

Q. What are the common causes of failures you and see and what do I need to avoid?

Kitchens



Kitchen Units: Behind the kitchen units the plasterboard will not always meet the floor and may not be covered with skirting as per other areas. This means that the air will travel up the dot and dab plasterboard and find a leakage path to outside. [Click here to find out more](#)

Cooker hoods and waste pipes: Cooker hoods and waste pipes are good examples of where holes are created around penetrations. These typically break through the external wall.

These areas should be made good once the pipe is fixed using a flexible mastic. This is often missed on site as these areas are generally out of sight.

Living Rooms



Perimeter around floor and skirting: It is important, particularly with dot and dab plaster construction, that a continuous mastic bead is present around the perimeter of the floor / skirting. If there is a 2mm gap around 80 metres of perimeter, plus the same upstairs, it can add up to the equivalent of a small window being open.

Fire places: Although we are allowed to temporarily seal fire places, gaps that lead into the fire places, particularly gas pipes and around the mantle, will allow air to leak directly into the fireplace and escape.

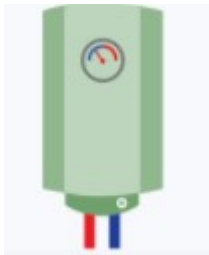
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Bathrooms



Shower trays and boxings: Shower trays and boxings behind toilets will often lead to voids. These holes can sometimes be very large and need either to have a mastic seal where the pipes penetrate, or be backfilled using expanding foam.

Boiler Cupboards & Plant Rooms



Boiler cupboards and plant rooms: These are full of cables and pipes that penetrate in multiple directions. If the pipes are not sealed around, they will allow extensive leakage into walls and floor voids, which will find its way out.

Services from outside will often come up through the foundations or concrete base through a pipe. This pipe needs to be back-filled as it will be completely open to outside.

Solution

The solution to all of the above is check the areas mentioned and ensure that they are appropriately sealed prior to us coming out to complete the air tightness testing.

Please feel free to myself with any questions you may have on air tightness testing.