

# EXTERNAL WALL INSULATION PRE-INSTALLATION BUILDING INSPECTION CHECK LIST V.1.0 31st March 2017

Inspection Company .....

Inspector .....

Created .....

Last Updated .....

Client .....

Site Address .....

Date .....

**NOTE:** .....

This checklist should only be filled out if you are already in possession of:

1. The Building Survey for the property in question
2. The EEM Design for the property in question

This checklist is used to confirm the completeness/adequacy of the Building Survey and the EEM Design prior to the EEM installation.

All items resulting in a negative **"No"** or unknown answer shall be referred back to either the original Building Survey Surveyor or EEM Design provider to obtain further information or confirmation as appropriate. If a negative answer is addressed positively elsewhere in the check sheet, further reference to the Building Survey Surveyor or EEM Designer is not required.

## DETAIL/CONDITION OF PROPERTY

**PROPERTY TYPE:** House Flat (what floor) ..... Bungalow Maisonette Mid Terrace

End of Terrace Semi Detached

Number of elevations to be treated:

Agrees with Building Survey YES ☐ NO ☐

**PROPERTY CONSTRUCTION:** Cavity Wall Solid Brick Pre-Fab Non Traditional

Other Please State

Agrees with Building Survey YES ☐ NO ☐

**NO OF STOREYS:**

Agrees with Building Survey YES ☐ NO ☐

**NO OF BEDROOMS:**

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐

Agrees with Building Survey YES ☐ NO ☐

# DETAIL/CONDITION OF PROPERTY

APPROXIMATE YEAR OF CONSTRUCTION:

CONSERVATION AREA STATUS ESTABLISHED: YES ☐ NO ☐

PLANNING PERMISSION STATUS ESTABLISHED: YES ☐ NO ☐

BUILDING CONTROL STATUS ESTABLISHED: YES ☐ NO ☐

HAS WALL GOT CAVITY INSULATION? YES ☐ NO ☐

IF NO, HAS THE CAVITY BEEN SEALED AT THE PERIMETER? YES ☐ NO ☐

NEED FOR FIRE SEPARATION OF COMPARTMENTS/BOUNDARIES DEFINED: YES ☐ NO ☐

EEM Design: Accounts for Building Regulation requirements for fire: YES ☐ NO ☐

BUILDING EXPOSURE ASSESSED BY BUILDING SURVEY: YES ☐ NO ☐

EEM DESIGN:

Design accounts for building exposure: YES ☐ NO ☐

Design accounts for loading in service e.g. Impact: YES ☐ NO ☐

Design eliminates cold bridging: YES ☐ NO ☐

Design minimises cold bridging: YES ☐ NO ☐

Interface design details (weather seals etc.) comply with requirements of PAS 2030 2017: YES ☐ NO ☐

## EXISTING FINISHES:

### External:

Stone ☐ Brick ☐ Sand & Cement Render ☐ Mass Concrete

Dry Dash ☐ Wet Dash ☐ Concrete Block ☐ Wood Paint ☐ Other, Please state

### Internal:

COLOURS & TEXTURES (record detail):

Plaster Skim ☐ Plasterboard ☐ Sand ☐ Cement ☐ Insulated Plasterboard ☐

Thickness .....MM

Other please specify:

Agrees with Building Survey YES ☐ NO ☐

Comments:

### Through wall construction

Internal surface

Layer 1	<input type="text"/>
Layer 2	<input type="text"/>
Layer 3	<input type="text"/>
Layer 4	<input type="text"/>
Layer 5	<input type="text"/>
Layer 6	<input type="text"/>
Layer 7	<input type="text"/>

External Surface

Existing U-value:  W/m2K (taken from EEM design)

Repeat through wall construction details for all/any other wall types

Recorded on separate sheet attached YES ☐ NO ☐

# EXISTING FINISHES:

Front Elevation

Photos

YES ☐

NO ☐



- Legend
- 1. Room Vent
  - 2. Waste Pipe
  - 3. Ariel
  - 4. Satellite Dish
  - 5. Sub Floor vent
  - 6. ESB Meter Box
  - 7. Gas Meter Box
  - 8. Gas Pipe
  - 10. Alarm Box
  - 11. RWP
  - 12. SVP
  - 13. Flue
  - 14. Extractor Vent
  - 15. Outdoor Light Socket
  - 16. Awning
  - 17. Clothes Line
  - 18. Garden Tap

Rear Elevation

Photos

YES ☐

NO ☐



- Legend
- 1. Room Vent
  - 2. Waste Pipe
  - 3. Ariel
  - 4. Satellite Dish
  - 5. Sub Floor vent
  - 6. ESB Meter Box
  - 7. Gas Meter Box
  - 8. Gas Pipe
  - 10. Alarm Box
  - 11. RWP
  - 12. SVP
  - 13. Flue
  - 14. Extractor Vent
  - 15. Outdoor Light Socket
  - 16. Awning
  - 17. Clothes Line
  - 18. Garden Tap

# EXISTING FINISHES:

Left Hand Side (from the front):

Photos

☐

YES

☐

NO



- Legend
- 1. Room Vent
  - 2. Waste Pipe
  - 3. Ariel
  - 4. Satellite Dish
  - 5. Sub Floor vent
  - 6. ESB Meter Box
  - 7. Gas Meter Box
  - 8. Gas Pipe
  - 10. Alarm Box
  - 11. RWP
  - 12. SVP
  - 13. Flue
  - 14. Extractor Vent
  - 15. Outdoor Light Socket
  - 16. Awning
  - 17. Clothes Line
  - 18. Garden Tap

Right Hand Side (from the front):

Photos

☐

YES

☐

NO



- Legend
- 1. Room Vent
  - 2. Waste Pipe
  - 3. Ariel
  - 4. Satellite Dish
  - 5. Sub Floor vent
  - 6. ESB Meter Box
  - 7. Gas Meter Box
  - 8. Gas Pipe
  - 10. Alarm Box
  - 11. RWP
  - 12. SVP
  - 13. Flue
  - 14. Extractor Vent
  - 15. Outdoor Light Socket
  - 16. Awning
  - 17. Clothes Line
  - 18. Garden Tap

EXISTING FINISHES:

Garage or out building:

Photos

☐

YES

☐

NO

Property Measurements

	Width	x	Height	Openings M <sup>2</sup>		Nett M <sup>2</sup>
Front	<input type="text"/>	x	<input type="text"/>	- <input type="text"/>	=	<input type="text"/>
Rear	<input type="text"/>	x	<input type="text"/>	- <input type="text"/>	=	<input type="text"/>
Gable L	<input type="text"/>	x	<input type="text"/>	- <input type="text"/>	=	<input type="text"/>
Gable R	<input type="text"/>	x	<input type="text"/>	- <input type="text"/>	=	<input type="text"/>
Other	<input type="text"/>	x	<input type="text"/>	- <input type="text"/>	=	<input type="text"/>

## STRUCTURAL DEFECTS (E.g. Cracking, subsidence, weak or corroded components):

Agrees with Building Survey

☐ YES

☐ NO

Requires Competent Person e.g. Structural Engineer

☐ YES

☐ NO

Comments:

Photo(s):

EEM Design:

Remediation included in the design	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Remediation measure included elsewhere	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Site pull-out tests undertaken for mechanical fixings	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
System fixing design calculated for all loading conditions (wind, system weight etc.)	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Design eliminates cold bridging	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Design minimises cold bridging	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
Interface design details (weather seals etc.) comply with requirements of PAS 2030 2017	YES <input type="checkbox"/>	NO <input type="checkbox"/>	

Comments:

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**EXISTING RENDER:**

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Agrees with Building Survey	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Requires removal, partial removal, repair	YES <input type="checkbox"/>	NO <input type="checkbox"/>

Comments:



Photo(s):

**PRESENCE OF DAMP (RISING, PENETRATING OR CONDENSATION):**

Agrees with Building Survey

YES ☐

NO ☐

Comments:

Photo(s):

Agrees with Building Survey

YES ☐

NO ☐

Comments:

# FROST DAMAGE:

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Agrees with Building Survey

YES

☐

NO

☐

Comments:

EEM Design:

Remediation included in the design

YES

☐

NO

☐

Remediation measure included elsewhere

YES

☐

NO

☐

Comments:

## DETAIL/LOCATION OF MOVEMENT JOINTS:

Agrees with Building Survey

YES ☐

NO ☐

Comments:

EEM Design:

Included in the design

YES ☐

NO ☐

Design eliminates cold bridging

YES ☐

NO ☐

Design minimises cold bridging

YES ☐

NO ☐

Interface design details (weather seals etc.) comply with requirements of PAS 2030 2017

YES ☐

NO ☐

Comments:

## MOSS / LICHEN / MOULD or EFFLORESCENCE:

Agrees with Building Survey

YES ☐

NO ☐

Comments:

EEM Design:

Remediation included in the design

YES ☐

NO ☐

Design eliminates cold bridging

YES ☐

NO ☐

Design minimises cold bridging

YES ☐

NO ☐

Interface design details (weather seals etc.) comply with requirements of PAS 2030 2017

YES ☐

NO ☐

Comments:

## HEATING SYSTEM - EXTERNAL PIPEWORK/FLUES/METER BOXES etc.:

Agrees with Building Survey

YES ☐

NO ☐

Detail type(s) and location(s) of heating system(s) in comments below

Comments:

EEM Design:

Included in the design

YES ☐

NO ☐

Safety of design (compliance with "Specification for the installation of external wallinsulation ensuring the safety and operation of fuel burning appliances")

YES ☐

NO ☐

Design eliminates cold bridging

YES ☐

NO ☐

Design minimises cold bridging

YES ☐

NO ☐

Interface design details (weather seals etc.) comply with requirements of PAS 2030 2017

YES ☐

NO ☐

Comments:

## EXISTING VENTILATION:

Agrees with Building Survey

YES ☐

NO ☐

Comments:

Will the current roof vents be adequate after EWI has been installed?

YES ☐

NO ☐

Is there adequate ventilation in the subfloor?

YES ☐

NO ☐

Are there room ventilators / extractors where necessary? (E.G: Bathrooms / Kitchens/Utility)

YES ☐

NO ☐

Are the combustion ventilators adequate for the heating system(s)?

YES ☐

NO ☐

If any of the above are no are there provisions to be put in place for new ventilation?

YES ☐

NO ☐

If yes give details

EEM Design:

Design eliminates cold bridging

YES ☐

NO ☐

Design minimises cold bridging

YES ☐

NO ☐

Interface design details (weather seals etc.) comply with requirements of PAS 2030 2017

YES ☐

NO ☐

Comments:

# WINDOWS/DOOR MATERIAL: (Timber/PVC/Other):

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Agrees with Building Survey

YES ☐

NO ☐

Comments:

Photo(s)

WINDOW RENEWAL

YES ☐

NO ☐

Agrees with Building Survey

YES ☐

NO ☐

Comments:



WINDOWS/DOOR MATERIAL: (Timber/PVC/Other):

Agrees with Building Survey

YES ☐

NO ☐

Comments:

Photo(s):



EEM Design:

Design eliminates cold bridging

YES ☐

NO ☐

Design minimises cold bridging

YES ☐

NO ☐

Interface design details (weather seals around cill, window frame etc.) comply with requirements of PAS 2030 2017

YES ☐

NO ☐

Comments:

EXTERNAL SERVICES/ATTACHMENTS TO THE WALLS e.g Satellite dish, lights:

Agrees with Building Survey:  
Comments:

YES ☐

NO ☐

Photo(s):

EEM Design:

Design eliminates cold bridging

YES ☐

NO ☐

Design minimises cold bridging

YES ☐

NO ☐

Interface design details (weather seals around cill, window frame etc.) comply with requirements of PAS 2030 2017

YES ☐

NO ☐

Comments:

EXTERNAL ELECTRICAL CABLES / EQUIPMENT:

Agrees with Building Survey:

YESNO

Comments:

Photo(s):

EEM Design:

Design eliminates cold bridging

YESNO

Design minimises cold bridging

YESNO

Design details (Penetrations, fixings, weather seals etc.) comply with requirements of PAS 2030 2017

YESNO

Comments:

## EWI ABUTMENT TO EAVES & ROOFS:

Agrees with Building Survey:  
Comments:

YES ☐

NO ☐

Photo(s):

EEM Design:

Design eliminates cold bridging (full continuity between wall and roof insulation)

YES ☐

NO ☐

Design minimises cold bridging (partial continuity between wall and roof insulation)

YES ☐

NO ☐

Interface design details (weather seals etc.) comply with requirements of PAS 2030 2017

YES ☐

NO ☐

Comments:

**EWI ABUTMENT TO OTHER STRUCTURES (Conservatories, extensions, garden walls, gate posts etc):**

Agrees with Building Survey: YES ☐ NO ☐  
Comments:

Photo(s):

EEM Design:

Design eliminates cold bridging YES ☐ NO ☐  
Design minimises cold bridging YES ☐ NO ☐

Interface design details (weather seals etc.) comply with requirements of PAS 2030 2017 YES ☐ NO ☐

Comments:

# RAINWATER AND DRAINAGE PIPES:

Agrees with Building Survey:  
Comments:

YES ☐ NO ☐

Photo(s):

EEM Design:

Pipework can be moved	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Design eliminates cold bridging	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Design minimises cold bridging	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Design details (Penetrations, fixings, weather seals, mounting blocks etc.) comply with requirements of PAS 2030 2017	YES <input type="checkbox"/>	NO <input type="checkbox"/>

Comments:

## DAMP PROOF COURSE (DPC) PROVISION AND LOCATION:

Agrees with Building Survey:  
Comments:

YES ☐

NO ☐

Photo(s):

EEM Design:

Pipework can be moved

YES ☐

NO ☐

Design eliminates cold bridging

YES ☐

NO ☐

Design details (E.g. Insulated plinth below DPC) complies with requirements of PAS 2030 2017

YES ☐

NO ☐

**ARCHITECTURAL FEATURES (e.g. Protruding stone work, tile Sills, soldier courses):**

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Agrees with Building Survey: YES ☐ NO ☐  
Comments:

Photo(s):

EEM Design:

Design eliminates cold bridging YES ☐ NO ☐

Design minimises cold bridging YES ☐ NO ☐

Design details (Penetrations, fixings, weather seals, etc.) comply with requirements of PAS 2030 2017 YES ☐ NO ☐

Comments:



# Is the building suitable for EWI, adhering to guidelines as set out in the Building Regulations and requirements of PAS 2030 2017

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YES ☐ NO ☐

Name of Surveyor:

Company:

Signature:

Date:

## Adding images to this PDF

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