



## **Building Aftercare**

Once your lovely, new garden building has been installed, it is very important that you carefully follow these guidelines to ensure that your new building gives you many years of enjoyment.

# Waterproofing

Due to the fact that commercially grown timber is usually quickly grown, the natural grain is very porous, therefore, your garden building is too. This is why it is essential that all outdoor buildings are given a waterproofing treatment to give your building the best possible protection throughout the seasons.

All our timber is tanalised at our factory in Castleford. The chemical is impregnated under pressure into the timber, protecting against wood rot and insect infestation. **TANALISING DOES NOT WATERPROOF THE TIMBER**, therefore, tanalised timber still benefits from an extra application of preserver.

It is **YOUR** responsibility to waterproof your timber building. We advise this is done as soon as possible after installation (weather permitting) with a minimum of 3-4 coats of an oil/solvent based wood protector or water repellent.

We recommend the following products:

- Barretine Wood Protector
  - Barretine Decking Oil
- Hickson's Décor Wax Coat
  - Osmo Oil
  - Rye Oil
- Teknos Paint (Preserver, Primer, Paint, Protector)

All treatments must be applied correctly and must be thoroughly worked into all joins, corners, nail holes and end grain. Timber doors and windows must also be thoroughly treated inside and out and also ensuring the underneath of sills and doors are treated.

During persistent heavy rain, water can still saturate single skinned timber buildings, and it is normal to expect some level of water ingress as pictured below:



If you are experiencing larger amounts of water ingress, you will need to apply further coats to prevent problem recurring.

If you have used an alternative treatment to those we have recommended they may not have been suitable or insufficient coats could have been applied.

This is not a manufacturing fault and is due to timbers natural porosity, if this occurs we recommend that you ventilate your building by opening doors and windows to allow it to dry out and to re-treat the exterior as needed.

During the winter months we realise it may not be possible to apply an exterior water repellent and water saturation/ingress may occur. This will not have any detrimental effect on the tannalised timber and will dry out naturally over time.

# Guttering

We recommend that guttering is fitted to all timber buildings, but especially those that are close to any fences, boundary walls or vegetation. Water can become trapped within these tighter spaces or bounce off surroundings as it has nowhere else to go and as a result, can soak through the timber of your building.

Guttering prolongs the life of a building, stopping rainwater runoff blowing onto/bouncing back up at the building walls and soaking the cladding. A down pipe and waterbutt is also a good idea to catch the rain water.

Following our recommendations you will be doing everything possible to ensure many years of enjoyment from your building. However, in extreme conditions water ingress may still occur. Atkinson's cannot guarantee against this.



# Doors & Windows

All our buildings are fitted with toughened glass, beaded and silicone sealed from the inside. Please note silicone seals breakdown over time and during extreme or heavy rain you may see water penetrating through. All seals should be checked regularly.

As timber is a natural product some movement may occur in winter and summer as it expands and contracts. We would advise against planing off any timber as it will return to its original size once everything has settled down. You may experience door kick out (as in the picture below):

Please make sure that the turn buttons fitted are used to prevent this and hold the doors in place. Some force may have to be applied to train the door back into position. Please note it may take a little time to adjust. It is advisable that all hinges are lubricated/oiled regularly to ensure smooth operation.



# Roof Maintenance

**Heavy Duty Polyester Felt** - fitted as standard carries a 12 month warranty from date of installation, this does not include storm damage.

After this period, it is your responsibility to maintain and repair as required. Movement or wrinkling may occur with felt which is caused by atmospheric conditions and is NOT a defect.

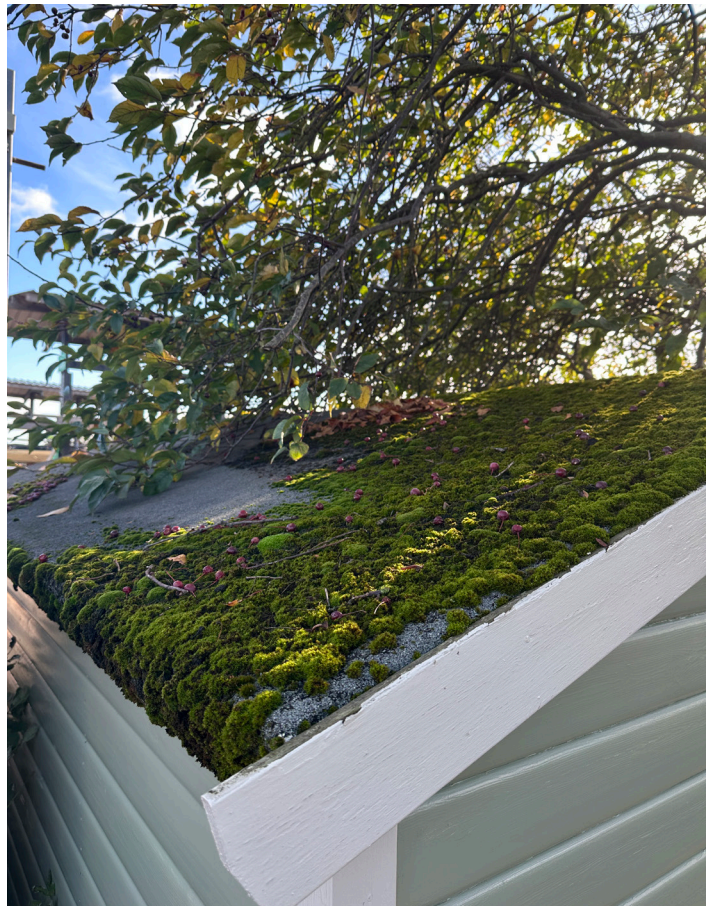
We recommend you remove any mould, moss or leaf debris regularly.

**Heavy Duty Felt Shingles** - comes with a 15 year guarantee against water penetration. They are glued and stapled onto the roof. The guarantee does not cover storm damage.

We recommend you remove any mould, moss or leaf debris regularly.

**EPDM Rubber Roof** - comes with a 20-year guarantee and require very little to no maintenance. An EPDM rubber roof is fitted in one single sheet with no joints which gives the product a much longer life span than that of shed felt.

**It is always advisable to check any roof covering for debris or branches that can split or puncture the roof covering. You must also be aware of a build up of bird droppings can erode roofing materials over time. In high winds felt nails may pop out or lift up. Simply nail these back into place and reseal any joints which have come loose.**





# Condensation/Mould

Moisture within your building, this is perfectly normal if it has not been sealed, waterproofed or aired correctly. During the tanalising process the treatment is forced into the timber increasing the moisture content of the wood. Therefore, your building needs to be aired to allow the moisture to escape. Failing to do this will cause condensation.

On all our shed we allow an air gap so that air can circulate, if condensation becomes excessive you may need to open the door or window for a few hours to help with the drying out process.

If your garden building is erected in damp inclement conditions, you **MUST** ensure that you leave adequate ventilation for the sectional, single skinned building to dry. If you fail to do so condensation will occur. This will produce drips or runs of water inside the building which may be mistaken for leaks. Condensation will also build up on the inside of the windows and on the roof underside. Please do not block any air or ventilation gaps within your building, these are here for a specific purpose and help the building to dry out and for moisture to escape. During the winter months it is **ESSENTIAL** that you regularly air your building, particularly if it is not used for extended periods, as condensation can become trapped within the building. Over time this can lead to mould forming.

We recommend the following 6 tips to prevent mould forming in your building:

1. **Ventilate** – periodically open doors and windows in dry weather, especially during the winter months.
2. **Storage** – Ensure all items stored are dry. Any bikes, clothing, wellies etc are wiped with a cloth first.
3. **Dehumidifiers** – these can be useful as an extra preventative method to reduce the risk of excess moisture.

**4. Storage** – Ensure all perishables stored in your building are in sealed plastic boxes so as to minimise the risk of them absorbing moisture.

**5. Insulation** – Insulation can help regulate temperatures in your shed to minimise moisture build up. However, it is extremely important this is fitted correctly to ensure breathability and prevent trapping moisture.

**6. Regular checks** – Remove any debris from around the building and keep the area free from weeds and grass. We do not recommend attaching things to the outside of your building such as trellis etc as this can cause localised damp spots.

If you do experience any mould/mildew build up to the exterior/interior of your building, don't panic! Mould will not cause a tanalised building to rot and there are many treatments available that can remove this. You will need a brand of mould remover which contains mildewcide to effectively remove any mould.

## **Natural Timber Characteristics**

Timber is subject to natural imperfections but these do not affect the integrity of your product. However, wood is often affected by seasonal changes and you need to be aware of how this may affect your building. Depending on the type of product you have and the style of construction, extreme weather conditions may cause reactions in the timber.

**Movement, Twisting and Warping** – Wood contains a natural level of moisture so decreasing humidity levels in the surrounding air may cause panels to change their shape as the porous fibres shrink. This can be exaggerated during prolonged periods of dry weather. Similarly, in the winter months, the opposite may occur with the wood swelling. Movement and gaps in timber products are normal. Tongue and Groove constructions are more stable as the cladding is interlock-



ing but in hot weather, you may still see some shrinkage. In most cases of warping the wood will revert to its original form once temperatures regulate and there is more moisture content in the air.

**Expansion, Contraction, Splits and Cracks** – All timber will expand and contract according to its environment. As a result of this expansion and contraction, it is very common to see splits and cracks developing in the wood – including posts and uprights. Splits are common during the Spring and Summer months as the wood begins to dry out. The outer surface dries first and contracts, contracting over a still expanded core of the wood. These splits are not a fault and do not affect the structural integrity of a product. They are simply a part of how the timber responds to its environment and will usually close over time.



**Timber Variation (Knots/Knot holes)** – It is completely natural to see some knots within timber, a knot is formed where a branch attached to a trunk. Knots can sometimes fall out when the timber dries/shrinks. These can be easily filled in with an all-purpose wood filler. These are not a cause for concern and in no way do they affect the quality of the product.

**Mould** – Mould is a surface-dwelling fungus that feeds on nutrients and debris contained in the surface cells of timber. The most common problem associated with mould is discolouration of the timber and an increase in permeability of the timber, Mould DOES NOT cause the timber to rot. (Please see Condensation/Mould section on how best to prevent/treat mould).



**Blue Stain** – Blue stain is part of the same family as moulds but penetrates deeper into the surface layers of the timber. It stains the timber a dark blue colour, whereas mould is usually black. The best way to differentiate between the two is to rub your finger over the affected area. Mould will be visible on your finger whereas Blue stain won't due to its penetration of the deeper surface layers. Preventative and remedial measures are the same as the measures used for mould.

**Wood Colouration** – Pressure Treated wood colouration varies depending on the timber species and length of time from treatment, the colour will fade over time to an attractive silver/brown. You may have some Pressure Treatment residue, in the form of green spotting or marks. These are normal and do not affect the quality of the product. The residue will dissipate over time.

# Top Tips/Annual Checks

- Treat your building as soon as possible after installation with a minimum 3-4 coats of wood protector with an adequate water repellent and annually thereafter.
- Fit guttering and a simple downpipe to your building.
- Check joins and corners for damp and if found ensure better treatment from the outside.
- Ensure there is nothing under your building preventing ventilation or possibly causing damp.
- Check the roof covering is secure, clear of leaves and debris, is properly fixed and repair any wear and tear.
- Check Silicone/re-seal all doors and windows annually or after any bad weather.
- Oil all ironmongery.
- Prune any overhanging trees and shrubs regularly to avoid abrasion to the roofing and walls.
- The doors of your building should be treated on the outside, inside, top and bottom grains and hinge and lock side.
- Regularly air your building – **EVEN IN WINTER.**

You must adhere to all aftercare advice stated in order to maintain validity of any guarantees given.

We hope you have many years of enjoyment from your new garden building.

