



The survey specialists...

Property • Infrared • Asbestos • Snagging



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INFRARED

SURVEY



Customer Details

Client Name: XXXXXXXXXXXXXXXXXXXXXXXX

Address: XXXXXXXXXXXXXXXXXXXXXXXX, ABERDEENSHIRE, AB42 4PB

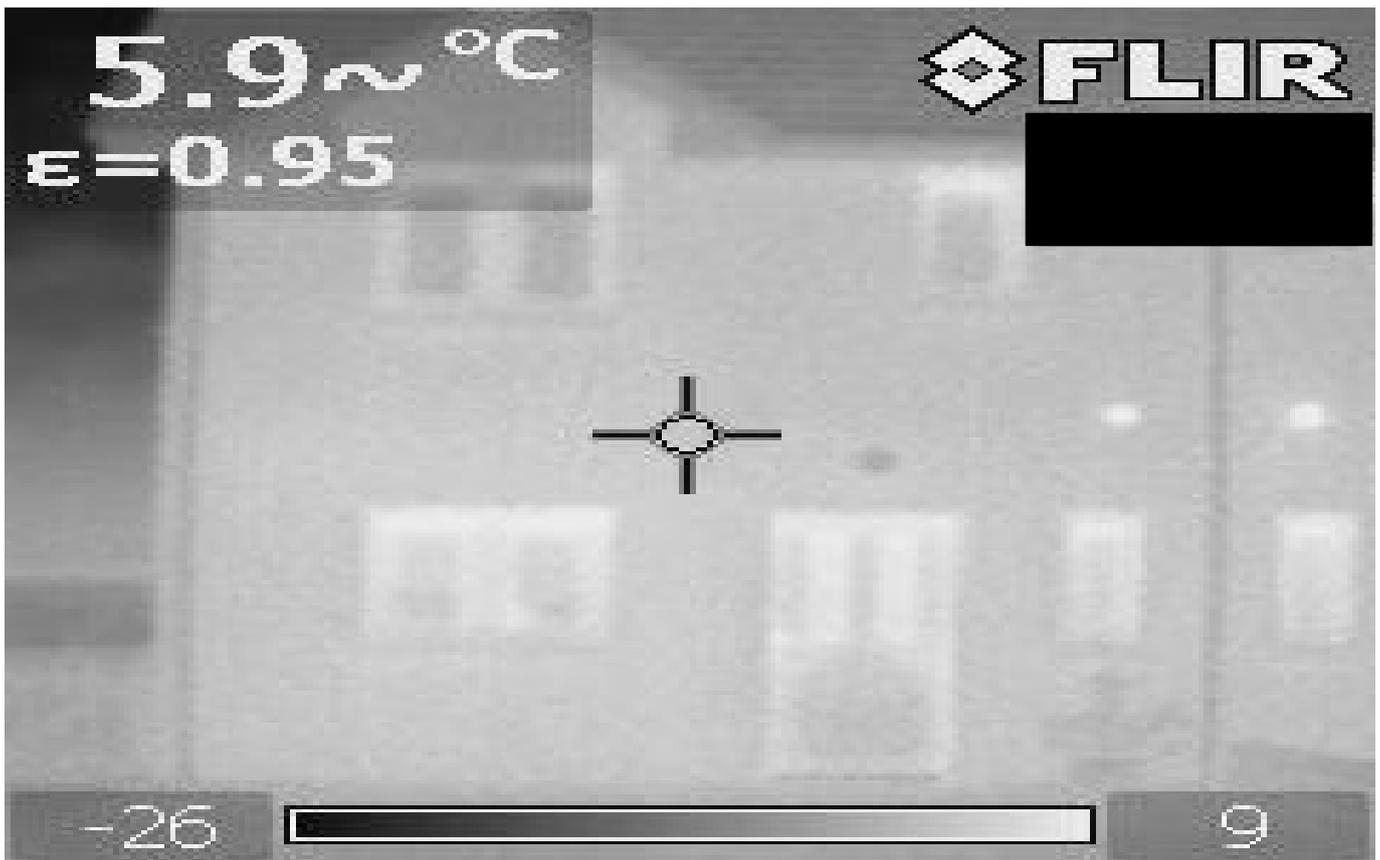
Purpose of Report: QUALITATIVE INFRARED ANALISYS

Report Reference: XXXXXXXXXXXXXXXXXXXXXXXX

Inspection Date: 27th March 2015 **Average Ambient Temperature:** 42.26 Fahrenheit

Thermographer Name: PHILIP MILNE **Imager Used:** FLIR b60

Property Image



The property visited was a semi-detached house built on or around 2008 situated in a new development in an exposed location. The present owner has occupied the property from new purchased from Specialist Industrial Contractors Ltd (now ceased trading), the property has been issued with a NHBC Guarantee of Quality.



Understanding Building Roof IR Imagery_

Infrared imagery is often a picture where scales (or shades/colours) represent the differences in temperature and emissivity of objects in the image. As a general rule, objects in the image that are lighter in colour are warmer, and darker objects are cooler. No object in the images is detected via Visible light wavelengths (400 700 NANO meter's) rather, only from infrared wavelengths in the 3000 5000 NANO meter's or 8000 14000 micro meter's range. Lights and other relatively hot objects are very evident, but as a result of their heat not light emissions. When an image is taken with our infrared camera, it is digitally saved to an on board media card. The image may be then modified in a number of ways to enhance its value to the end user. In the case of this report, the building images were digitized, colorized, and then adjusted for colour, contrast and brightness before being scaled and placed in this file.

No of bedrooms: 3

Services: Electricity, Oil Fired central Heating, Mains water, Sewage.

State of repair: Good decorative order

General Description of Property (External)

The property visited had a block Render/Stone mortar construction with a dual pitched tiled roof with a dry verge/ridge line system, water was discharged from the roof via a black half round PVCU fascia fixed gutter and round downpipe rainwater system, hold fast fixed to the block/render finish.

Findings

A Qualitative Infrared inspection revealed the following anomalies to the Rear/Side elevation structure and should be further investigated buy a skilled tradesman. Anomalies are temperature differences due to several issues of which thermal bridging or incomplete Wall/Floor insulation maybe a key factor. This report does not guarantee the findings of thermal bridging or incomplete wall/Floor insulation but does provide further evidence to sample areas that show strong possibilities of thermal bridging or incomplete Wall/Floor insulation.

- Blue markers show excessive heat Signature detected from base course (1)
- Blue marker shows excessive heat Signature detected from area below window sil (2)
- Heat Signature around window frame and vents is consistent with PVCU windows.



Image (1) (Rear/Side Elevation thermal image)

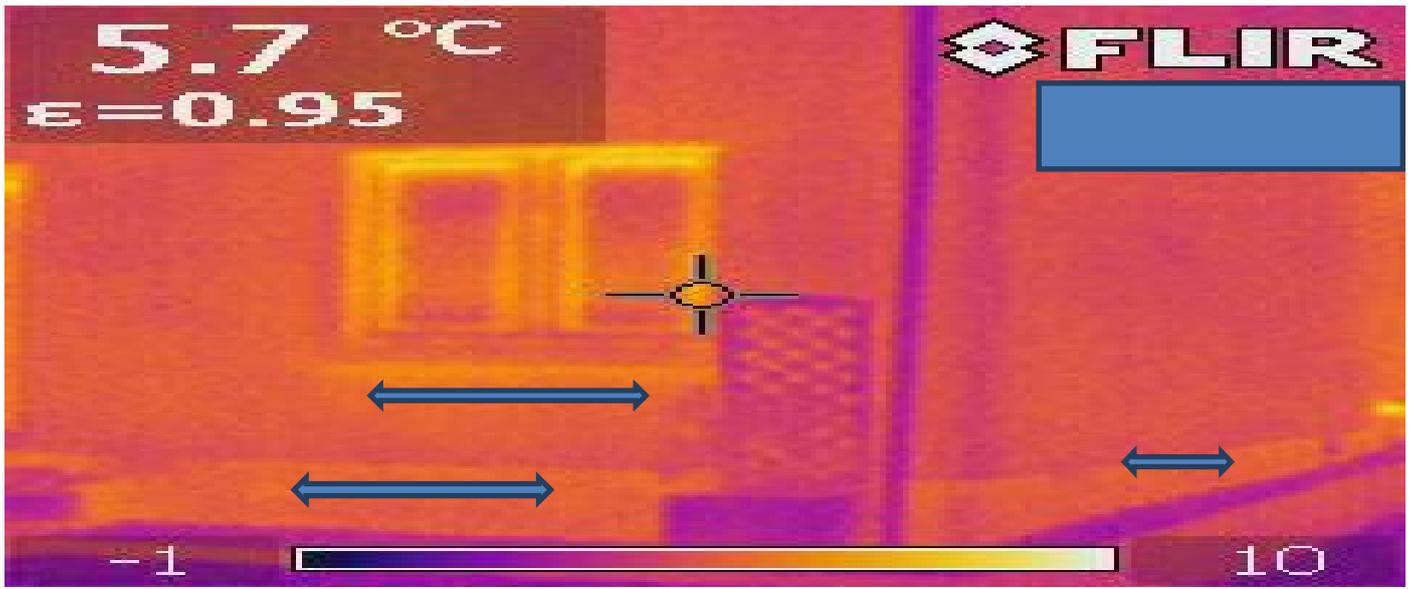
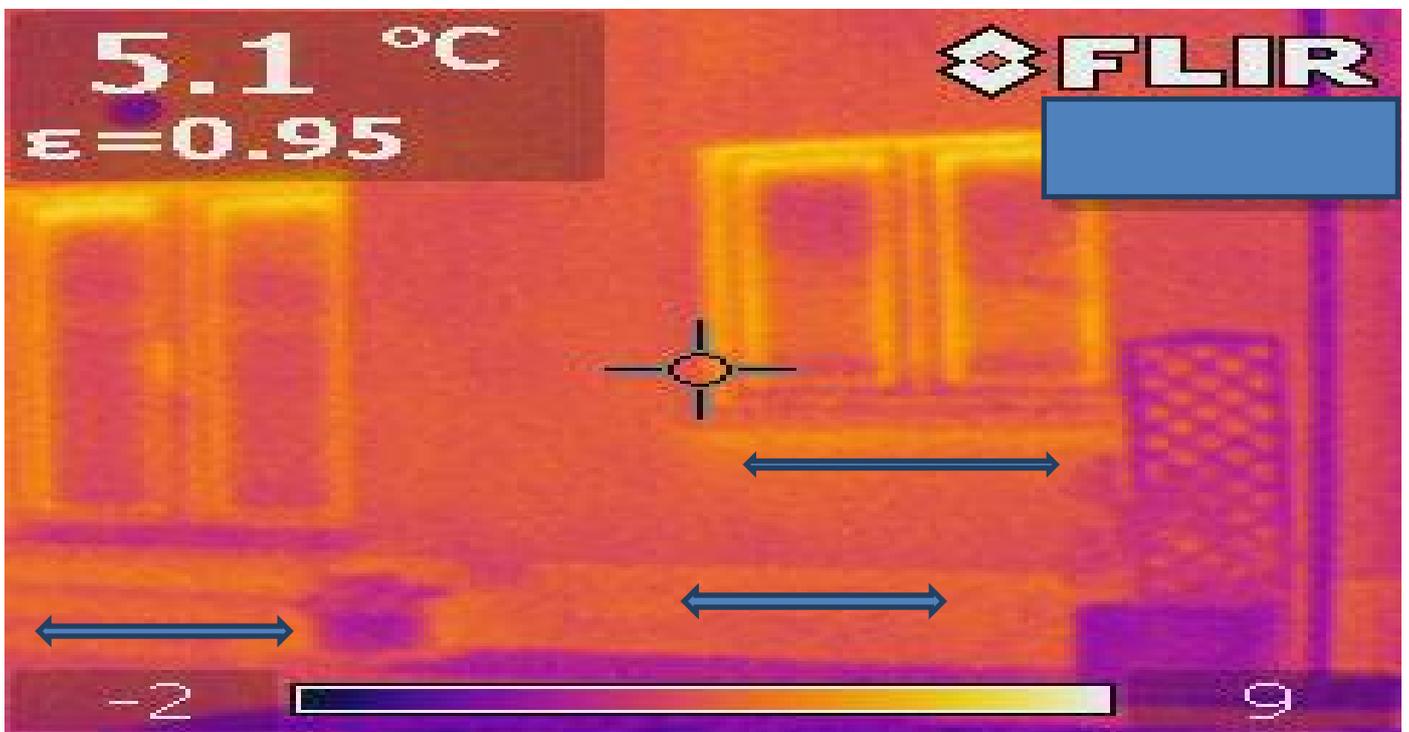


Image (2) (Rear Elevation thermal image)





General Description of Property (Internal)

Lounge/Diner (4.67m wide x 3.88m long x 2.4m high)

Following inspection it was noted that the ceiling and walls had an emulsion smooth plaster finish, the Entrance/Exit doors, Architraves skirting and window sil had a painted finish, Double sash opening white PVCU Window French Doors with fully operational permanent vents installed.

Findings

A Qualitative Infrared inspection revealed the following anomalies to the internal wall/ceiling and floor area and should be further investigated buy a skilled tradesman. Anomalies are temperature differences due to several issues of which thermal bridging or incomplete Wall/Floor insulation maybe a key factor. This report does not guarantee the findings of thermal bridging or incomplete wall/Floor insulation but does provide further evidence to sample areas that show strong possibilities of thermal bridging or incomplete Wall/Floor insulation.

- Blue markers show excessive Draft/Air filtration with significant heat loss.(1)
- Blue markers of this image show that these areas of the ceiling/wall are poorly insulated with significant heat loss detected.(2)

Image (1) of Lounge/Diner (wall floor area below window)

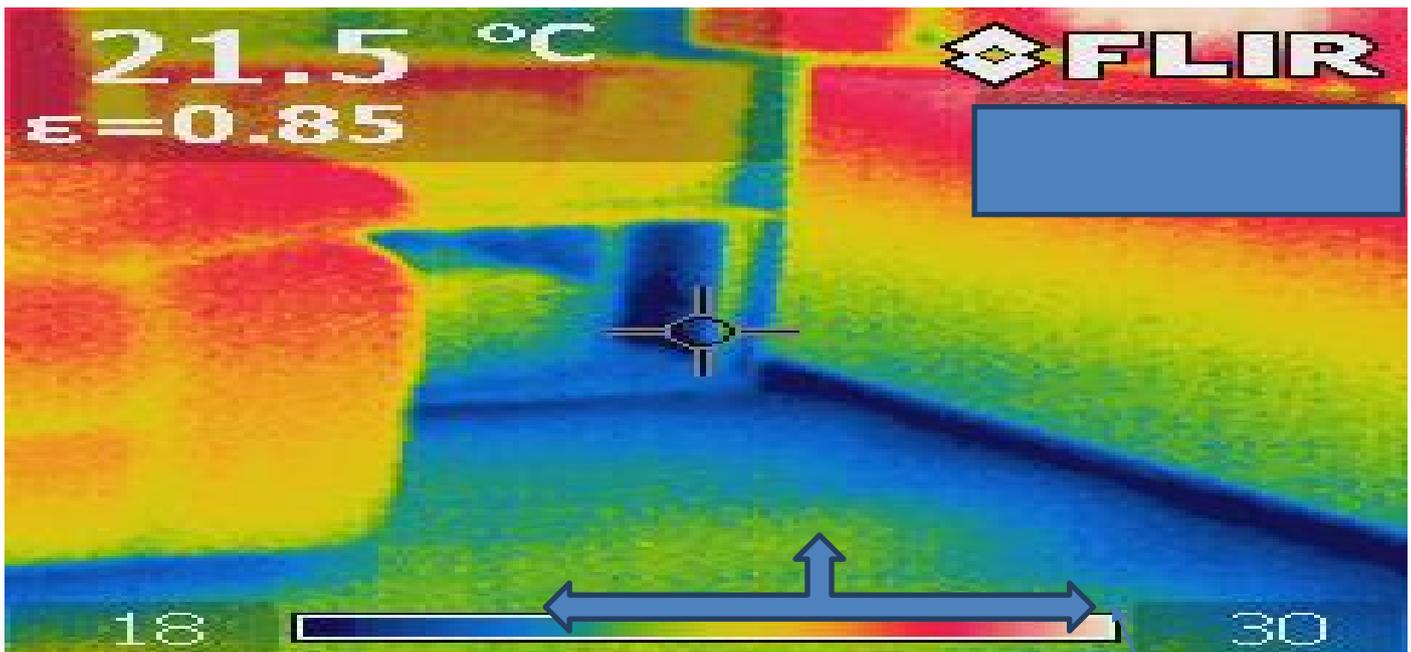
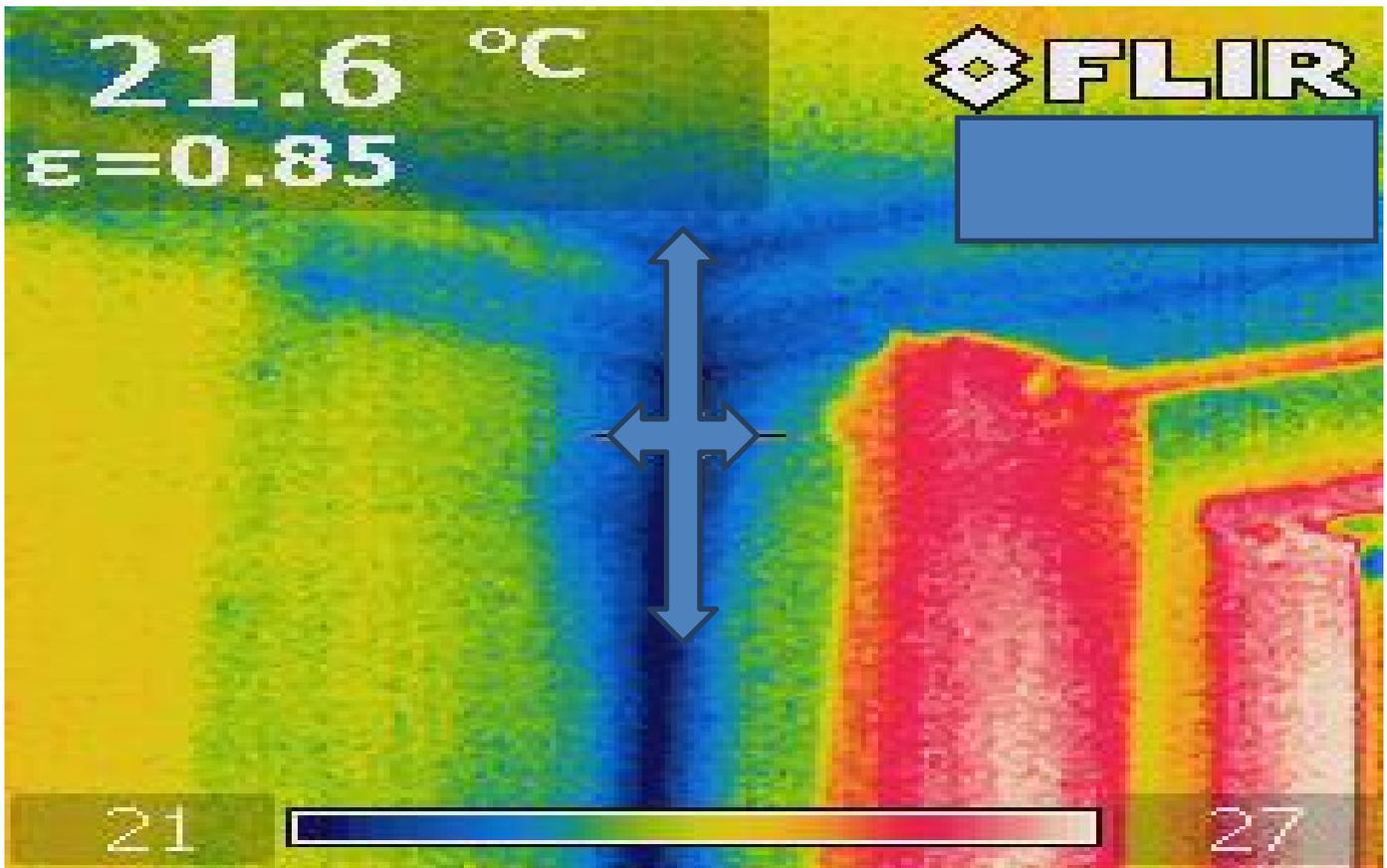




Image (2) of Lounge/Diner (corner wall area to left of window)



Analysis and Recommendations

Areas of possible thermal bridging, incomplete or missing insulation are marked directly on the internal images within the body of the report noted above. We recommend that a professional contractor carefully review this report. Then, with reference to the images contained herein and the marked areas on the images, these areas should be physically located and given a thorough visual examination. When warranted, these areas should be subjected to a destructive test (core sample) to confirm the analysis.



Limitations to Survey/Terms & Conditions

Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any installations. Unless otherwise instructed, we will not commission the inspection or testing of any installations by specialist contract engineers. If we find visual evidence to suggest that there may be problems with any installations in part or in whole, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations or testing by specialists

This was a non-intrusive inspection and limited to commenting upon the location and reporting of anomalies and temperature differences noted and inspected during the visible inspection at that time.

Based on an inspection as defined below, the surveyor will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

The surveyor will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible.

There may be specific areas and items that were inaccessible during our survey. We can make no representations regarding conditions that may be present but were concealed or inaccessible during the survey. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at an additional cost after access is provided. Also, our report is based on information obtained at the site at the given date and time. Over time, conditions change and the information contained in this report may no longer be accurate. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted.

The surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The surveyor will assume that all bylaws, building regulations and other required consents have been obtained. The surveyor will not verify whether any such consents, have been obtained. The client and his/her legal advisors should make all necessary enquiries. Drawings-specifications will not be inspected by the surveyor.

The surveyor will assume is unaffected by any matters which would be revealed by a local search (or the equivalent) and reply's to the usual enquiries, or by a statutory notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.)

The client will pay the surveyor the agreed fee for the report and any expressly agreed disbursements in addition.

The report is for the sole use of the named client and is confidential to the client and his/her professional advisors. Any other parties rely on the report at their own risk. The report must not be reproduced, in whole or in part, without the prior written consent, of the surveyor.

Note: A building survey report does not automatically include advice upon value or a reinstatement cost assessment/replacement for insurance Purposes. However, the surveyor will be prepared to provide such opinions-assessments if these are agreed from the outset



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