

Overview

Damp, Condensation & Mould
Ventilation
Insulation
Retrofits
De-carbonisation

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21a Picton House, Hussar Court, Westside View, Waterlooville, Hants, PO7 7SQ

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Damp, Condensation & Mould

Symptoms
Indicators
Behaviour
Removal



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Ventilation



**Background
Installation
Effectivity
Understanding**



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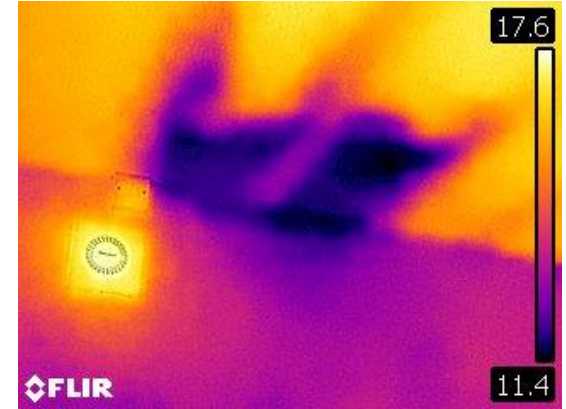
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Insulation



Properties
Effectivity
Permeability



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Retrofit



Considerations Property styles Uniformity Confirmation

Walls		Rain penetration through cavity and solid walls							
Table 1 Minimum recommended exposure zones for insulated masonry walls. See guidance notes below.		Minimum recommended exposure zones for each construction							
Insulation method	Min. width of filled cavity or other cavity (mm)	Impervious cladding		Rendered finish		Facing masonry			
		Full height	Above facing	Full height	Above facing	Topped flush joints	Recessed mortar joints	Flush side and copings	
Built-in full fill	75	4	3	4	3	3	1	1	
	100	4	4	4	3	3	1	2	
	125	4	4	4	3	3	1	2	
Injected full fill UP foam	75	4	2	3	2	2	1	1	
	100	4	3	4	3	3	1	1	
	125	4	4	4	3	3	1	2	
Injected full UP foam	75	4	2	3	2	1	1	1	
	100	4	2	3	2	2	1	1	
	125	4	2	3	2	2	1	1	
Partial fill	Basal 50mm cavity	50	4	4	4	4	3	1	
	Internal insulation								
	Clear cavity 50mm	50	4	3	4	3	3	1	
Clear cavity 100mm	100	4	4	4	4	4	2		
Full fill cavity 100mm	100	4	3	3	3	2	1		
Full fill cavity 125mm	125	4	4	4	3	3	2		

Notes to Table 1: See guidance notes for detailing and other special facing features.

Guidance notes to Table 1

Build quality

- Where the construction quality cannot be relied on or guaranteed, consider reducing the minimum recommended exposure zone to one category.

Climate change

- Where there is concern over the increased frequency of severe weather events, in particular heavy rain, consider increasing the minimum recommended exposure zone to one category.
- Where there is concern over the increased frequency of severe weather events, in particular heavy rain, consider increasing the minimum recommended exposure zone to one category.

External insulation

- External insulation, which incorporates a full or near full cavity and an external insulation system, is generally considered to be more effective than a full or near full cavity with an internal insulation system.
- External insulation should be applied to the entire wall and be protected against impact damage.
- External insulation should be applied to the entire wall and be protected against impact damage.

Cavities

- Cavities should be not less than the stated width and free of obstructions such as trapped water between the leaf wall.

Full masonry

- Internally insulated masonry walls to be at least 100mm thick (total masonry, including the insulation).
- Externally insulated masonry walls to be at least 100mm thick (total masonry, including the insulation).

Overhangs

- Sills, copings, string courses and string courses should be provided at a depth of 50mm from the face of the wall to protect the masonry from weathering.
- Overhangs of eaves and copings to be at least 50mm and copings to be at least 50mm from the face of the wall to protect the masonry from weathering.

Stop ends

- Stop ends should be provided at the ends of all cavities and shall be sealed to prevent air from entering the cavity.
- Stop ends should be provided at the ends of all cavities and shall be sealed to prevent air from entering the cavity.

Cavity ties

- Cavity ties should be provided at all intervals which are likely to direct moisture across the cavity, such as at string courses, sills, copings and lintels.
- Cavity ties should be provided at all intervals which are likely to direct moisture across the cavity, such as at string courses, sills, copings and lintels.

Water and vapor

- A factor on advice strength is compatible with the strength and level of masonry wall to be applied to external insulation.
- A factor on advice strength is compatible with the strength and level of masonry wall to be applied to external insulation.

Thermally efficient

- Full or near full masonry walls should be thermally efficient and provide a minimum U-value of 0.25 W/m²K.
- Full or near full masonry walls should be thermally efficient and provide a minimum U-value of 0.25 W/m²K.

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De-carbonisation



**Considerations
Synergies
Certifications**



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Property MAT[®]

Certifying Structural Health

A Uniform Framework for diagnosing, rectifying and certifying structures

An integrated system with embedded expert support, SMART Knowledge and critical examination

Enhance current processes with an impactful educational tool

Certify retrofit and decarbonisation solutions

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Why create a Property MOT®

Of approx. 3500 surveys conducted, only 9% suffered a structural defect requiring repair with the remaining 91% found to be due to one or a combination of..

Inadequate ventilation

Tenant activity

Managing moisture generation

Occupancy levels aligned to existing ventilation capability

There is currently no formal Certification of Structural Health but, we do recognise..

Gas Safety & Electrical Safety

Decent Home Surveys

HHSRS

Homes (Fitness for Human Habitation) Act 2018

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What is a Property MOT®

Surveying dwellings in a bespoke uniform manner upholds a much-needed Framework for assessing and certifying dwelling entities.

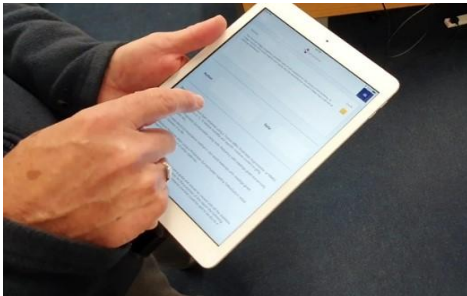
*A '**Certificate of Condition**' is issued with Advisories for Best Practice and cost- effective solutions.*

Moisture MOT®

Atmospheric MOT®

Ventilation MOT®

Insulation MOT®



***Certifies structural improvements
and retrofits across industry sectors
with a uniform outcome.***



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Overview

An expert-driven, GDPR compliant, sequential algorithmic process

A uniform Framework to uphold consistency with structural modifications

Amalgamate retrofit and decarbonization assessments

Better decision making for cost-effective repairs

Recognise effects of housing styles, ages, locations and orientations

Develop trend data by default

A defined SMART system with fact-based SMART Knowledge embedded

Pass/Fail Certifications with pertinent Advisories

Request a copy of the Technical Paper delivering more in-depth details

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