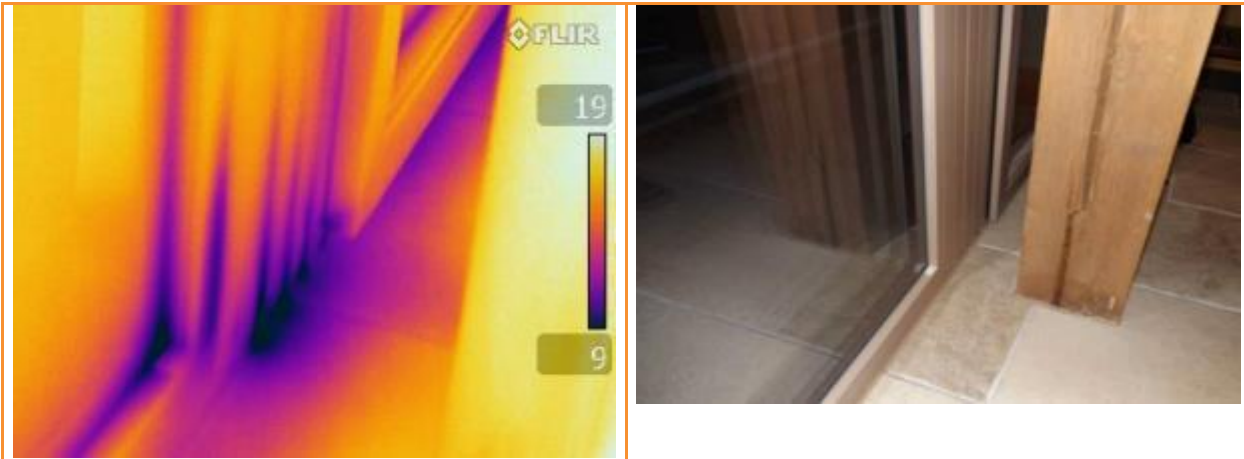
6.10: Internal thermographic image whilst house depressurised showing leakage along edge of decorative coving under ceiling, ground floor



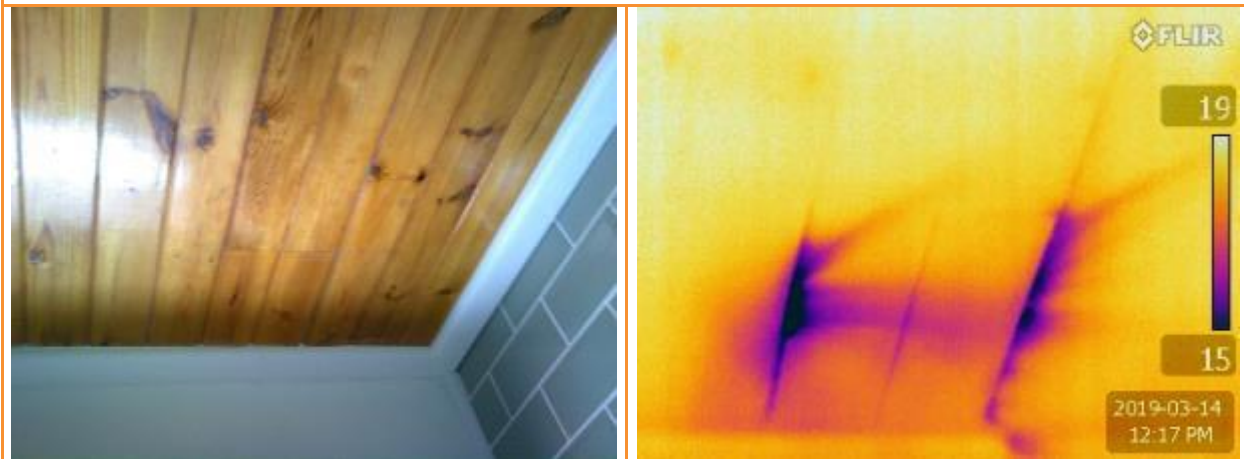
6.11: Internal thermographic image whilst house depressurised showing leakage in corner above architrave, ground floor. Also, cold section in wall suggesting missing insulation



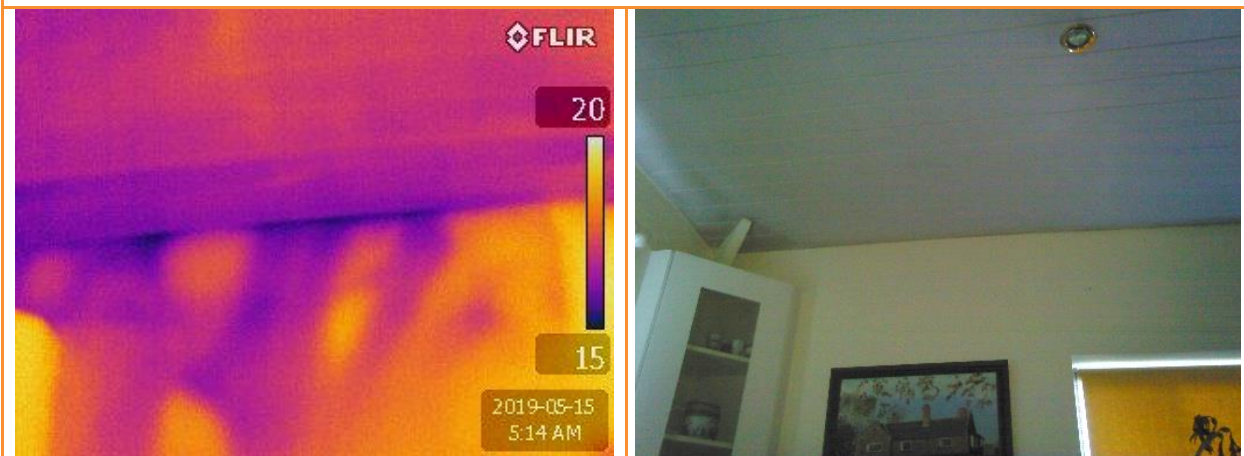
6.12: Internal thermographic image whilst house is depressurised showing leakage between sections of vertical timber in kitchen wall.



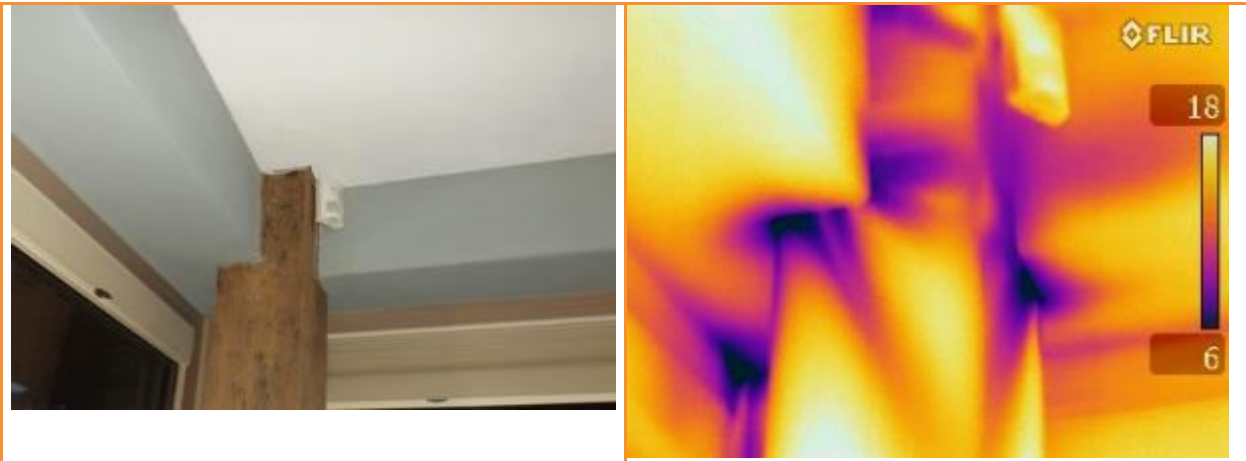
6.13: Internal thermographic image whilst house is depressurised showing leakage between sections of infill panel in glazing in kit.



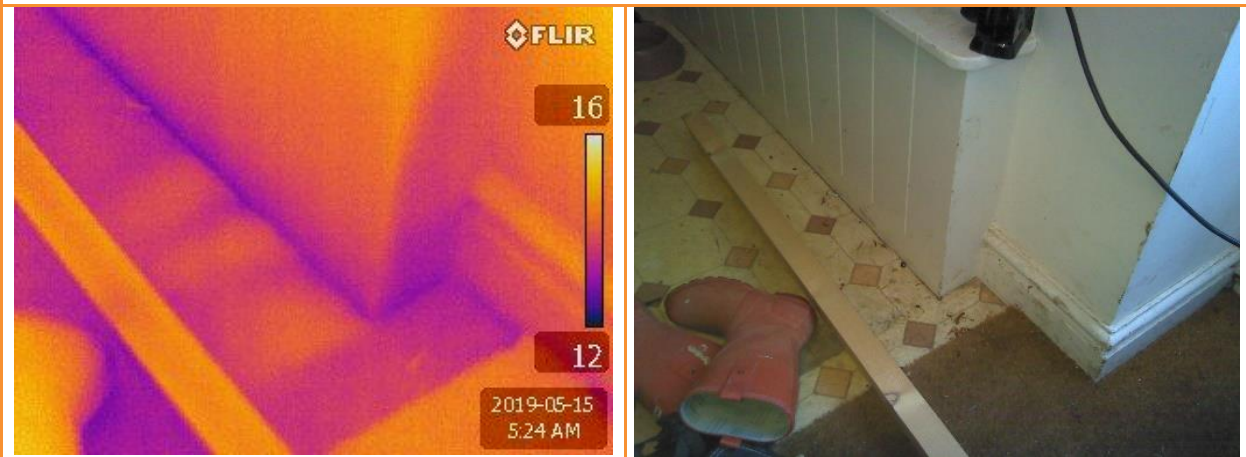
6.14: Internal thermographic image showing leakage on joints in timber ceiling whilst house depressurised.



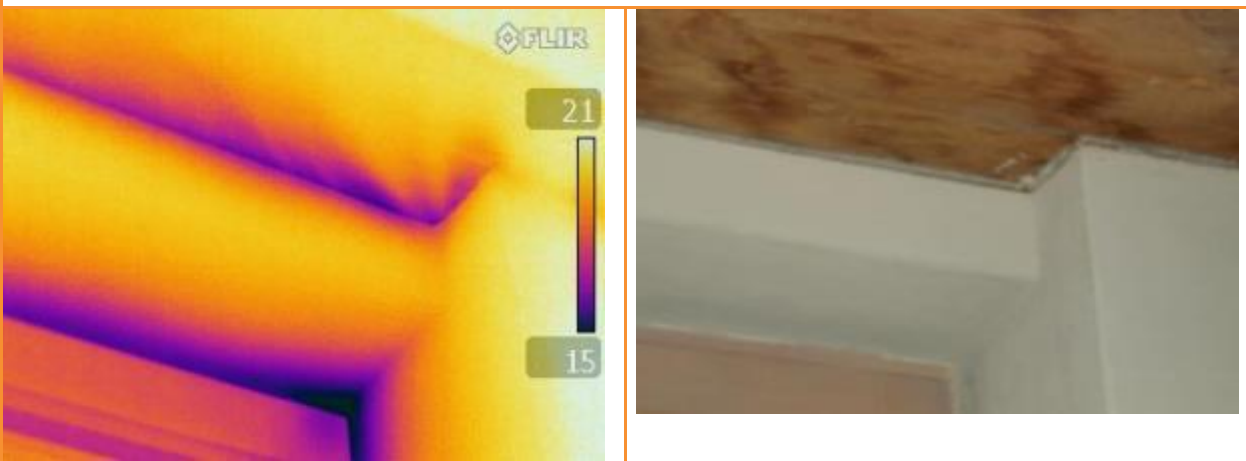
6.15: Internal thermographic image whilst house depressurised, showing leakage around edge of timber ceiling in single-storey section off kitchen



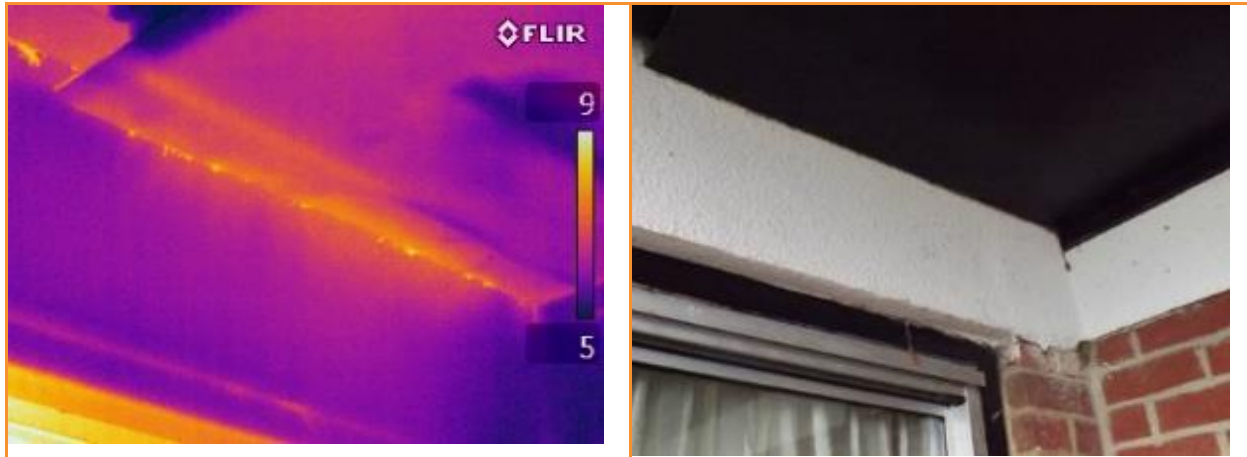
6.16: Internal thermographic image whilst dwelling is depressurised showing numerous leakage points between oak frame and adjacent plasterboard boxing.



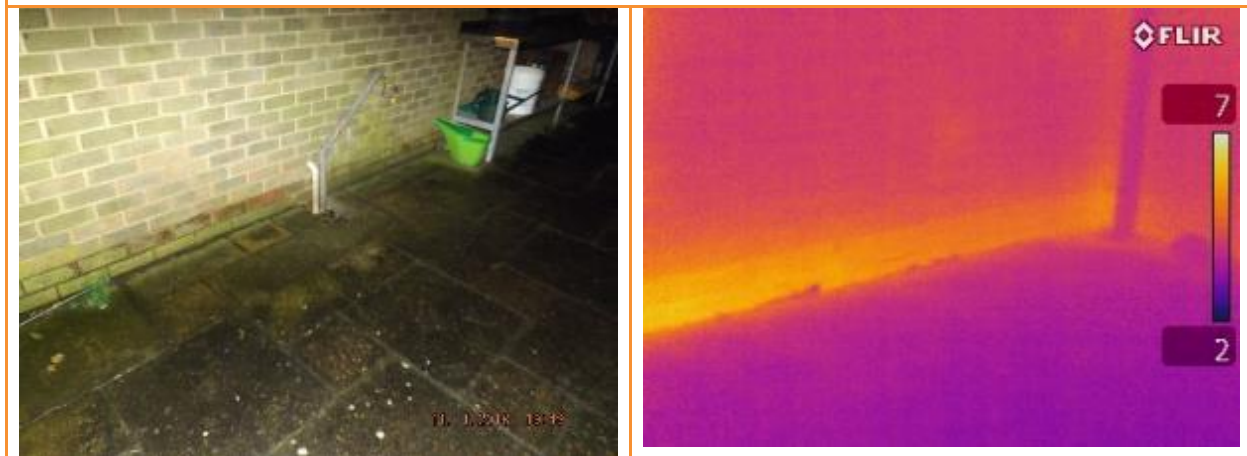
6.17: Internal thermographic image whilst house depressurised, showing leakage along bottom edge boxing in boot room, ground floor rear



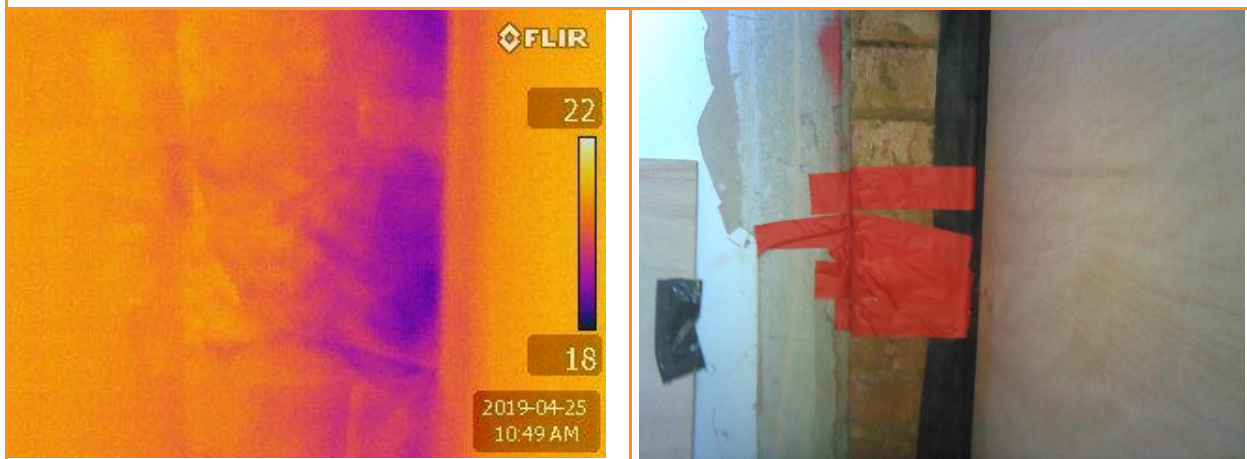
6.18: Internal thermographic image whilst dwelling is depressurised showing leakage around window and along edges of boxing above opening.



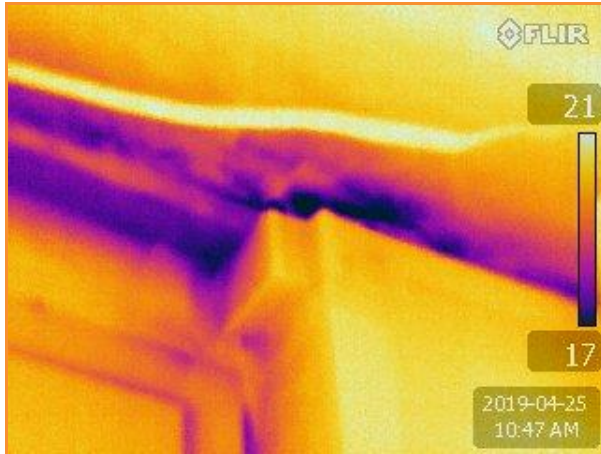
6.19: External thermographic image whilst house is pressurised showing leakage along the bottom edge of an overhanging access balcony.



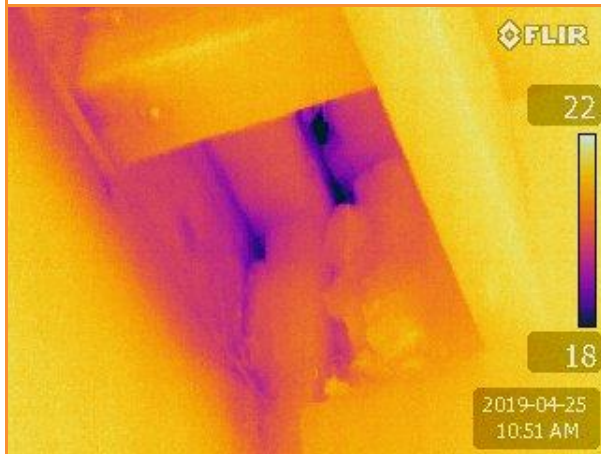
6.20: Thermographic image showing heat loss along the edge of the ground floor slab, viewed externally whilst house is pressurised



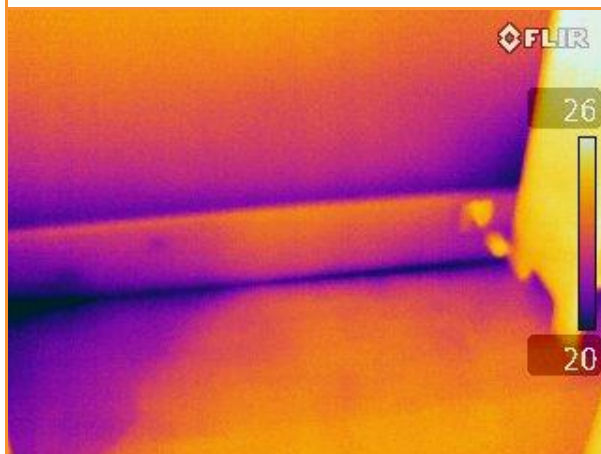
6.21: Thermographic image showing leakage at vertical joint in existing masonry beside opening, despite temporary remedial sealing undertaken after the initial leakage check



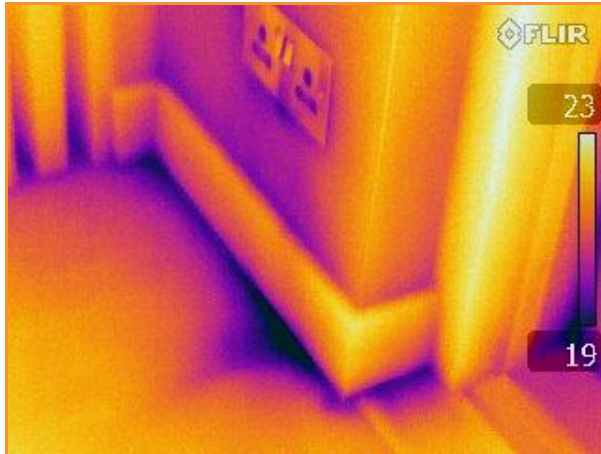
6.22: Thermographic image showing substantial leakage at top of wall



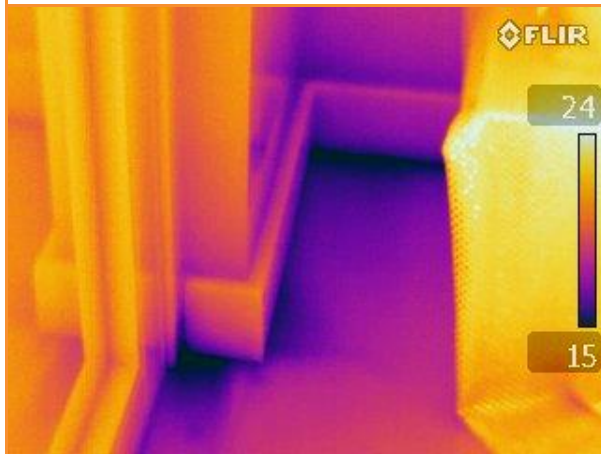
6.23: Thermographic image showing substantial high-level leakage at top of wall section



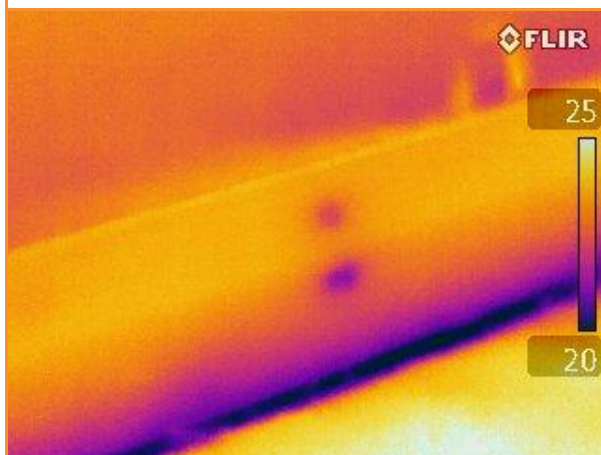
6.24: Thermographic image showing leakage along top and base of skirting



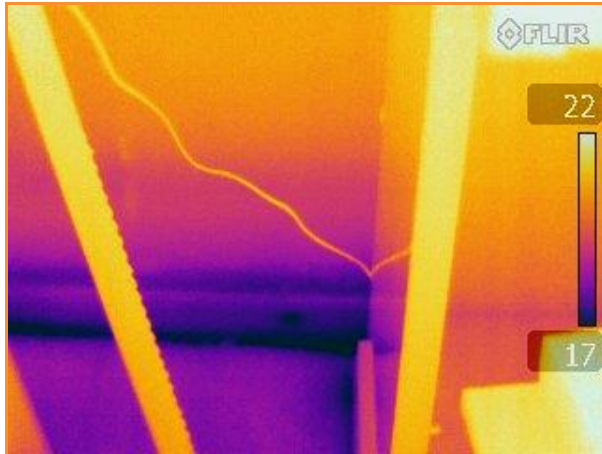
6.25: Thermographic image showing leakage beneath skirting, also through electrical sockets



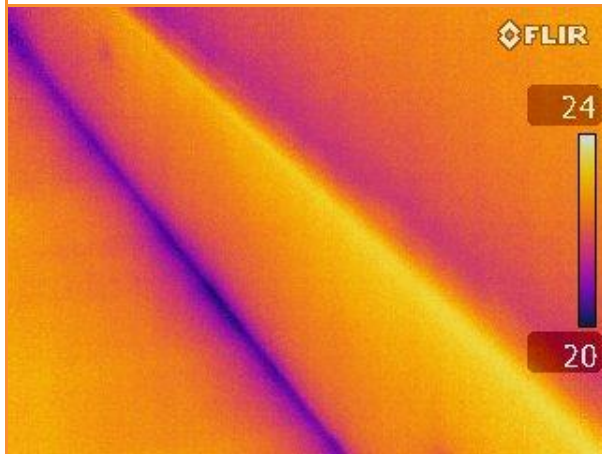
6.26: Thermographic image showing extensive leakage beneath skirting



6.27: Thermographic image of leakage along edge of floor at rear of lounge



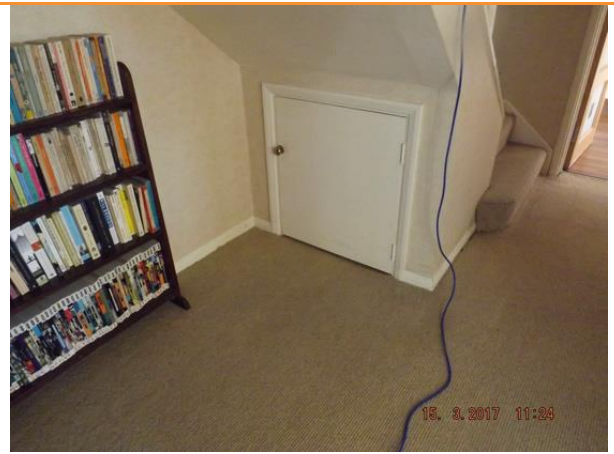
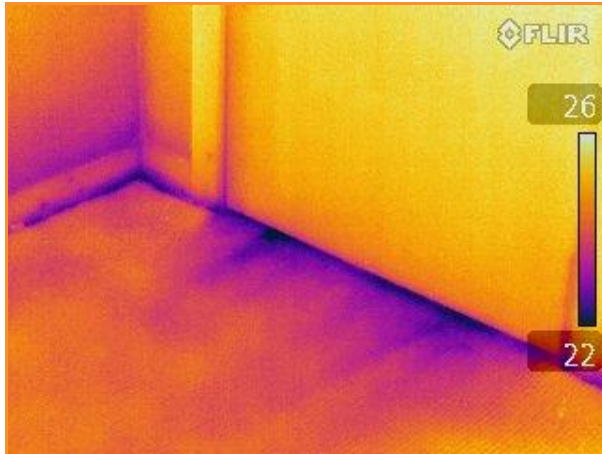
6.28: Thermographic image showing leakage across base of skirting in garage extension



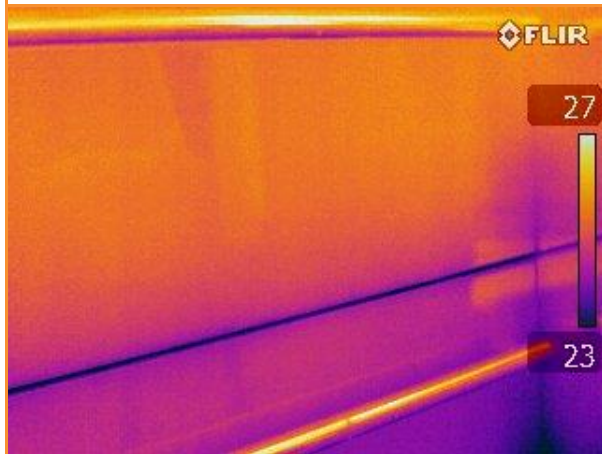
6.29: Thermographic image showing leakage along bottom of skirting in garden extension



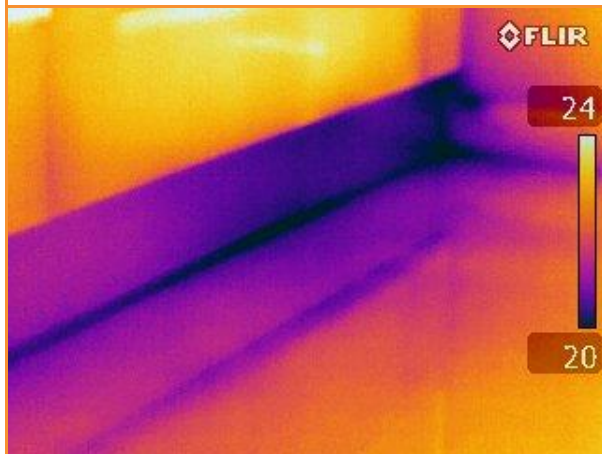
6.30: Thermographic image showing leakage in corner beneath junction of skirting



6.31: Thermographic image showing substantial leakage across base of access, also on skirting nearby indicating that the leakage from the access is likely to be coming from the same source



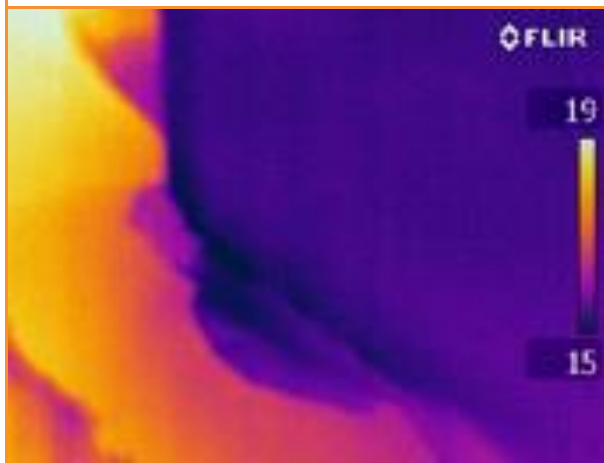
6.32: Thermographic image showing leakage at gap between kitchen drawers



6.33: Thermographic image showing leakage across base of kitchen units



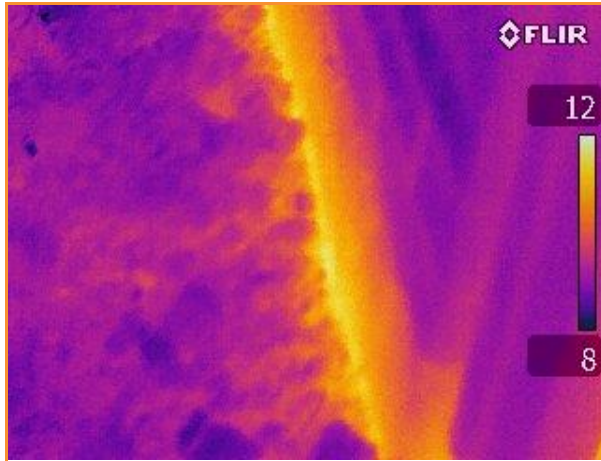
6.34: Internal thermographic image whilst building depressurised, showing heat loss between boards along (1) base of side wall to main hall and (2) along the bottom edge of the skirting board



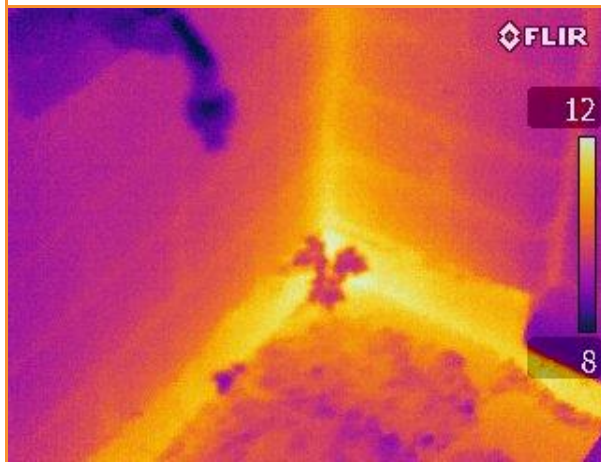
6.34: Thermographic image showing extensive leakage at side of opening where floorboards meet cavity wall



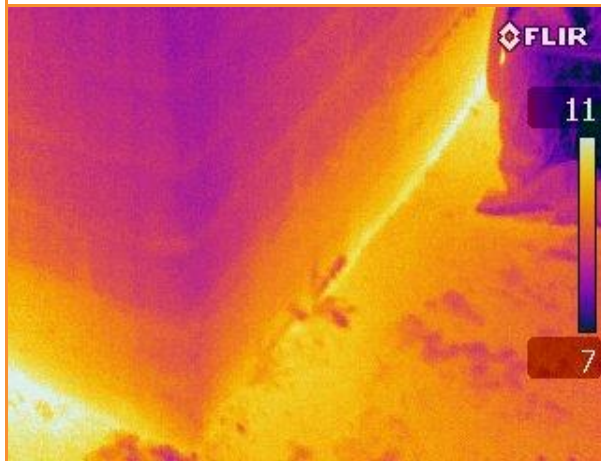
6.35: Thermographic images showing leakage along base of kitchen wall



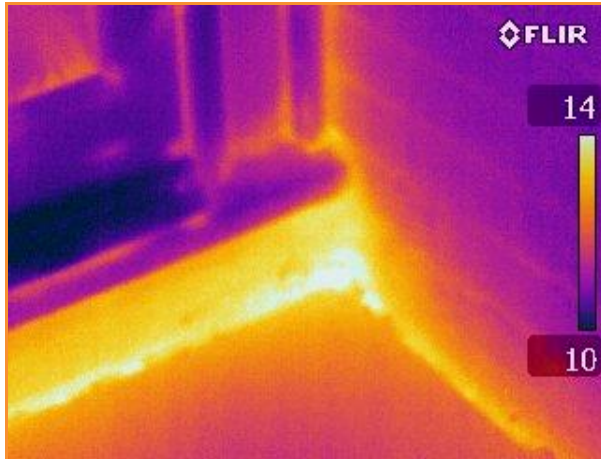
6.36: Thermographic image from above of leakage along base outside of kitchen wall



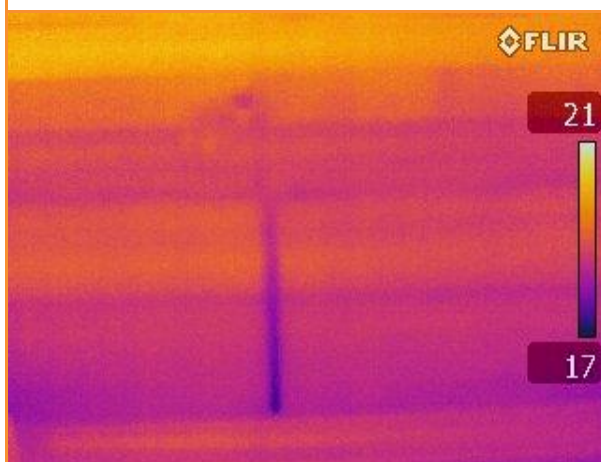
6.37: Thermographic image of leakage where extension meets main house at front



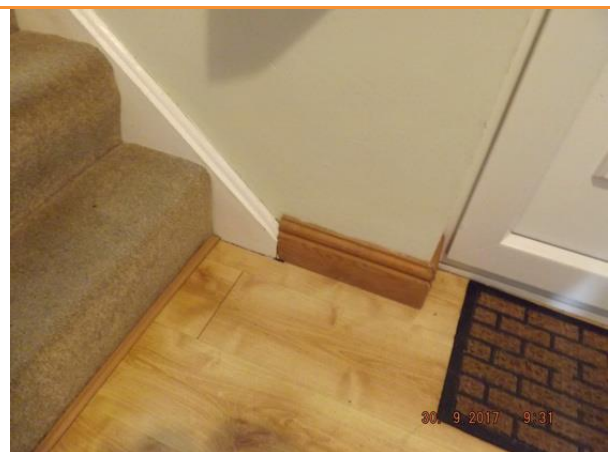
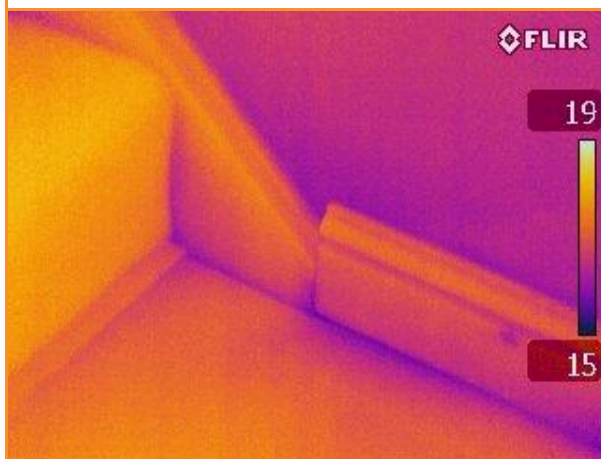
6.38: Thermographic image from above of leakage along base of wall at rear



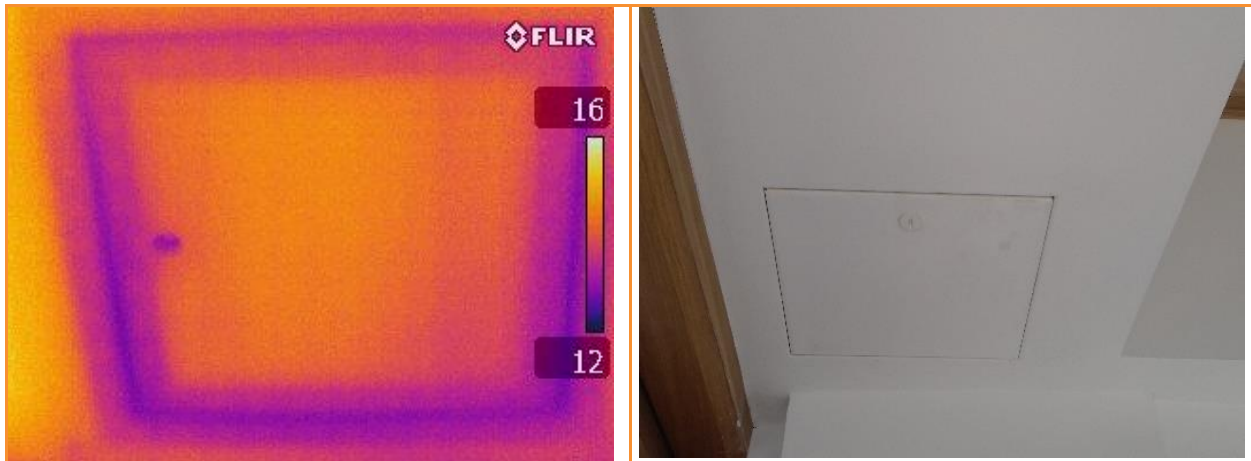
6.39: Thermographic image of leakage where extension meets main house at rear



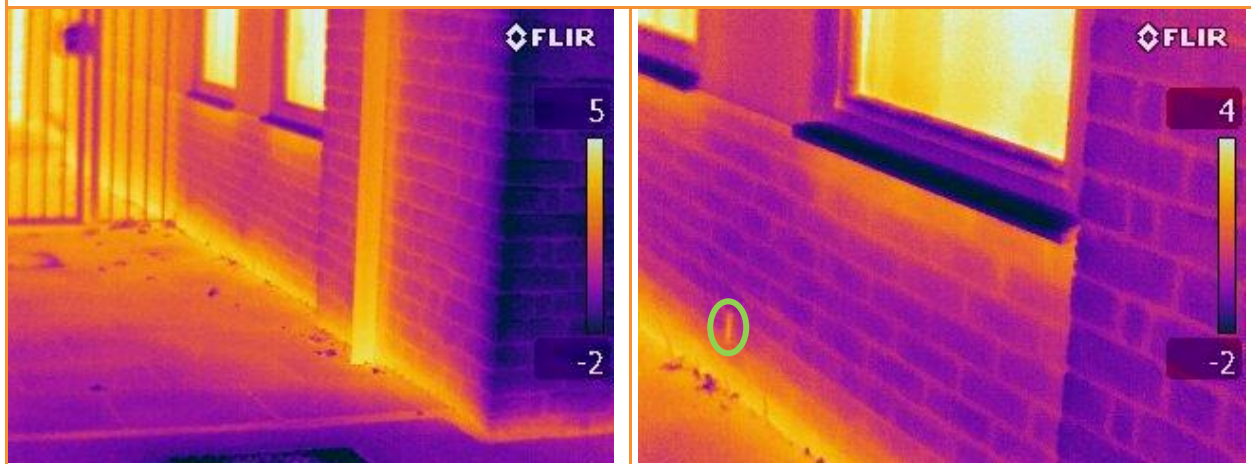
6.40: Thermographic image showing leakage found through joints and along bottom edge of skirting boards in living room



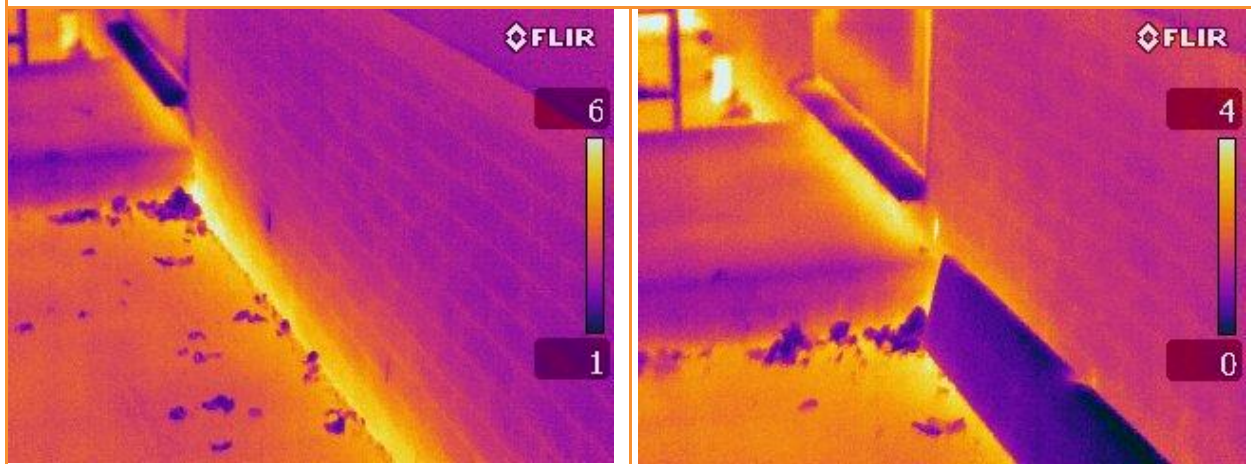
6.41: Thermographic image showing leakage along edges of skirting at base of stairs



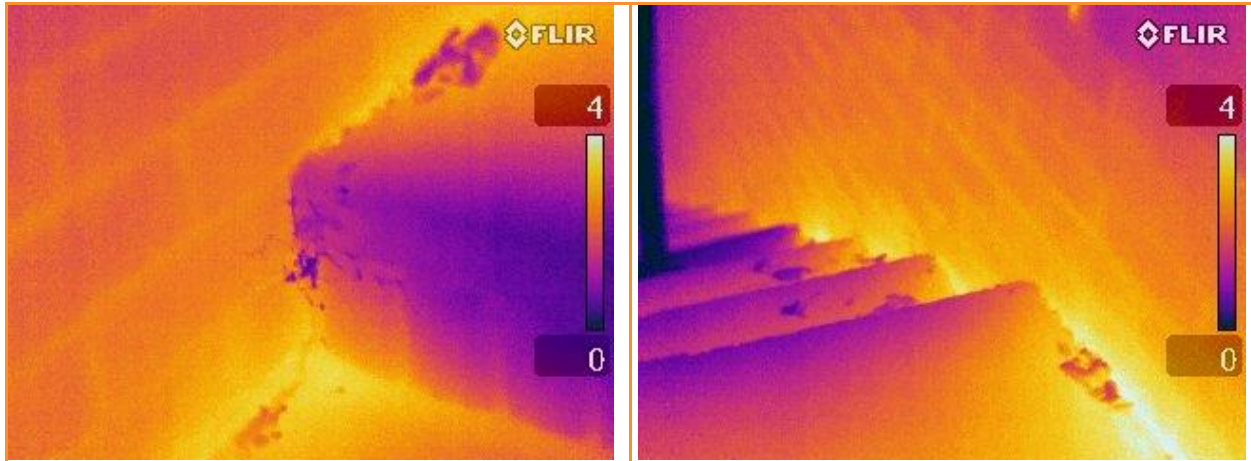
6.42: Substantial leakage around access hatch into boxing above and just inside main entrance door



6.43: Heat loss along the bottom of the wall at the western end of the building before pressure applied, then after pressure applied, showing apparently similar heat loss along base of wall suggesting missing insulation rather than air leakage. The exception is the cavity vent (circled) which is clearly connected to the internal environment



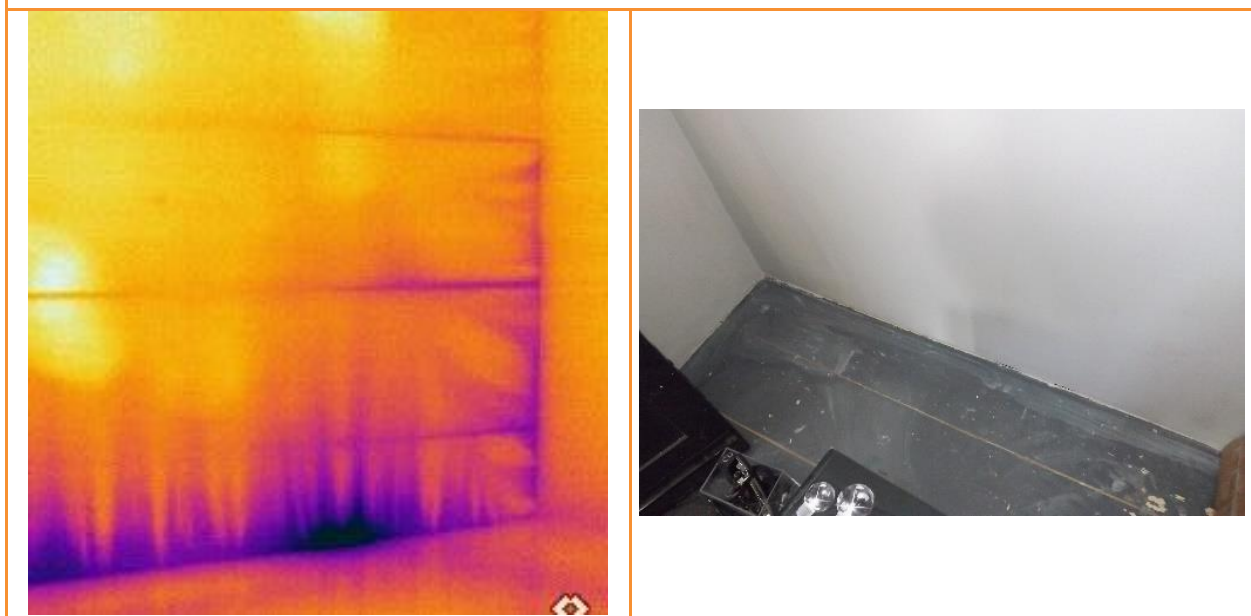
6.44: Some heat loss visible under threshold of side door before pressure applied to building, then after pressure applied, thermographic image shows much more heat loss under the threshold of the side door, indicating considerable leakage



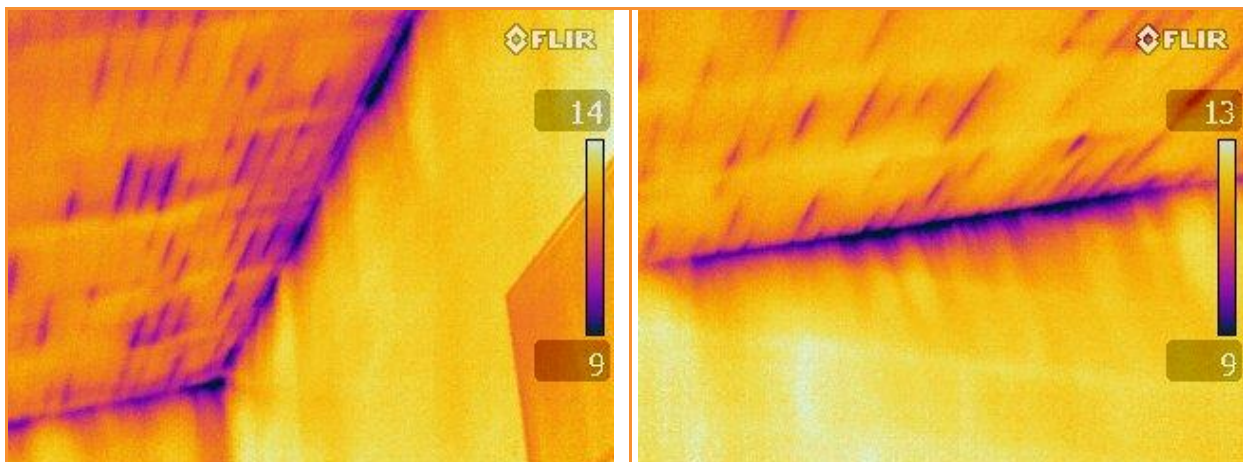
6.45: Thermographic image showing heat loss on edge of steps at rear of building, before pressure applied, then after pressure applied, showing heat loss on edge of steps at rear of building but not conclusively worse



6.46: Thermographic image when building pressurised, showing substantial heat loss at end of ground floor wall, adjacent to pillar



6.47: Thermographic image showing leakage along base and sides of partition upper wall



6.48: Thermographic image showing substantial leakage along internal (left) and external (right) edges of ceiling in lounge