



Air tightness test checklist

Key basics

In order to guarantee a pass!. The points mentioned below are absolutely necessary to achieving a 'pass' result:

- 1) Each of the six surfaces of each room (walls, ceiling and floors) must provide an airtight barrier
- 2) The property must be at 'final fit' stage and be decorated.
- 3) A skilled site worker needs to be on site at the time of the air test so that any remedial work can be done straight away if the initial Test achieves a borderline 'fail' result.

The Checklist

Read action and check all points below and if not present don't leave it to chance!

- 4) All skirting boards must be sealed on the upper and lower edges to prevent air leakage. This is especially important if the walls have been dry lined. The same area behind kitchen units and bath panels also needs to be sealed.
- 5) All pipes, cables and data cables that enter or exit the building must be carefully sealed to ensure a tight air barrier.
- 6) The soil stack must be sealed on each floor level before it is boxed in, and the pipes sealed upon exit.
- 7) External windows and doors need to be close fitted and well sealed around the perimeters. Trickle vents should be closed in readiness for the Test but not sealed.
- 8) Please note, suspended ceilings and elevated floors do not form an air barrier. The wall behind/above must be finished and sealed as if it would be seen.
- 9) Perpendicular mortar joints should be finished with mortar of a similar quality to the external brickwork.
- 10) Enclosed wood fires (e.g. wood burning stoves) must be in place, including the flue.
- 11) All ventilation openings need to be closed or sealed and accessible.
- 12) Fill all 'p' traps and 's' bends with water to prevent air leakage.
- 13) We recommend any air conditioning units, vents, or ducts are tested by the installer.
- 14) Please note, an air test cannot take place if the wind speeds are above 25mph. We will check local weather forecasts 24 hours beforehand and notify you as soon as possible if the test has to be re-arranged.

Cancelled appointments

Due to the amount of preparation and travel involved there are occasions when it is necessary to charge for cancellations and delays. These are:

- 15) For a full credit to be issued notification of a cancelled test must be received 48 hours in advance (Mon – Fri). Notification less than 48 hours may incur a charge of £100 unless a replacement booking can be arranged.
- 16) A charge of £200 will be incurred if our Test Engineer arrives on site and the property is not ready to be tested.