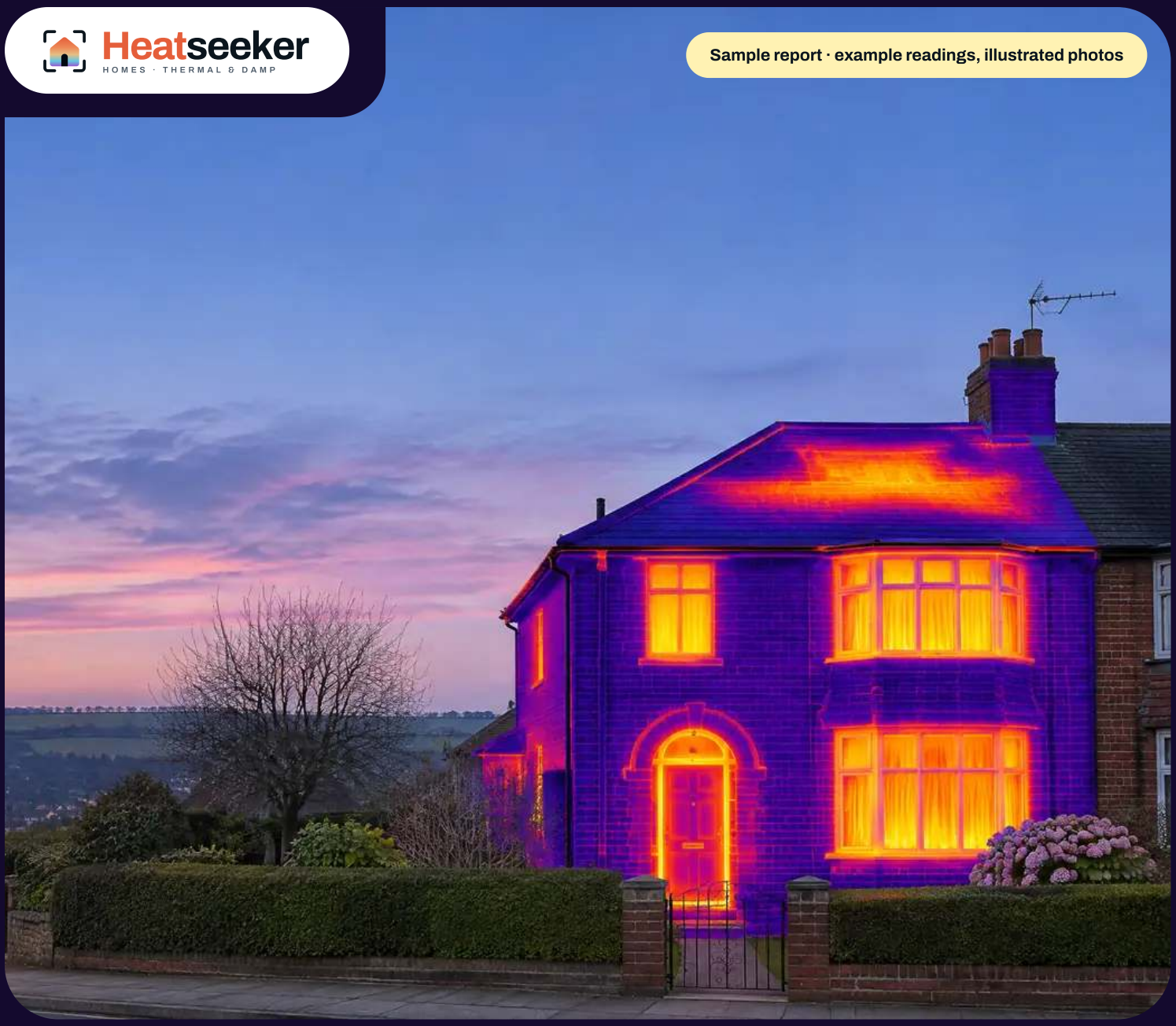
Heatseeker
HOMES · THERMAL & DAMP

Sample report · example readings, illustrated photos



HOME HEAT AND DAMP REPORT

See Where Your Heat Goes

PROPERTY
Example semi-detached house, West Yorkshire

PREPARED FOR
Example client

SURVEYED
16 November 2026, 07:10–08:40

REFERENCE
HS-SAMPLE-002

Thermal imaging | Damp and moisture | Humidity and dew point | Gutters and roof from the ground

SUMMARY

Your House In One Page

A solid house losing most of its heat through the loft and round the front door and bay windows. The mould in the back bedroom is condensation, not rising damp: the corner is cold enough for moisture to settle on it most nights. Three inexpensive jobs would make the biggest difference, and none of them needs damp-proofing.

2	2	2
High priority	Medium priority	Low priority

Fix These First

1. **Top up the loft insulation** Now
   Biggest heat loss in the house. Measured at 100–150mm against the 270mm the Energy Saving Trust recommends.
   Who to call: Insulation installer

2. **Ventilate the back bedroom and its en-suite** Now
   The cold corner is at or below the dew point, so condensation forms there and feeds the mould.
   Who to call: Electrician (humidity-controlled extractor)

3. **Replace the front door seals** Soon
   Warm air escaping all round the frame and under the threshold.
   Who to call: Windows and doors firm, or DIY

What's Working Well

- Cavity wall insulation looks complete: no patchy cold areas on any wall.
- No signs of rising damp: readings fall with height and are normal away from the problem corner.
- Gutters and downpipes are clear and flowing; roof slopes look sound from the ground.

HOW WE SURVEYED

The Visit

What You Asked Us To Look At

- Back bedroom always feels cold and has black mould behind the wardrobe
- Heating bills went up last winter
- Draught round the front door

Property

3-bed semi-detached, 1930s, cavity walls, gas combi boiler, double glazing

Surveyor

Nick, Heatseeker Homes

Conditions On The Day

Inside	Outside	Difference
20.0°C	5.0°C	15.0°C

Sky	Overcast, no sun on the walls since the day before
Rain	Dry for 24 hours
Wind	Light, under 10 mph
Outside humidity	88%
Heating	On for 3 hours before the visit at the normal setting

Were the conditions right? The 15°C difference between inside and out is above the 10°C that building thermography guidance commonly asks for, so heat loss shows clearly.

How We Worked

1. Outside first, before daylight warms the walls: every elevation, the roof line, windows and doors, and next door for comparison.
2. Inside room by room: thermal images of walls, ceilings, corners and window reveals.
3. In every room: air temperature and humidity, the coldest surface temperature, and the dew point worked out from them.
4. Moisture readings at each problem spot, at heights, and on a dry reference wall for comparison.
5. The loft from the hatch: insulation depth measured in three places.
6. Gutters, downpipes, pointing and ground levels from the ground and the pole camera.

Equipment

- Thermal camera
- Pin and pinless moisture meter
- Thermo-hygrometer (air temperature and humidity)
- Infrared surface thermometer
- Torch, tape measure and pole camera for gutters

READINGS

Room By Room

Air temperature and humidity in every room, the coldest surface we found, and how close that surface is to the point where moisture in the air turns to water on it.

ROOM	AIR	HUMIDITY	COLDEST SURFACE	DEW POINT	MARGIN
Front room	20.5°C	52%	15.8°C · Bay window reveal	10.3°C	+5.5°C
Kitchen	19.0°C	61%	14.2°C · External wall corner	11.3°C	+2.9°C
Hall	18.0°C	55%	12.9°C · Beside front door	8.8°C	+4.1°C
Bedroom 1 (front)	19.5°C	55%	15.0°C · Ceiling edge under the loft	10.2°C	+4.8°C
Bedroom 2 (back)	18.5°C	68%	12.4°C · Corner behind wardrobe	12.5°C	-0.1°C
Bedroom 3	18.0°C	58%	14.1°C · Window reveal	9.6°C	+4.5°C
En-suite	19.5°C	72%	14.6°C · Ceiling corner	14.3°C	+0.3°C

under 1°C condensation likely **1–3°C** at risk on colder nights **over 3°C** OK

What is the dew point?

Air holds water as vapour. Cool it far enough and the vapour turns back into water: that temperature is the dew point. If a wall, corner or window is colder than the dew point of the air in the room, water settles on it, and that is what feeds mould. The margin is how many degrees the coldest surface is above the dew point. The smaller it is, the more often that surface gets wet. Bands are our rule of thumb for reading the table.

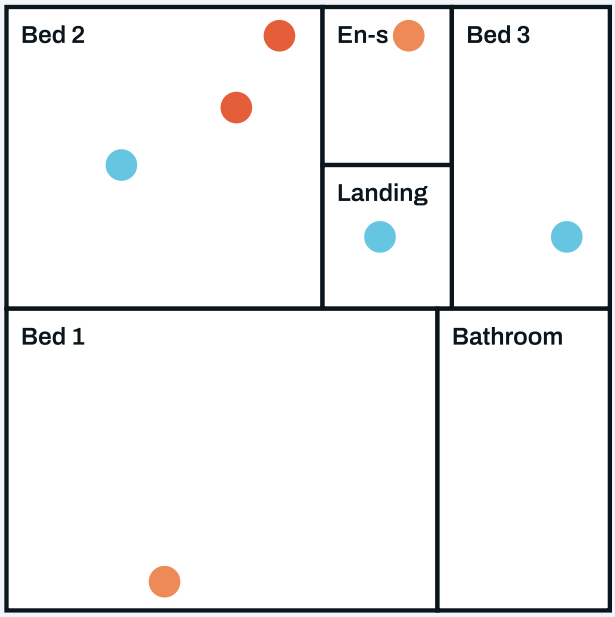
READINGS

Where The Moisture Is

Moisture readings at each problem spot, at different heights, and on a dry wall in the same house for comparison. Plaster readings are relative: what matters is how they compare with the dry wall and how they change with height and distance.

WHERE	READING	LEVEL	NOTE
Bedroom 2 corner, 10cm from ceiling	88	**High**	Wettest point: coldest point
Bedroom 2 corner, 1m up	71	**High**	Falls away from the cold spot
Bedroom 2 wall, 1m from corner	24	**Normal**	Dry a metre away
Bedroom 2, skirting level	21	**Normal**	Dry low down: not rising damp
Kitchen external wall	26	**Normal**	
Front room, below bay	22	**Normal**	
Dry reference wall (landing)	19	**Normal**	Baseline

First Floor



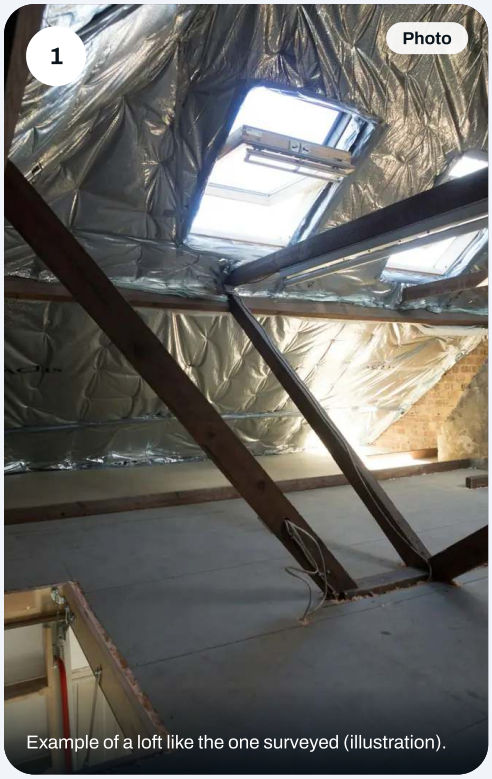
Wet Readings well above the dry wall.

At risk Dry now, but the surface is close to its dew point.

Dry In line with the dry wall.

The wet readings sit in one cold corner and fall away with distance and towards the floor. That is the pattern of condensation. Rising damp would be wettest at the bottom of the wall; a leak usually follows a pipe or spreads below a bathroom.

What We Found



Example of a loft like the one surveyed (illustration).

Loft and roof

High

WHAT WE SAW

Warm bands across the roof between the rafters, strongest over the front bedrooms. From the hatch, the insulation measured 100mm, 120mm and 150mm, with gaps where boards have been laid.

THE EVIDENCE

Bedroom 1 ceiling edge 15.0°C against 19.5°C air; loft depth well under 270mm in all three places measured.

WHAT IT MEANS

Heat escaping through the ceilings. The insulation is thin and squashed under the boarded area.

WHAT TO DO

Top up to at least 270mm across the whole loft. Raise the boarded area on loft legs rather than squashing new insulation under it. Keep the eaves clear so the roof space stays ventilated.

How sure **High** · When **Now**

Disruption **Half a day, nothing inside the house**

DIY? **Possible if the loft is clear and easy to reach**

Who **Insulation installer**



Example of the condensation and mould pattern found (illustration).

Back bedroom, external corner

High

WHAT WE SAW

Black mould in the corner behind the wardrobe and along the window reveal. The corner was the coldest surface in the house.

THE EVIDENCE

Air 18.5°C at 68% humidity gives a dew point of about 12.5°C. The corner measured 12.4°C, so it is at the dew point. Moisture readings high in the corner, normal a metre away and lower down.

WHAT IT MEANS

Condensation on a cold, still corner. The pattern (worst where it is coldest and air can't move, normal elsewhere) does not fit rising damp or a leak.

WHAT TO DO

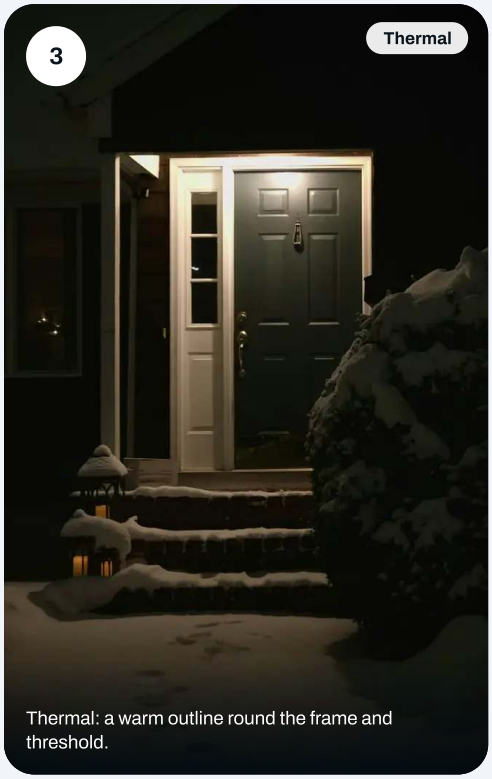
Pull the wardrobe 10cm off the wall. Fit a humidity-controlled extractor in the en-suite and keep its door shut while showering. Keep the room heated at a steady low level. Clean the mould with a mould remover once the cause is dealt with.

How sure **High** · When **Now** · Disruption **A morning for the extractor**

DIY? **Moving furniture and cleaning, yes; the extractor needs an electrician**

Who **Electrician**

What We Found, Continued



Thermal: a warm outline round the frame and threshold.

Front door

Medium

WHAT WE SAW

A warm line all round the door frame and under the threshold from outside; a cold draught on the inside by the hinge side.

THE EVIDENCE

Hall coldest surface 12.9°C by the door, the coldest room reading downstairs.

WHAT IT MEANS

Worn or missing seals letting warm air out and cold air in.

WHAT TO DO

Replace the frame seals and fit a threshold seal or brush. Adjust the keeps so the door pulls tight to the seals.

How sure **High** · When **Soon** · Disruption **An hour**

DIY? **Yes, with the right replacement seal profile**

Who **Windows and doors firm, or DIY**



Thermal: warm glazing and frame joints on both bays (illustration).

Front bay windows

Medium

WHAT WE SAW

Warm glazing and frames on both bays, with the hottest spots at the frame joints and where the frame meets the wall.

THE EVIDENCE

Front room coldest surface 15.8°C at the bay reveal. No misting between the panes.

WHAT IT MEANS

Ageing seals at the frame joints and the wall edge. Some loss through glass is normal; the joints are where it is worst. The sealed units have not failed.

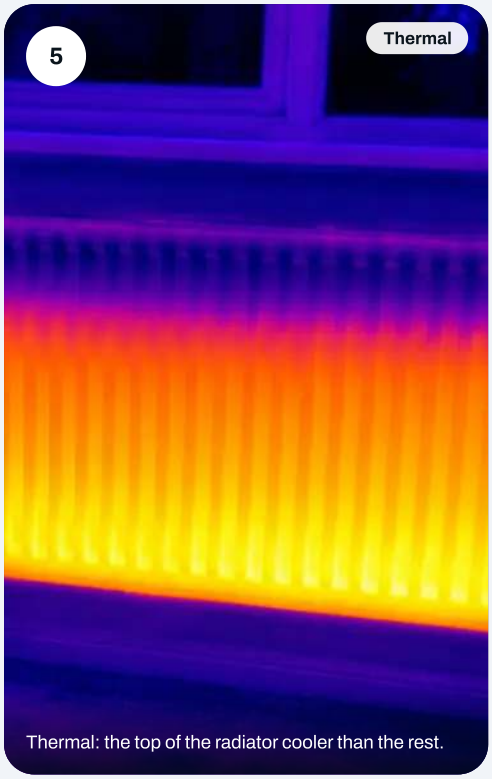
WHAT TO DO

Reseal round the frames inside and out first. Replacement windows are not needed on this evidence.

How sure **Medium** · When **When convenient** · Disruption **Half a day**

DIY? **Possible with exterior-grade sealant** · Who **Windows and doors firm**

What We Found, Continued



Thermal: the top of the radiator cooler than the rest.

Front room radiator

Low

WHAT WE SAW

The top third of the bay radiator runs cooler than the rest when the heating is on.

THE EVIDENCE

Thermal image shows a cool band along the top of the panel.

WHAT IT MEANS

Trapped air, which bleeding usually clears.

WHAT TO DO

Bleed the radiator and top up the boiler pressure to its normal setting. If it comes back within weeks, ask a heating engineer to check for the cause.

How sure **High** · When **When convenient** · Disruption **Ten minutes** · DIY? **Yes** · Who **DIY, or a heating engineer if it returns**





Photo and thermal of a wall with complete insulation: even colour, no patches (illustration).

External walls

Low

WHAT WE SAW

Even, cool temperatures across all the walls, with no patchy warm areas from outside or cold areas from inside.

THE EVIDENCE

Inside wall surfaces within 2°C of each other away from corners and openings.

WHAT IT MEANS

The cavity wall insulation appears complete.

WHAT TO DO

Nothing. Keep air bricks and vents clear.

How sure **Medium** · When **Nothing to do** · Disruption **None** · DIY? **–**

NEXT STEPS

Your Action Plan

#	JOB	WHEN	DISRUPTION	DIY?	WHO
1	**Loft and roof** Top up to at least 270mm across the whole loft.	Now	Half a day, nothing inside the house	Possible if the loft is clear and easy to reach	Insulation installer
2	**Back bedroom, external corner** Pull the wardrobe 10cm off the wall.	Now	A morning for the extractor	Moving furniture and cleaning, yes; the extractor needs an electrician	Electrician
3	**Front door** Replace the frame seals and fit a threshold seal or brush.	Soon	An hour	Yes, with the right replacement seal profile	Windows and doors firm, or DIY
4	**Front bay windows** Reseal round the frames inside and out first.	When convenient	Half a day	Possible with exterior-grade sealant	Windows and doors firm
5	**Front room radiator** Bleed the radiator and top up the boiler pressure to its normal setting.	When convenient	Ten minutes	Yes	DIY, or a heating engineer if it returns

Questions To Ask Before Anyone Starts

Insulation installer

- What depth will it be afterwards, and will you measure it with me?
- How will you deal with the boarded area without squashing the insulation?
- Will the eaves stay clear for ventilation?
- Are you TrustMark registered?

Electrician (extractor)

- Is the fan humidity-controlled, so it runs when it's needed?
- Where will it vent to? It must go outside, not into the loft.
- Will it have an overrun so it keeps going after the light is off?

Windows and doors

- Can the seals be replaced rather than the door or windows?
- Which seal profile does this frame take?
- Will you reseal where the frame meets the wall, inside and out?

Help With The Cost

Some households can get insulation free or paid for in part through government schemes. Check what you qualify for here:

GOV.UK: Find ways to save energy in your home gov.uk/improve-energy-efficiency

GOV.UK: Great British Insulation Scheme gov.uk/apply-great-british-insulation-scheme

TrustMark: find a registered tradesperson trustmark.org.uk/find-a-tradesperson

WHO TO CALL

Trades We Trust

Insulation installer
Named in your report
With their TrustMark or scheme number, so you can check them yourself.

Electrician (extractor)
Named in your report
With their TrustMark or scheme number, so you can check them yourself.

Windows and doors
Named in your report
With their TrustMark or scheme number, so you can check them yourself.

About these recommendations. Your survey price is the same whether or not you use anyone we recommend. If a firm pays us a referral fee, we tell you before you contact them. We recommend firms because we trust their work, and we drop any firm after a bad job.

After the work. Once the work is done, we can come back and re-scan the areas that were fixed, so you can see the difference for yourself.

What this report can and can't tell you. Thermal imaging shows surface temperatures on the day, in the conditions recorded in this report. It does not see inside walls, and a cold or warm patch can have more than one cause, so each finding combines the camera, the readings and what we could see. Moisture meter readings on plaster are a relative guide, compared with a dry wall in the same house, not a laboratory measurement. This is not a structural survey; anything structural should go to a chartered surveyor or a structural engineer.

Surveyed and written by
Nick, Heatseeker Homes

Report reference
HS-SAMPLE-002

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